

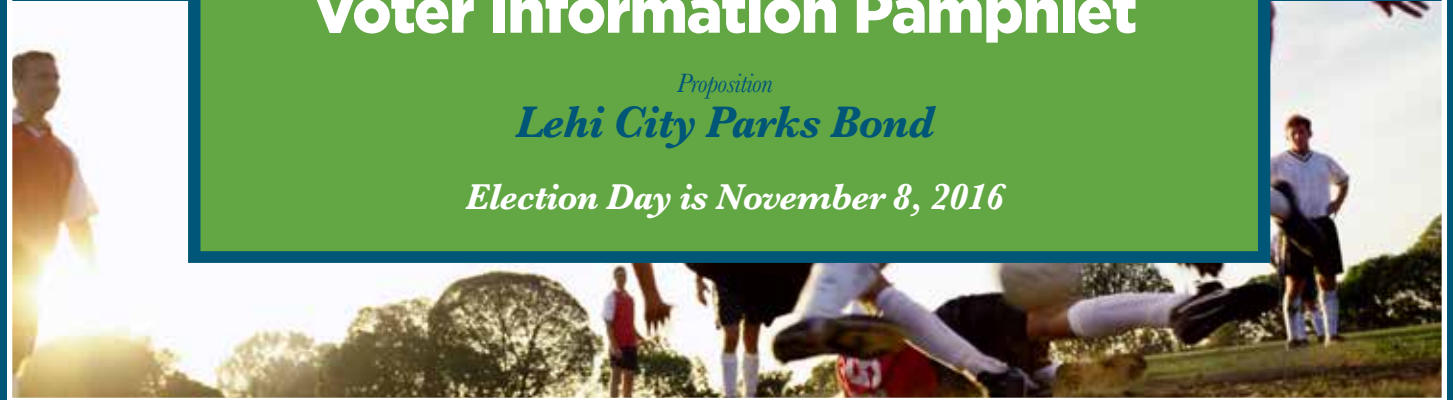


Voter Information Pamphlet

Proposition

Lehi City Parks Bond

Election Day is November 8, 2016



Upcoming Community Meeting

Learn more about the proposed parks bond, get your questions answered and voice your opinion at an upcoming public meeting.

Public Meeting

October 11, 2016 at 7pm

City Council Chambers

153 N 100 E, Lehi, UT 84043

Public Comment on the For and Against Argument
for the Proposed Bond

Public Open House

October 27, 2016 at 7pm

Eaglecrest Elementary

2760 North 300 West, Lehi, UT

Dear Lehi Resident,

During early voting and on November 8, Lehi City voters will have the opportunity to vote on a Proposition for a General Obligation Bond (GO Bond) to fund proposed parks, trails and open space projects throughout the city. This voter information pamphlet contains information regarding the Proposition.

Please take the opportunity to study this pamphlet so that when you vote, it will be easier for you to make an informed decision.

Voters may vote early between October 25 and November 4 at Lehi City Hall and on Election Day at their precinct polling location.

If you have any questions regarding the Lehi proposition election process, please feel free to contact me at 385-201-2254 or mbanasky@lehi-ut.gov.

