

Proposition C Frequently Asked Questions

What is Prop C?

Proposition C is a question on the April 7 ballot asking voters if the City should issue a bond in the amount of \$16.2M to acquire, construct, renovate, furnish and equip various park improvements, including a new community center and other improvements to parks in the City.

What improvements would occur in the parks?

All five City parks would receive improvements. Examples include, the removal of invasive plants, new walking paths, water elements (splash pads etc.), and playgrounds.

Would each park receive the same amenities?

No. Just as parks are used differently, the amenities at each park may vary. The Council has worked to ensure that every park received improvements.

How were the park improvements determined?

The City hired the Lawrence Group to complete a Parks Master/Vision Plan. This public-driven process included a series of public meetings, surveys and focus groups. Information and data were collected, analyzed and prioritized into a list of short, long and vision items. The City intends to complete most short- and long-term items through the bond. The full Parks Master/Vision Plan was adopted in 2018 and is available in full on the City's website at OlivetteMO.com/PropC

Will there be improvements at the Community Center?

The plan calls for the construction of a new Community Center to be located in Warson Park off of Warson Road.

What will be in the new community center?

Indoor play area, teaching kitchen, multi-purpose rooms, full size gym, dance/yoga room, weight and cardio fitness area, indoor walking area, and e-sport opportunities.

How was this programming determined?

The City hired Ballard*King to conduct a feasibility/market study. (Ballard*King Associates is a recreation consulting firm specializing in recreation feasibility studies as well as operational audits and assessments) Like the Parks Master/Vision Plan, the process included a series of public meetings, surveys and focus groups. In addition, Ballard*King performed an extensive market study, and projected operational costs and revenue to ensure financial sustainability. Ballard*King overlaid the public input data with the demographic information, operational costs, participation trends to produce a programming list.

Will there be a fee to use the new Community Center?

Like other community centers, some uses will be free while others will require user fees. The Ballard*King Report contains examples of fee schedules that were utilized for financial projections. The goal was to have reasonable fees competitive with like facilities. Final fees would be set by the Council during the construction process, but as is currently the situation the City Center will continue to be subsidized by the City General Fund and Park/Storm Water Fund.

Proposition C Frequently Asked Questions

Is a pool included in the new Community Center?

As previously noted, Ballard*King's Feasibility Report looked at demographics, programs, and projected operational costs. The study is available on the City's website. The final report recommended that a pool NOT be included in the new development, as it would be too costly to operate and maintain. The report did recommend the City partner with neighboring municipalities or organizations for pool usage.

What will happen to the old Community Center?

The existing Community Center will be razed, and the area utilized as park space with playgrounds and open space.

Why not just renovate the existing community center?

The existing community center was built in 1962 as an elementary school. Renovating the building to be used for the identified programming is not feasible. During the design of the new City Hall, Archimages (architecture firm who designed the current City Hall) did an analysis of renovating the existing Community Center. They found renovation would be more expensive than new construction.

How much will these improvements cost a property owner?

The bond rate will cost approximately \$0.14/\$100 of assessed value. For the owner of a home appraised at \$250,000, that would be less than \$6/month.

Isn't that a low tax rate for a \$16.2M bond?

Yes. The City is uniquely positioned to leverage the existing City Center bond. Like a residential cash-out refinancing, the City can use its existing bond rate to help finance these public space improvements.

Where can I see the plans?

The Park plans and City Center floor plan are all available on the City website at OlivetteMO.com/PropC