

Aquatics Facility Frequently Asked Questions

1 Why not just replace the existing pool?

Short Answer:

That is not what the community told DIY it wanted in a new facility.

Answer Explained:

Dive In Yankton (DIY) spent nearly two years planning and discussing the concept design of the proposed facility. The concept design involved community focus groups, school children, citizens, swim team members and parents, Boys and Girls Club and Academy students, landscape architects and aquatics engineers. These groups brainstormed and chose what types of features were desirable for our community in an aquatics facility. In addition, multiple public forums and planning sessions provided an opportunity for input for anyone interested in being involved in the planning process. Expectations of facilities are different today than they were 70 years ago. The philosophy of those who chose to participate in the nearly two-year long process developing the concept was to make sure this facility serves our community and our visitors now and well into our future.

2 Why not spend less money and build what Vermillion has? Why build such a large aquatics facility?

Short Answer:

A facility the size of Vermillion's will not serve the needs of our community. Yankton is bigger. If we built the same size facility Vermillion has, it's likely that, on some days, people would be turned away.

Answer Explained:

Prentis Plunge in Vermillion has a maximum capacity of 583 visitors. Fantle Memorial Park Pool sometimes exceeds 600 patrons daily. The City of Yankton population (14,516 in 2010) is more than 1/3 larger than Vermillion's population (10,772 in

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Answer Explained, con't:

2010). Yankton has about double the number of residents under 18 (3,028 in 2010) than Vermillion (1,616 in 2010). Vermillion sized Prentis Plunge to primarily serve their non-college, summer population which is less than 10,772. Prentis Plunge does not include a 50-meter competition pool which Yankton's proposed facility does. A facility like Prentis Plunge would be undersized for Yankton on the day it opened with no accounting for future population growth.

	2010 Population	Residents Under 18
City of Yankton	14,516	3,028
City of Vermillion	10,772	1,616
	Memorial Park Pool	Prentis Park
Max Capacity	730	583

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What should I tell kids who contributed to the fundraising campaign?

Short Answer:

The adults in Yankton disagree on whether they want a new aquatics facility or how to pay for it. They get to vote on December 11th to decide.

Answer Explained:

A lot of adults and young people participated in the process, worked together, and compromised to plan a new aquatics facility. However, some adults have said they think the plans for the new facility are too big or too expensive or feel they did not have a chance to comment on what the facility should look like. Some say they want to vote to see if the community supports the aquatics facility and some people have stated not enough information about the aquatics facility was given to the community. If you gave money to the penny drive or donated your allowance and the vote to build a new aquatics facility passes, your donation will be used to build the new facility. If the vote fails, Dive In Yankton will return the money to the school it came from.

4 If the vote on the opt out fails, what will happen to our current pool?

Short Answer:

The City of Yankton will keep the pool operating for as long as it can. After that, the pool will close until another plan is discussed and decided upon.

Answer Explained:

There is no back up plan. The current pool will be maintained to the best of the City's ability. Once the pool fails or is no longer safe, it will close until the community can decide what to do. People can use the Summit Activity Center pool or the splash pad at the Meridian Plaza until the community can decide how to move forward.

5 I heard the aquatics facility will cost \$15 million, but the opt out is for \$884,043 per year. What is the breakdown?

Short Answer:

The estimated cost of the aquatics facility is \$15 million. Between what has been raised in the community and what is currently budgeted in the City of Yankton's Capital Improvement Budget (this is budgeted from sales tax), the total opt out amount is \$12 million plus the interest that will accrue. The opt-out is 20 years and would begin being payable in 2020 on 2019's assessed taxes.

Answer Explained:

If the opt out vote passes, the funds to build it will be borrowed. Just like a home loan, that amount is paid off over time. By the time the loan is paid off, due to interest, the total cost of the house will be more than the price at closing. The aquatics facility is no different than any large building project. The exact final cost can't be determined with 100% accuracy for several reasons. Firstly, the project still has to go through the final design and bidding process, and the current cost estimates are based on engineer's estimates. Secondly, Dive In Yankton is still raising funds for the project and donations are still coming in. Thirdly, as the community grows, there will be more properties to spread the cost of the project over. Lastly, the City could in the future, if the funds were available, make larger payments to pay off the loan sooner and accrue less interest.

6 Is there an agreement with the family that donated the land for Memorial Park that requires the City maintain a modern pool on park grounds?

Short Answer:

Yes

Answer Explained:

Memorial park was deeded to the City of Yankton in December of 1945 by Mr. and Mrs. William J Fantle. One of the requirements in that deed states that the City shall construct and maintain a modern swimming pool on the property. If the City is unable to do that, the terms of the deed could be challenged in the courts.

7 I heard that if the aquatics facility would have been built in 2005, even though the cost of the of the project was less, it would have cost the tax payers more. Is that true? If it is, how can that be?

Short Answer:

Yes, it is true. The community was smaller and had less assessed value. Therefore, each property would have been assessed a higher percentage of the project cost.