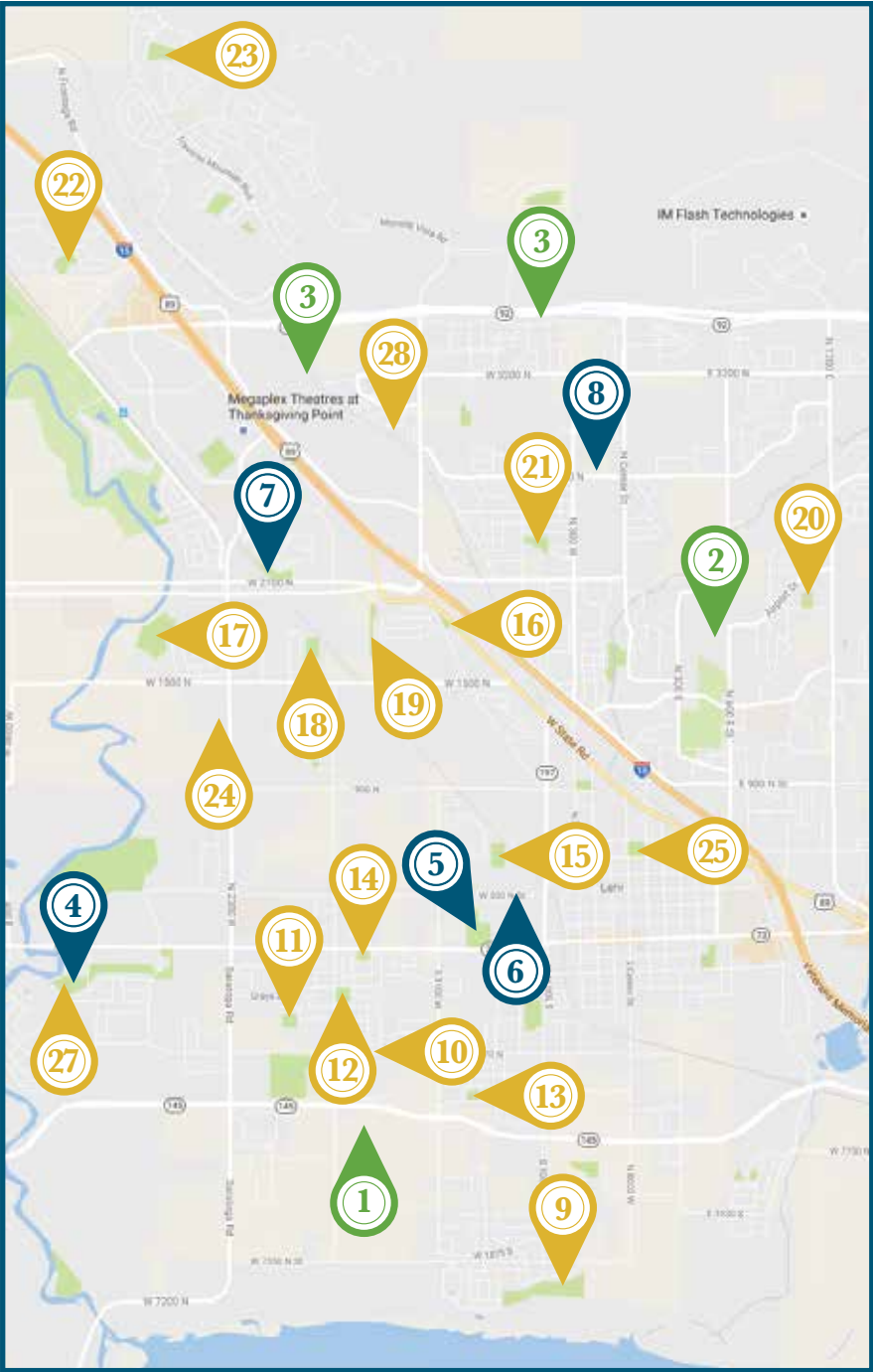
Sincerely,
Marilyn Banasky, Election Officer

Lehi City
153 N 100 E
Lehi, UT 84043

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The proposed bond would fund 32 parks projects throughout the city including 2 new parks, trail improvements, land purchases for future parks projects and capital improvements at 26+ city and neighborhood parks.



Large Park Projects

1. Rhodes-Mellor Park
- This new park would include:
- Five baseball fields
 - Three soccer fields
 - Multiple playgrounds
 - Competitive soccer/multi-purpose fields
 - Restroom facilities
 - Shade structure

Cost: \$21M

2. Peck Park
- Amenities included in this project are being determined.

Cost: \$8 M

3. Trail Improvements
- Additional trails will be added in the South West Lehi and Traverse Mountain areas

Cost: \$3M

Other Costs:

General Detention Improvements - \$239,000

New Restrooms in Greens, Pilgrims Landing, Somerset South, Kensington, Summercrest, Centennial and Band Wagon - \$2M

