



# MAY 6, 2017 BOND ELECTION

The Arlington City Council has approved an ordinance calling an election on May 6, 2017, to allow voters to decide whether general obligation bonds in the amount of \$45 million should be spent to build an Active Adult Center in Arlington.



**PLEASE NOTE:** All renderings are purely conceptual and may not accurately represent the final facility design. Active Adult Center facility size, amenities and program offerings will be determined by available budget.

# ACTIVE ADULT CENTER

## FREQUENTLY ASKED QUESTIONS

### WHAT IS A BOND PROGRAM? HOW DOES IT WORK?

In order to pay for large capital (construction) projects, cities sell bonds and use the money to pay for the projects. Bonds are sold to investors (bondholders) who are looking for a stable return in the future on the money they invest today. The City promises to repay the bondholders, with interest, over a specific time period (often 20 years). The bond repayment is funded through property taxes the City receives. Bond programs must be approved by voters.

### WILL THIS BOND PROGRAM RAISE MY TAXES?

No. The City carefully analyzes the capacity it has to issue debt from year to year without increasing the tax rate. Factors that influence debt capacity include how much debt the City currently has, how much the City is paying back every year (retiring debt), changes in taxable value of property in the City and the amount of the overall tax rate that goes toward paying debt. By analyzing these factors, the City can design a program that will only issue debt that can be repaid without any tax rate increase.

### WHERE DO I VOTE?

The City Secretary's Office has provided many useful links for voter information and polling locations. Please visit [arlington-tx.gov/citysecretary/elections](http://arlington-tx.gov/citysecretary/elections) to view that info.

## **WHAT AMENITIES WILL BE INCLUDED IN THE NEW CENTER?**

Amenities of the recreation center could include full-court gymnasium, aquatics component for both water exercise and leisure, locker rooms, fitness area, walking track, multi-purpose rooms for educational programs/events or sedentary activities, special events space, outdoor patio.

## **WHERE WILL THE CENTER BE LOCATED?**

The facility would be located on the southwest corner of the current Pierce Burch Water Treatment site off of Green Oaks Blvd (between W. Arkansas Ln and W Pioneer Pkwy).

## **WHO CAN USE THE FACILITY?**

Facility membership will be for those 50 years of age or older. The general public may rent spaces within the facility after scheduled operating hours.

## **HOW MUCH WILL IT COST TO OPERATE THE CENTER AND HOW WILL IT BE FUNDED?**

Based on earlier projects and accounting for industry standard inflation, the anticipated operational cost for the center when it opens in 2022 would be approximately \$1.9 Million. For all City of Arlington recreation facilities, best efforts are used to recover operating costs and user fees fund significant portions of those costs. Even so, it is anticipated some General Fund investment will be necessary to cover operating expenses for the Active Adult Center. Those costs are estimated to range between \$205,000 and \$709,000.

## **WILL THERE BE FEES TO USE THE FACILITY?**

Yes. Similar to other city operated recreation centers various fee options will be offered. These options will likely include an annual membership, monthly membership and a daily use fee. In addition those 65 years age and older will likely pay a reduced rate for facility membership. Fees for rental of spaces within the facility will also be required.

## **HOW WAS THE LOCATION SELECTED AND WERE THE DESIGN ELEMENTS DEVELOPED?**

The location was chosen through an inventory of available city owned properties. The feasibility study, conducted by Barker, Rinker, Seacat Architecture, included three properties with the Pierce Burch site preferred based on its relative location in Arlington as compared to a similar senior recreation facility in Grand Prairie, the lack of current use of the site and its easy accessibility from the Green Oaks Corridor. The specific design elements that have been suggested for the facility were developed through public feedback from an online survey and three public forums conducted in November and December of 2015.

## **IF APPROVED BY THE VOTERS, WHEN WILL THE CENTER OPEN?**

The design and construction documents phase of the facility may begin as early as 2020. The construction could begin in 2021 which would result in project completion in 2022.

