

## FREQUENTLY ASKED QUESTIONS ABOUT THE PROPOSED NEW CITY BUILDING

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### *What is being proposed?*

A 6000 square foot building with office space and a council/community room that would be available for family/social gatherings. The building would be built on 5 acres owned by the City at 450 West on 3200 South.

### *Why is a building needed?*

The current building (2400 square feet) was built in 1995 when Nibley's population was about 1600 people and there were two part time employees. Now, our population is pushing 5000 and we have 20 full time and seasonal employees. A study by the architect pointed out serious over crowding, shortage of basic work space, rest rooms, and parking at our current site.

### *If a new city office is built what will happen to the current city hall?*

The Public Works department will move into it providing much needed office space. We have found that today's requirements for record keeping and accountability have significantly increased the need for office space for public works managers over the last 10 years. Proper space is needed for all the "paper work" that is now required of our public works employees.

### *Why is the council considering a new building now?*

The city can borrow money at 2.28% which, historically, is very low. Also, building costs have come down 25 to 30% in the last few years and contractors are eager for work.

### *Will the city increase taxes to pay for the building?*

No. We are making the last payment on our current building this year. The money for that payment is built into our base budgets so the payment on the new building will basically continue the payment without having to increase the budget.

### *Why is there a push to decide so quickly whether or not to build?*

The Build America low finance rates expire at the end of the calendar year so in order to take advantage of these low rates we must bid the building before the end of the year.

### *What is anticipated in the new building?*

Office space for city staff for now and in the future. A Council room that will double as a community room with kitchen for families and groups to use for parties, reunions, etc.

*Will it be able to accommodate future growth?*

The design will allow for expansion in the future—something our current building and location does not allow. The full, unfinished basement will provide 6,000 square feet for future use. In addition, the tentative building designs provide for easy and orderly expansion of the main floor. The site will allow for additional parking. The current city has does not have any room for additional parking. It is anticipated that the building can last 30+ years even if Nibley's growth continues its high rate of increase.

*How will the City pay for the building? Is a tax increase required to pay for it?*

The current city building will be paid off this year so the payment that has been going toward that loan can be applied to the new building thus not increasing the budget. The city has accumulated some money in its General fund and the majority will come from a low interest loan from the state of Utah.

The city is not anticipating a tax increase to pay for a new city hall.

*Will the building also serve as a County Justice Court?*

There has been talk of that and the design will allow that to happen but nothing has been decided yet. If the county decides to join with us the extra revenue from the County Court will help offset the payment and expenses and will lower the cost of the new building even more.