Land Purchase - \$11M

Medium Park Projects

4. Jordan Willows Park – 125 South River Way
- Revegetation of existing wetlands.
- Cost: \$400,000
5. Veteran’s Ball Park – 850 West Main Street
- Implement a parking lot with storm drain, curb and gutter, landscaping and irrigation and asphalt
- Cost: \$600,000
6. Willow Creek Park – 2375 West 300 North
- New parking lot, addition of two playgrounds, new restroom facility, new pavilion structure, transition to 20% xeriscape and trail improvements
- Cost: \$700,000
7. Pointe Meadow Park (Phase 2) – 2100 North 2000 West
- Replace playground, move tennis court and basketball court, improve path and concrete, add benches, trees and shade structure
- Cost: \$400,000
8. Station 83 Park
- Add a shade structure, playground, trees and benches
- Cost: \$800,000
9. North Lake Park – 500 West 2000 South
- Add a playground, trail loop and trees
- Cost: \$250,000
10. Stagecoach Crossing Small Park – 1500 West 700 South
- Redesign landscape around edge, upgrade softfall and add trees and benches
- Cost: \$30,000
11. Stagecoach Crossing Park – 525 South 1915 West
- Upgrade softfall, add benches and re-do path
- Cost: \$130,000
12. Somerset South Park – 1700 West 300 South
- Upgrade pavilion and softfall, add swing set, trees and restrooms
- Cost: \$45,000
13. Chapel Valley Park (Large and Small) – 880 West 975 South
- Add trees and benches, add a small pavilion and shade structure
- Cost: \$45,000
14. Somerset North Park – 1450 West Main Street
- Add benches
- Cost: \$4,000
15. Allred Park – 560 North 750 West
- Plant ivy around the wall
- Cost: \$10,000
16. Joseph D. Adams Memorial Park – 1830 North Trinniman Lane
- Add trees and benches
- Cost: \$12,000

Small Park Projects

17. Olympic Park – 2700 West Parkside Drive
- Pour in a place for a soft fall, add a volleyball court with a wind wall, add trees and benches and update pavilion
- Cost: \$180,000
18. Greens Park – 1850 West 1600 North
- Add trees, a restroom and a walking path, and update pavilion
- Cost: \$75,000
19. Gateway Park – 1870 North 1400 West
- Redesign irrigation system and add trees and benches
- Cost: \$130,000
20. Summer Crest Park – 1050 East 1900 North
- Upgrade path and playground softfall
- Cost: \$200,000
21. Centennial Park – 600 West 2250 North
- Redesign basketball court, redesign of benches and trees and add drinking fountain
- Cost: \$20,000
22. Pilgrims Landing Park – 3900 North Mayflower Ave
- Add trees, benches and a restroom
- Cost: \$12,000
23. Eagle Summit Park – 5100 North 2600 West
- Create planter beds on steep hillside, add trees and benches, a shade structure and a playground
- Cost: \$220,000
24. New Dog Park – Proposed Location 450 North 2300 West
- Create a new dog park that includes a water fountain, fenced run area and obstacle course, add trees and benches
- Cost: \$150,000
25. Margaret Wines Park – 500 North 100 East
- Add trees and redesign irrigation system
- Cost: \$250,000
26. Ivory Ridge Detention
- Add trees and benches
- Cost: \$12,000
27. Jordan Willows Park – 125 South River Way
- Purchase a wetland vehicle, truck and utility vehicle, revegetate wetlands and add trees and benches
- Cost: \$36,000
28. Pheasant Pointe Detention Basin
- Add trees
- Cost: \$5,000
29. Dairy View Park
- Add shade structures
- Cost: \$45,000



YOUR NOVEMBER BALLOT

Shall Lehi City, Utah be authorized to issue General Obligation Bonds in a principal amount not to exceed \$50,000,000 and to mature in no more than 20 years from the date or dates of issuance of such bonds for the purpose of paying all or a portion of the costs of acquiring, constructing and equipping parks, park improvements and related facilities (including softball, baseball and soccer fields) and, to the extent necessary, for providing moneys for the refunding of general obligation bonds?

If the Bonds are issued as planned, an annual property tax to pay debt service on the proposed bonds will be required over a period of 20 years in the estimated amount of \$170 per year on a \$281,600 primary residence and in the estimated amount of \$309 per year on a business or secondary residence having the same value.

The foregoing information is only an estimate and is not a limit on the amount of taxes that the City may be required to levy to pay debt service on the bonds. The City is obligated to levy taxes to the extent provided by law in order to pay the bonds. The amounts are based on various assumptions and estimates, including estimated debt service on the bonds and taxable values of property in the City.

