

HARRISVILLE CITY RECREATION BOND 2022



RESIDENTS (QUALIFIED REGISTERED VOTERS) ARE ABLE TO VOTE ON THE PROPOSITION ON TUESDAY, NOVEMBER 8, 2022 (GENERAL ELECTION). UTAH CODE §11-14-202

The General Election is Tuesday, Nov. 8, 2022; Polling Hours: 7AM-8PM.

Additional Election Information may be found on the Statewide Electronic Voter Information Website www.vote.utah.gov, www.weberelections.gov* and www.cityofharrisville.com/elections*. The Election Officer will post the location of each dropbox and polling place, early voting and election day voting centers, voter registration information, and any changes to polling locations, and/or election day voting on the website*. Need information via phone? Call (801) 782-4100 x1009.

HARRISVILLE CITY BOND PROPOSITION

Shall the City of Harrisville, Utah be authorized to issue General Obligation Bonds to acquire and construct a recreation facility in the city, in an amount not to exceed \$6,000,000 and to mature in no more than 26 years from the date of such bonds?

PROPERTY TAX COST OF BONDS: If the bonds are issued as planned, a property tax sufficient to pay debt service on the Bonds will be required over a period of 26 years in the estimated amount of \$105.66 per year on a \$320,000 primary residence and in the estimated amount of \$192.13 per year on a business or secondary residence having the same value. The foregoing is only an estimate and is not a limit on the amount of taxes that the governing body may be required to levy in order to pay debt service on the bonds. The governing body is obligated to levy taxes to the extent provided by law in order to pay the bonds.

___ FOR THE ISSUANCE OF BONDS ___ AGAINST THE ISSUANCE OF BONDS

Following are arguments for and against the proposition. Arguments and rebuttals are opinions of the authors (sponsors). The proposition and voter information pamphlet are available for public review: www.cityofharrisville.com and Harrisville City Hall.

ARGUMENT FOR THE PROPOSITION

by Mayor Tait, Council Member Weiss, and Council Member Loveland

Harrisville City proposes issuing General Obligation Bonds to finance the construction of a new recreation/community center and park facilities. A vote in favor of the issuance of \$6,000,000 in recreation general obligation bonds, at the November 8th election, is a vote to build a new recreation/community center and park facilities. Without this bond, the City will not be able to afford this center and facilities for the foreseeable future.

Need - Harrisville City is a growing, vibrant community consisting substantially of multi-generational residents; a large portion of which have expressed a desire to continue to live and recreate within our community. The City currently operates a youth recreation program and desires to build a recreation/community center and additional park facilities to support existing programs and add amenities for community recreational options. As community needs continue to grow and expand, so do the programs and services offered by our Parks and Recreation Department. Currently, the City does not have a recreational facility. Both the lack of gym space and the rising cost of gym rental to practice and hold games, limit the amount of participants the City is able to accept. Recreation programs quickly reach capacity and the City has to turn away more and more families from city sponsored recreation, as well as limiting recreational options.

Solution - The bond will be used for the construction of a recreation/community facility, including but not limited to: a basketball gym, weight room, exercise/dance room, restrooms, lockers, above gym walk/run track, offices for manager/staff, storage room, outdoor pickleball courts, basketball courts, pavilion and playground features, in addition to an area for our active seniors.

Timing - If the City delays this project, there is a good chance that the price of the project and interest rates may continue to rise significantly.

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ARGUMENT AGAINST THE PROPOSITION

by Greg Montgomery

I have no argument about the need for additional winter recreation facilities that house basketball and volleyball. The larger question is can the approximate 2,000 households carry the minimum additional tax obligation of a general obligation bond for up to 26 years while existing current city facilities are decreasing in usefulness and desirability because of tight budgets? The recent tax hike was to help keep the city's quality personnel, but little has been directed to improve existing recreation facilities to bring them up to par with other communities. Will the same hold true for a new facility once it ages and demands additional costs for maintenance before the 26 year payment is complete? The answer to the question needs to be addressed for voters to have a comfort level about further obligations they are being asked to carry.

The 2019 General plan talks about a future municipal recreation facility. In many people's mind a recreation facility is more than just a gym. To my understanding, there has not been a survey of what the real recreation needs are of the community and then understanding the construction and ongoing maintenance and replacement costs for such a facility. Have there been concept drawings of what the facility would actually have for a \$6,000,000 price tag so the public knows what they are giving approval for?

