



450 S. Parish Avenue
Johnstown, CO 80534
970.578.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 3, 2024

SUBJECT: Aquatic Center Feasibility Study Report

ACTION PROPOSED: Review the Aquatic Center Feasibility Study

ATTACHMENTS:

1. Aquatic Center Feasibility Study Report
2. Aquatic Center Feasibility Study Presentation

PRESENTED BY: Mitzi McCoy, Deputy Town Manager

AGENDA ITEM DESCRIPTION:

The Town currently owns, or is in the process of acquiring, two properties: one located southeast of Town Hall, comprising of approximately 60 acres (Centennial Park), and the former Letford Elementary School site, comprising of approximately 5.5 acres. Initially, the Town planned to master plan both properties. However, a group of residents requested that the Council consider using one of the properties for an aquatics center. In response, the Town issued an Request For Proposal (RFP) for an Aquatics Center Feasibility Study. A feasibility study is a detailed analysis that examines all critical aspects of a proposed project in order to determine its practicality and to identify potential issues or problems that might arise.

The Town received four responses to the RFP and ultimately awarded the project to OLC Architecture, Interiors & Aquatics on March 20, 2023. Additionally, the Town engaged a group of dedicated volunteers to serve as an advisory committee, which met regularly to provide input and feedback for the study.

The study encompassed various aspects, including a market analysis, gathering public input, evaluating both properties, developing a program reflecting public and committee input, concept design, and an operational analysis. The study, conducted over a 14 month period, yielded significant conclusions outlined in the final report. The report is included with this

The Community that Cares

communication, and representatives from OLC will present the findings to Council. Some of the primary findings include the following:

- Johnstown and the surrounding secondary service area is underserved in outdoor aquatic facilities when compared to the National Recreation and Parks Association (NRPA) recommendation of 2,000 to 3,500 square foot of water for every 25,000 people in a service area.
- There were a number of options considered as amenities to support diverse needs in the community.
- Both the Letford Elementary School site and the Centennial site would support a facility, both from a size and access standpoint.
- The Centennial site was recommended for the project as it scored the highest in the site criteria matrix. The preferred location on the field site is the north end due to its proximity to other amenities in Town, existing utilities, easy access, and potential for expansion.
- The presented concept plan covers approximately 8 acres of land, has a bather capacity of 600 and includes the potential for expansion if needed.
- The concept plan for the study includes the following primary components:
 - Bath house - cashier, locker areas, bathrooms, and lifeguard offices
 - Splash pad
 - Activity pool - zero depth entry area, quiet zone, multi-use sports pool with deeper water, lazy river, vortex, and 2-flume slide tower
 - Lap/Exercise pool – lap pool and diving board
 - Spa
 - Picnic pavilion/shade structure
 - Cabanas, umbrellas and shade sails
 - Deck showers and deck lockers
 - Food truck space
 - Parking lot with 150 parking spaces
 - Multi-purpose building – concessions, classroom, and storage space
- The cost opinion for the project is preliminary, based on past experience and totals \$29,541,538.
- The aquatics facility will require an annual operational subsidy. Based on the current design, the subsidy is expected to average approximately \$213K per year over the first 5 years of operation.
- The most favorable funding method for an aquatics facility is a sales tax increase. Should Council want to pursue a sales tax increase, the Town must adhere to state law regarding TABOR ballot issues which can only be voted on during a regular municipal election, or at a November election. The next coordinated election is in November of this year. If Council wants to pursue this option, the first reading of the ballot question would need to

be August 5 and the second reading on August 19. The preliminary cost estimate to present the question to voters is expected to be between \$28,000 and \$56,000.

- The Town does not currently offer recreation programs so additional staffing or a partnership with a recreation entity will be necessary. As a town operated facility, the staffing needs are projected to include 2 full-time positions and part-time positions totaling 1,145 hours, with 732 of those hours being lifeguard hours.

It is important to note, the report does not provide recommendations for or against an outdoor aquatics facility, because this responsibility and decision is a function of the Town Council. With the feasibility study now complete, Staff is seeking direction from the Council on how to proceed. Some options to consider include:

1. Moving the project forward by directing staff to:
 - Formalize an advisory committee.
 - Begin a funding evaluation and/or prepare ballot language for a sales tax increase ballot measure.
 - Begin a partnership evaluation.
 - Continue community engagement.
 - Begin full design services.
2. Scheduling a work session to further discuss the topic.
3. Opting to not pursue the project at this time.

LEGAL ADVICE:

NA

FINANCIAL ADVICE:

The study report presented reflects anticipated financial impacts.

RECOMMENDED ACTION: Provide direction to Staff on how to proceed with the aquatics center project.

Reviewed and Approved for Presentation,



Town Manager