☐ FOR THE ISSUANCE OF THE BOND

☐ AGAINST THE ISSUANCE OF THE BOND

The language that appears on the ballot is required by law and can be confusing. Here is a comparison of what the ballot language says and what it means to voters.

What the Ballot Reads

“Paying all or a portion of the costs of acquiring, constructing and equipping parks, parks improvements and related facilities (including softball, baseball, and soccer fields).”

What it Means to Voters

- Funds from the bond may only be used for parks, trails, and open space land purchases or capital improvements. Bond proceeds may not be used to cover maintenance or other operational costs.
- Projects paid for with bond funding must be identified prior to placing the bond—Lehi City has identified 32 large, medium and small parks projects all throughout the city that includes two new parks (Rhodes-Mellor and Peck Park), trail improvements, land purchases for future parks projects and capital improvements at 26+ city and neighborhood parks.

What the Ballot Reads

“The estimated amount of \$170 per year on a \$281,600 primary residence and in the estimated amount of \$309 per year on a business or secondary residence having the same value.”

What it Means to Voters

- The highest projected taxes for the bond payments for the average homeowner are \$170 per year and \$309 per year for businesses or a secondary residence.
- The projected annual payment does not continue for the full 20-year term of the bond but decreases each year as the bond is paid off and as new residents move into the city.
- The amount paid per resident is dependent on market value of the residents home or business and will be more or less depending on that value.

What the Ballot Reads

“Information is only and estimate and is not a limit on the amount of taxes that the City may be required to levy to pay debt service on the bonds.”

What it Means to Voters

- The monthly cost per homeowner is based on the current number of homes in Lehi. As new residents come to Lehi, the monthly cost will be reduced.
- Should the identified projects come in under budget or not start, funds will either not be drawn from the bond or the bond can be repaid early.
- The City can use impact fees or other additional tax revenue to make payments on the bond – helping to pay it off earlier and decreasing the monthly cost per homeowner.



Why is the City Proposing a Parks Bond?

Lehi City is a city that values parks and open space—we’re a city that likes to play. Our rapid growth has created an immediate need for additional parks and trails to preserve our quality of life, maintain our city’s small town feel, and support desired sports programming.

The Parks Bond will:

- Ensure that parks, trails and open spaces are preserved for future generations to enjoy.
- Fund improvements for existing parks and trails and construction of new parks throughout the city.
- Build new parks and ball fields to relieve congestion at existing facilities.

The Bond’s Financial Impact

The proposed bond is for \$50 million and will be repaid within 20 years. The estimated tax is expected to be \$14.06 per month on a \$281,600 primary residence. It is estimated that a business or secondary residence should expect to see a property tax increase of \$25.75 per month on a property valued at \$281,6000.

For less than \$15 a week for the average homeowner—less than two fountain sodas per week or a pair of movie tickets—passage of the bond will help provide much-needed updates to our parks, trails and open space amenities. Providing our residents with great places to play, relax and enjoy the outdoors and maintaining our city’s quality of life.

As the city continues to grow, the monthly cost per resident will go down.

Property Value	Monthly Impact*
\$100,000	\$5.03
\$200,000	\$10.06
\$281,600 (median value in Lehi)	\$14.06
\$300,000	\$15.09
\$400,000	\$20.12
\$500,000	\$25.15

*Monthly impact based on primary residence. Estimate only.



The Argument in Favor

By: [Lehi Mayor](#) and [City Council](#)

Lehi is a city that values parks and open space—we’re a city that likes to play. Our rapid growth has created an immediate need for additional parks and trails to preserve our quality of life, maintain our city’s small town feel, and support desired sports programming. For the past decade, development has been focused on building the economy with commercial and retail spaces, but we need to maintain open spaces so our city doesn’t become just business parks. The need for more parks is urgent. In fact, there is less park space in Lehi than in neighboring cities in Utah County. For instance, Highland, Payson, Provo, Saratoga Springs, and Spanish Fork have over 5 acres of developed parks per 1,000 residents, while Lehi has only 4 acres of developed parks per 1,000 residents. This shortage is already causing congestion at the city’s parks for sports programming, and this problem will only increase as Lehi continues to grow.

