

Wheatland Park and Recreation Center Q and A

When will the recreation center be built?

Groundbreaking will happen before the end of the year and we are scheduled to open in 2021.

What is the financial contribution from the Wheatlands Metro District?

The Wheatlands Metro District has negotiated that \$35 per household will go towards a family membership for each house and townhouse in Wheatlands. Of that \$35, \$30 will be used for facility operations and \$5 for operational reserve. The Intergovernmental Agreement establishing this contribution can be found on the WPRA website. Currently we are projecting non-Wheatlands residents will pay \$88 for a family membership.

Does the Wheatlands Park and Recreation Authority or the YMCA have the ability to raise our Metro District fees or taxes?

No, they do not have the authority or ability to raise fees or taxes. All decisions regarding the fees and taxes are made by the Wheatlands Metro District.

Does the Wheatlands Metro District board have authority to make decisions regarding the Recreation Center?

The Wheatlands Metropolitan District does not have authority to make decisions regarding the recreation center. This responsibility belongs to the Wheatlands Park and Recreation Authority.

What is the relationship between the Wheatlands Metro District and the Wheatlands Park and Rec Authority?

The Authority Establishment Agreement was entered into on January 19, 2017 for purposes of creating the Wheatlands Park and Recreation Authority. This Agreement established the Authority as a separate legal entity and can be found on www.wheatlandsparkandrec.com

Who are the board members on the Wheatlands Park and Recreation Authority?

Kathy Barela and Polly Martin are currently serving on the Wheatlands Park and Recreation Authority board.

Is the Market Research Study that was completed available to the public?

Yes, they are posted online at the www.wheatlandsparkandrec.com. The most recent was completed in October 2018 and takes into account the Aurora recreational facility proposed to the north of Wheatlands.

How will Phase 2 be paid for? Anticipated timeline?

We do not currently have a set timeline for phase 2 and would require additional funding. Phase 2 could be paid for through fundraising and grants

as well as other revenue sources that may come available to the Wheatlands Park and Recreation Authority.

Will Phase 1 have family friendly programs/options?

Yes, the recreation center is built for families. It will include several amenities with programming geared towards children and adults. There are two fitness studios that can be used for various fitness programs. A few examples of activities that could take place in the fitness studio would be a spinning studio, kids' classes, Zumba and Pilates. The center will include cross functional training and the basics of cardio and strength machines. The center will have a community kitchen for nutrition and other programs. It will also include a child watch center. Furthermore, it will have a 6 lane lap pool that can be used for both recreation swimming and lap swimming. View the floor plans here at www.wheatlandsparkandrec.com

Will the grounds around the Rec Center have any walking paths/outdoor track type area, landscaping, sitting areas for folks to enjoy?

There is not an outdoor path or track area planned at this time. The front of the building will be landscaped as well as the back. There is an outdoor splash pad planned in phase 2.

Can residents take part in decisions?

The building design has been approved, however as construction begins we welcome residents to attend the Wheatlands Park and Rec authority meetings to discuss the project.

Previous Q and A Below:

Who owns the land and the building?

The Wheatlands Metro District established a separate legal entity called the Wheatlands Park and Recreation Authority. The Wheatlands Metro District sold the property to the Wheatlands Park and Rec Authority, and the Wheatlands Park and Rec Authority will finance, construct, own and operate the recreation center. This allows the Metro District to not have the facility debt on its balance sheet and also gives the liability of the facility over to the Wheatlands Park and Rec Authority.

Who is on the Wheatlands Park and Rec Authority Board?

The Wheatlands Park and Rec Authority Board has three members. A majority of the board members are Wheatlands residents. These board members are acting in the best interest of our community and their goal is to represent us and lead the project.

How can we afford the center?

\$45 of the \$65 a month that you currently pay goes towards park and recreation. This money combined with transfers from the general fund was used to construct the new Community Park and complete other recreation

projects in the past. With the park nearing completion, the District board has negotiated to have \$35 per month go towards the Wheatlands Park and Rec Authority to allow every household family passes to the facility. The YMCA has contributed financially to the center, and the land also acts as collateral for the Wheatlands Park and Rec Authority loan. The YMCA will be turning over membership and program revenue to support the debt service.

Will my monthly fees go up?

The board has no plans to raise fees at this time and works hard to budget correctly to keep our monthly fees low. That being said, fees can always go up as expenses for the community continue to rise and as costs continue to increase.

What if we don't think the YMCA is managing the facilities properly?

The YMCA has a vested interest in managing the property correctly. However if the Wheatlands Park and Rec Authority believes the YMCA is not managing it according to the contract, they can terminate the contract and hire a different management company.

How is the revenue or profit used?

The revenue from the recreation center will go back to the Wheatlands Park and Rec Authority to be used to pay down the loans for building the recreation center as well as fund the day-to-day operations and maintenance of the facility. The Wheatlands Park and Rec Authority will pay a fixed 4%

management fee and a contingent Incentive Fee to the YMCA to run the day to day operations of the recreation center.

How will this facility be viable with the proposed Aurora rec center so close?

As part of the loan process, market research on the area was completed by an independent third party. The report concluded that the market is large enough to support both projects. The bank is also fully aware of the Aurora Rec Center project and moved ahead with the financing.

Why was this project started in the first place?

The community has been in favor of it and had expressed the need for additional recreation facilities and amenities for our residents.

Will the YMCA continue to manage the clubhouse and pool?

The contract with the Wheatlands Metro District is independent of the contract with the Wheatlands Park and Rec Authority. At this time, the Wheatlands Metro District Board has no plans to hire a different property management company.

Will the YMCA Day Camps continue up at the Wheatlands Clubhouse?

Once the new facility is built the camps will transition to the recreation center.

What is the cost to build the recreation center?

The first phase of the facility will cost \$21 million.

Is there any proactive plan for dealing with extra traffic?

Traffic studies were required as part of the approval process with the City of Aurora. At this time, there is not enough traffic to put in a traffic light or cross walk. The Wheatlands Metro District plans on continuing discussions with the City after the recreation center is open to evaluate traffic to see if the minimum traffic counts are met to install a crosswalk or light.