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THE

# CITY of PELLA

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## STAFF MEMO TO COUNCIL

ITEM NO: K-1  
 SUBJECT: Discussion regarding Indoor Recreation Center  
 DATE: October 5, 2021

### BACKGROUND:

The purpose of this Policy and Planning session is to discuss a proposed indoor recreation center. As Council is aware, we are currently in the process of updating the City's long-term facilities plan. As we consider making significant investments on facilities, it is important to understand the process the City will utilize in making decisions on the proposed projects, which is outlined below.

### **Phase I: Conceptual Discussion (Current Phase)**

This phase is intended to explore conceptual ideas and options for the Community Center and the proposed indoor recreation center. The facility planning sessions conducted to-date have focused on the City's Community Center. As background, the City has reviewed options to update the current Community Center which range in cost from \$4 million to \$15 million. As part of the analysis, Council requested a comparison between updating the current Community Center and building a new community center/performing arts center. Staff has hired an engineering firm to complete this analysis and preliminary results are expected in 45 to 60 days.

Tonight's discussion will be centered on a proposed indoor recreation center. For discussion purposes, the indoor recreation center is intended to be similar to those constructed in Waukee, Indianola, and Marion. The preliminary concept involves three gymnasiums, a multi-purpose gymnasium, an indoor walking track, workout areas, a competition swimming pool, a recreation pool, and numerous other amenities. The proposed location for the indoor recreation center is the northwest corner of the Pella Sports Park. For Council's review, staff has enclosed the presentation we will be showing during the meeting.

### **Phase II: Fiscal Capacity Analysis**

The intention of this phase is to determine the amount of funding the City will be able to contribute to the community center and indoor recreation center. As part of this phase, we will discuss the amount of funding necessary to maintain the City's infrastructure. In addition, we will discuss potential revenue sources and partnerships to support the facility investments. Finally, we will also discuss the appropriate level of property tax increases (if any) to support these facility investments.

### **Phase III: Prioritization of Investments**

The final phase of the City's plan is intended to determine the size and scale of the City's investments for the community center and indoor recreation center. In addition, during this phase we will establish a timeline for these respective projects and other facility needs.

### **Summary**

Staff has tentatively targeted spring of 2022 as the completion date of the updated long-term facilities plan; however, this date is subject to change depending on the direction we receive from the Mayor and Council.

ATTACHMENTS: PowerPoint Presentation  
 REPORT PREPARED BY: City Administrator  
 REVIEWED BY: City Clerk  
 RECOMMENDATION: Seeking Council direction

## Long-term Facilities Plan Overview



### Phase I: Discussion on preliminary concepts for the Community Center and a new Indoor Recreation Center

- Currently performing an analysis on the cost to build a new Community Center/ Performing Arts Center
- Tonight's presentation/discussion is on the Indoor Recreation Center



## Long-term Facilities Plan Overview



### Phase II: Fiscal Capacity Discussion

- Overview of funding needs for infrastructure in the City of Pella
- Discussion on available revenue sources to support the facility investments
- Discussion on potential partnerships to support the facility investments
- Discussion on expectation of property tax increase (if any) to support facility investments



# Long-term Facilities Plan Overview



## Phase III: Prioritization of Improvements

- Determination of size and scale of the facility investments
- Prioritization of the proposed facility investments
- Establishment of a timeline for the proposed facility investments



## Community Need for Indoor Recreation Center



- A lack of indoor recreation opportunities currently exists within our community; this is especially apparent during the winter months
- The City routinely receives requests for additional basketball, volleyball, and indoor pickleball courts as well as a competition swimming pool
- In addition, many adults have commented on the need for an indoor walking facility during the winter months



## Proposed Indoor Recreation Center *Benefits*



**This facility has the potential to provide the following incremental benefits:**

- Attract new residents by providing additional recreational opportunities
- Bolster the community's tourism industry through hosting of tournaments and additional regional events
- Depending on the location of the project, it could facilitate additional commercial development



# Proposed Indoor Recreation Center *Location*



# Proposed Indoor Recreation Center *Renderings*



# Preliminary Indoor Recreation Center *Features*



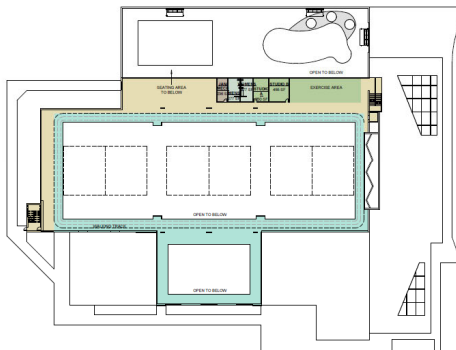
- Three gyms with seating
- One multi-purpose gym
- Cardio workout area and exercise studios
- Six lane competition swimming pool
- Zero entry recreation swimming pool with splash pad, waterslides, and party rooms
- Indoor walking track
- Rock climbing wall and kid's play zone
- Childcare, kitchen, restrooms



# Preliminary Indoor Recreation Center *Floor Plan*



- LEGEND**
- RECEPTION AREA - 1000 SQ FT
  - RECEPTION DESK - 100 SQ FT
  - RECEPTION SEATING - 100 SQ FT
  - RECEPTION WAITING AREA - 100 SQ FT
  - RECEPTION INFORMATION KIOSK - 100 SQ FT
  - RECEPTION SERVICE COUNTER - 100 SQ FT
  - RECEPTION SEATING - 100 SQ FT
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  - RECEPTION SERVICE COUNTER - 100 SQ FT
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  - RECEPTION INFORMATION KIOSK - 100 SQ FT
  - RECEPTION SERVICE COUNTER - 100 SQ FT
  - RECEPTION SEATING - 100 SQ FT



② SECOND LEVEL FLOOR PLAN



① MAIN LEVEL FLOOR PLAN

## Preliminary Indoor Recreation Center Cost



- The projected cost of the Indoor Recreation Center is entirely dependent on the amount of private contributions for the project
- In addition, the project can easily be scaled to align with the City of Pella’s fiscal capabilities
- Therefore, the important consideration is not on the total cost of the facility, but instead on the City’s portion of the project investment
- As a result, the total cost for the project could realistically range from \$25 million to \$50 million including the University Street Extension project



## Indoor Recreation Center Comparable Facilities



Community	2020 Census	Opened	Square Footage	Cost	Comp. Pool	Rec. Pool	Indoor Track	Number of Gymnasiums
Waukee	23,940	2009	72,000	\$15 million	Yes	Yes	Yes	2
Indianola	15,833	2011	62,340	\$15 million	Yes	Yes	Yes	2
Marion	44,872	2021	75,000	\$20 million	Yes	Yes	Yes	3