To help solve this problem, we are proposing a general obligation bond to create new parks and trails and make much-needed updates to our existing parks and trails. Parks and trails make Lehi a more desirable place to live by raising property values, increasing walkability, and creating a more aesthetically pleasing community. Since parks and trails are such a desirable and important aspect of our community, we have studied this issue carefully over the past couple years. We have updated the city’s parks master plan,

conducted surveys, and held open houses to identify projects and areas of the city that have the greatest need. As a result, this bond will provide benefits to all residents of Lehi—these funds will be used for upgrades to existing parks and trails and construction of new ones across the city. The projects will focus on parks of all types, from trails for walking, running, and biking, to park improvements like pavilions for families to enjoy picnics and reunions together, to sports parks for baseball, soccer, football and other activities.

The size of the bond is designed to allow the city to address the city’s immediate park needs while also being affordable to Lehi residents. The cost of this bond per month is less than one regular price admission to the Hogle Zoo. Plus, this bond has an expiration date. This is not a permanent tax on Lehi residents. Once this bond is paid off, the property tax increase will expire. We feel that this is a necessary and important investment for Lehi now and into the future.

We don’t want Lehi to become a place defined only by its commercial development. We want to maintain a community where our kids can play and families can enjoy parks and trails in the city. This bond provides a responsible way to make an investment in the community. As the mayor and city council, we hope you will join us in voting for this bond.

Rebuttal Argument

By: [Connor Boyack](#), [Lehi City Resident](#)

Wise voters can read between the lines of this argument. The city is trying to convince us of an “urgent” and “immediate” and “much-needed” expansion of parks. But this supposedly dire circumstance has arisen through a mismanagement of city finances and a failure to prudently manage taxpayer dollars. They shouldn’t be rewarded with more of our money.

Ever heard of impact fees? They are imposed on new developments so that incoming residents pay for the costs of the services needed to cater to them. Rather than saving and spending impact fees for the past many years to provide recreation services to the new residents, Lehi City instead spent the money elsewhere.

Now, they’re turning hat in hand to you and I, asking—no,

demanding—that we cough up the extra money. This is not conservative.

The city tries to argue that this won’t be a permanent tax increase, and yet all throughout Utah, cities whose bonds are expiring are extending them with yet more taxes to fund more things. This is precisely what’s happening with the Alpine School bond this year. Rather than returning the tax rate to where it once was, greedy city officials want to continue taking our money. It’s a hollow promise.

More parks would be a wonderful thing for Lehi—few disagree with this. But that does not mean that this bond is a good idea. Just like the irresponsible bond city officials proposed last year, this one should also be denied. They—and we—can do better.

The Argument in Opposition

By: [Connor Boyack](#), [Lehi City Resident](#)

Did you know that city officials have committed \$1 million in taxpayer dollars to help fund a butterfly museum?

This fiscal mismanagement lies at the foundation of a problem that will be made worse by passing this massive tax hike. Rather than practicing fiscal prudence, cutting unnecessary spending, and showing leadership to find an appropriate way to fund Lehi’s growing need for parks, city officials are taking the lazy route by advocating for more taxes.

This is not a vote about whether Lehi should have more parks and trails. Few would disagree that Lehi can benefit from more such amenities. What this vote is about is whether yet another tax increase is the appropriate way to fund such projects.

Recall that last year city officials pushed for a RAP tax, which would have taken \$7-8 million from taxpayers over a decade. However, this would have been a sales tax and its cost would have been borne by those outside our city, lessening the impact on Lehi residents. Voters shot the proposal down.

Apparently city officials didn’t let that failure stop them. In fact, this year’s proposal is far more aggressive, seeking to take \$50 million from taxpayers over 20 years. This new burden would be placed on the backs of Lehi residents only, through their property tax.

And this comes after several recent tax increases. Conservative voters should recognize that something’s wrong when the city once again wants to take more money—while funding butterflies with your money—on top of every other tax you’re already paying.

Proponents are hoping to downplay the tax hike by informing you that the average home would only have to pay \$14.16 more per month. But read the fine print closely: that’s “only an estimate and is not a limit on the amount of taxes that the City may be required to levy to pay debt service on the bonds.” In other words, changing economic circumstances could lead to even higher taxes.