Partnerships are an important means to stretch dollars to meet common goals. Over time Harrisville has missed some opportunities for those partnerships to meet the common goals. We see communities around us develop facilities and we see them be a community and area attraction. Are there opportunities to work with others to create a proper recreation complex that would benefit the entire northern Weber County communities before looking at an individual Harrisville gym? This should be explored. There is a benefit in having more participation in funding and maintaining a facility by a recreational special district that reaches out to a wider group.

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ARGUMENT FOR THE PROPOSITION - Continued

If the recreation general obligation bond were to pass, the City plans to begin the design of the recreation/community center and park facilities as soon as possible, with construction of these facilities starting shortly thereafter. This will allow current and future residents to have a new facility to enjoy with their families.

Summary - The City recognizes this is an important project to many residents; however, in order for the City to fund the project it must issue a bond, secured by a property tax levy. The anticipated property tax increase on a \$320,000 primary residential home is estimated to be \$8.81 monthly increase or \$105.66 annually. The bond is scheduled to last for a maximum of 26 years. The City will evaluate payment options after 10 years and attempt to minimize the actual duration of the property tax collections. Voting in favor of the issuance of bonds, by majority vote of our residents, will allow for a recreation/community center and park facilities within the City that provide a myriad of possibilities and endless opportunities to engage our community for the present and future.

----- **REBUTTAL ARGUMENT** -----
by Greg Montgomery

There are two ways of responsibly accomplishing what you plan for. The first is to establish a plan based on needs and future projections, define the cost, include increases in management and anticipated inflation costs, and then set aside the necessary funds in a planned savings to ultimately reach that goal. The second approach is to borrow the money based on the determined costs to meet the goal and include means to maintain the new acquisition. Maintenance is an ongoing cost beyond the life of the loan.

The proposed general obligation bond asks for 6 million dollars to go to a variety of possible desires that could fit into a 17,000 to 20,000 square foot facility. The explained reason for the facility is the need for a basketball court for youth recreation purposes. This could be placed in a 9,700 square foot building. General obligation bonds cannot be used for maintenance or personnel costs to operate such a facility. The City has had a hard time to maintain the facilities that currently exist. Many are frustrated with ball fields and playground equipment removed because they cannot be maintained under the present budgets. If the city cannot maintain existing facilities, has no specific plan of what 6 million dollars would be used for, a budget to operate and maintain the facility and how existing assets will be restored for the whole community it is premature to ask the citizens to fund the loan.

----- **END OF ARGUMENTS**-----

ARGUMENT AGAINST THE PROPOSITION - Continued

Many citizens go to other communities in southern Weber County or Davis County to use their recreation facilities. The language in the city master plan seemed to indicate a full recreation facility that is more than a gym is the future direction of the city. Bringing this broader scope plan into play should be explored.

The proposal seems to be premature as additional information is needed so the voters can make an informed decision about what has been considered and discussed. The facility should be a long term benefit to the community but presently are too many unanswered questions.

----- **REBUTTAL ARGUMENT** -----

by Mayor Tait, Council Member Weiss, and Council Member Loveland

Harrisville City the "City" is working with their engineers to understand the capital needs of the City over the next 5 years. As part of our master plan the City understands that a recreation center may not be essential or affordable due to other more pressing projects. To plan efficiently we believe that the General Obligation Bond Election will help us understand what the residents of Harrisville City want and give them an opportunity to vote and decide. Giving the residents the opportunity to vote on this recreation center is the fairest way to understand the desire of all our residents.

To save money the City has decided not to sink valuable City funds into project designs or architect renderings until we know the will of the residents. If residents decide not to vote for the bonds, this decision could save the residents hundreds of thousands of dollars in costs.

If the bonds pass, the City will be able to move forward with their budgeted \$6MM dollars of authorization. The authorization for the bonds is good for up to 10 years, and the City believes they will have adequate time to plan and coordinate with residents on a recreation center before issuing any bonds.

The City will not be able to afford the recreation center unless the residents pass the GO bonds. A successful election will indicate that the residents want the City to move forward with this recreation project.

----- **END OF ARGUMENTS**-----

CITY COUNCIL MEETINGS

- Tues. Oct. 11, 2022 7PM
Presentation of Arguments
- Tues. Nov. 22, 2022 7PM
Election Canvass



24/7 BALLOT DROP BOX
Harrisville City Hall
Parking Lot
through 11/8/2022 8PM