Answer Explained:

As Yankton has grown, the amount of properties and their valuations have increased so there are more properties to spread the cost of the project over. If two people split the cost of a \$100 item, they each pay \$50. If four people split the cost, they each pay \$25 and so on. Of course, property values are assessed differently. Properties vary in the size of the lot and home as well as other factors that Yankton County uses to assign an assessed value. Yankton County makes valuation information easily searchable on their website.

The opt out for the 2005 project was estimated to be is \$111.86 annually per every \$100,000 of assessed value. The opt out for the current proposed aquatics facility is \$101.61 annually per every \$100,000 of assessed value. For example, for the proposed project, if your home is assessed at \$150,000 your property taxes will increase \$152.43 per year. As Yankton grows, each property owner's share of funding the aquatic center will decrease.

8 Why didn't the aquatics facility go to a public vote initially?

Short Answer:

The Yankton City Commission acted within its authority to pass the opt out for the aquatics facility. The Commission believed following almost two years of public education and discussion there was broad based support for the project.

Answer Explained:

Dive In Yankton made great efforts to educate and involve the public in the project, which provided the City Commission comfort that passing the opt out and moving forward with the project reflected the community's desire to upgrade our current facility. This action, like many actions taken by the City Commission can be referred to a vote of the people. South Dakota Codified Law (SDCL) allows for a City Commission to pass a property opt out without taking the matter to a public vote. Acting on projects and programs within the authority of SDCL is not unusual. The Water Treatment Plant, Collector Well, single stream recycling, and multiple large street improvement projects have been acted on and implemented by the City Commission in recent years in the same manner. While these projects are not funded through property tax opt outs, they are funded through public taxpayer dollars including sales tax and utility rates.

9 When is the special election and who can vote? What does an election cost?

Short Answer:

The special election is scheduled for Tuesday, December 11th. Only registered voters that reside within Yankton's city limits may vote. A special election cost is estimated to be between \$10,000 and \$15,000.

Answer Explained:

The special election is scheduled for Tuesday, December 11th. Only registered voters that reside within Yankton's city limits can vote. County residents living outside the corporate limits cannot vote. Polling places will be located at Fire Station #2 and City Hall. Polls will be open between 7 am and 7 pm. Absentee voting will be available at

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Answer Explained, con't:

City Hall beginning November 26 and accessible during normal business hours (8:00 a.m. to 5:00 p.m.). Voter registration is required. Voter registration forms are available online at <https://sdsos.gov/> or at the Yankton County Auditor, City Hall, or the Kanner Building and must be received by the County auditor 15 days before the election. The ballot will be available to view online prior to the election. A special election was not budgeted. Funds for the election will be taken from the general operating fund.

10

Why doesn't the City of Yankton build this project in phases over time?

Short Answer:

This has been discussed and considered. Phasing out construction on this type of project does not make sense from a financial or timing standpoint.

Answer Explained:

Phasing out construction would likely add unnecessary costs to the project and delay the opening of the facility. According to SDCL any project over \$25,000 is required to be publicly bid and let. If the proposed aquatics facility was divided into 5 phases, for example, those phases could take up to a full construction season each to complete. That could delay opening the facility or portions of the facility. Each year construction costs and materials also increase. Also, the bigger the project, the more likely the City is to receive a competitive bid. Going back to our 5 year phase out scenario, one can easily understand the potential for economies of scale. One concrete supplier, crew, and construction season is less expensive than purchasing material and labor 5 times.

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Won't the operating costs go up in a bigger facility?

Short Answer:

Yes

Answer Explained:

Operating costs are being and have been considered. While we do know that operating expenses will increase, until the facility is fully designed, built, and operational, we will not know what that number will be. With the estimates we are projecting, we believe the increase can be absorbed into our general fund. The Summit Activities Center serves as a good example in this instance. At the time it was being considered, operational costs were not entirely known. Those became clearer once the facility was open. Operating costs have changed over time, and we are now seeing an increase in operating costs due to maintenance of the building which has aged and requires upkeep. When something is a priority in the community, we make sure we can accommodate costs.

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Will season passes increase because it is a new facility?

Short Answer:

The City has not discussed rates for the proposed facility. Those discussions will begin once we know we have a project.

Answer Explained:

The City of Yankton considers affordability and access when it determines rates and hours of operation for public facilities. Specific rates for the new aquatics facility have not yet been discussed. Rates are set by the City Commission with a recommendation from the Parks Advisory Board. These meetings are open to the public.

In the past, the City of Yankton has been fortunate to have community partners that have programs for kids and families that may not otherwise be able to access the pool. We will continue to collaborate with community partners and organizations to maximize use of the new facility.

13 **If the opt out is approved, can the City collect the taxes for this project after the Aquatics Facility has been paid for? Or can the City divert the funds for another project?**

Short Answer:

No

Answer Explained:

South Dakota Codified Law does not give the City the authority to use the funds for any other project nor can the City continue collecting the opt out tax levy after the debt specific to the aquatics facility has been retired.

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EXPLAINED ANSWERS CONDENSED - 2 PAGE DOCUMENT

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