This fiscal irresponsibility would not be tolerated in most Lehi households; in response to economic storms we’ve tightened our belts. We’ve balanced our budgets. And we’ve been counseled, over and over again, to not incur debt for unnecessary expenses.

Roads? Those are necessary. Baseball fields and trails? Not exactly.

The city should once again be denied its desire to tax and spend, and encouraged to find a better way to fund what residents want. Secure corporate sponsorships. Solicit donations. Coordinate fundraisers. Offer a more modest proposal at a lower cost. There are many options besides siphoning a staggering \$50 million from Lehi residents.

Many Lehi families are struggling financially and cannot bear this additional tax burden. Single moms, senior citizens on a fixed income, and others in dire circumstances should not suffer so a few more baseball teams can play.

There’s another way—a better way. It first requires voting against this irresponsible proposal and then coming together as a community to rally around the projects we want to make happen.

Rebuttal Argument

By: [Lehi Mayor](#) and [City Council](#)

We are happy for the opportunity to clarify some misconceptions surrounding the proposed parks bond.

As a mayor, city council, and city staff, we take the responsibility of making wise financial decisions very seriously. The city maintains a high credit rating, balances its budget every year, and is audited annually by an independent third party. The city is also recognized annually by the Government Finance Officers Association for the quality of our budget and annual audit.

The city has not issued any recent tax increases and has never issued a general obligation bond.

The tax increase amount stated in the proposed bond language is the most that taxpayers will pay based on their home valuation. In fact, as Lehi continues to grow the amount that each household pays will decrease as more homes and businesses pay toward the fixed bond amount.

The city has explored several options to fund these necessary park improvements, and we will continue to seek alternative, non-tax funding sources for parks. However, bonding now while interest rates and construction costs are low gives us the opportunity to preserve our parks and prepare for our growing needs as a city – not by mandate from the city, but with the vote of the people of Lehi.

We feel that this bond is necessary to ensure that as a city we are making the responsible decision to meet our current and future park infrastructure needs. To learn more about the proposed bond visit letsplaylehi.com, and vote November 8!



Please vote and have your voice heard.

Voter Information

Find a polling location near you.

Early Voting

Date	Location	Hours	Precincts
Oct. 25	Lehi City Hall - 153 N 100 E, Lehi, UT	10am-4pm	All precincts can vote at the Lehi City Hall location.
Oct. 26 - 27	Lehi City Hall - 153 N 100 E, Lehi, UT	10am-6pm	
Oct. 28	Lehi City Hall - 153 N 100 E, Lehi, UT	10am-6pm	
Oct. 31	Lehi City Hall - 153 N 100 E, Lehi, UT	10am-6pm	
Nov. 1	Lehi City Hall - 153 N 100 E, Lehi, UT	10am-4pm	
Nov. 2 - 3	Lehi City Hall - 153 N 100 E, Lehi, UT	10am-6pm	
Nov. 4	Lehi City Hall - 153 N 100 E, Lehi, UT	10am-5pm	

Election Day

Polling locations are open from 7am - 8pm.

Date	Location	Precincts
Nov. 8	Snow Spring Elementary - 1700 W 850 S, Lehi, UT	8, 19
Nov. 8	North Pointe Elementary - 1901 N 2300 W, Lehi, UT	13, 14, 17
Nov. 8	Eaglecrest Elementary - 2760 N 300 W, Lehi, UT	7, 10, 17
Nov. 8	Lehi High School - 180 N 500 E, Lehi, UT	2, 5
Nov. 8	Lehi Jr. High School - 700 E Cedar Hollow Rd., , Lehi, UT	9, 16
Nov. 8	Sego Lily Elementary - 550 E 900 N, Lehi, UT	3, 6, 6S
Nov. 8	Meadow Elementary (Legacy) - 176 S 500 W, Lehi, UT	1, 1S, 23
Nov. 8	Meadow Elementary - 176 S 500 W, Lehi, UT	4, 11
Nov. 8	Traverse Mtn. Elementary - 2500 W Chapel Ridge Rd., Lehi, UT	18,20, 21
Nov. 8	Fox Hollow Elementary - 1450 W 3200 N, Lehi, UT	12, 15

Learn more about the park projects at: www.letsplaylehi.com