

# Community Center Renovation *Project Update*

I-3



- The purpose of this item is to provide an update regarding the Pella Community Center Renovation project
- In April, Council approved an agreement with Schemmer to conduct architectural and engineering services for this project
- In May, a public meeting was held, and an online questionnaire was distributed to receive public input to generate a future use plan
- Questionnaire respondents were asked what items would attract them to the Community Center more frequently; the top responses received were:
  1. Gym space or an indoor kids play space (especially in poor weather)
  2. Expanded art programming or increased availability
  3. Importance of preserving historic structures in the community

# Community Center Renovation *Project Update*

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- During the long-term facilities plan discussion in April of 2022, Council allocated \$5.5 million for a base plan for this project which includes:
  - Mechanical/electrical/plumbing upgrades
  - Improved accessibility
  - Exterior improvements
  - Renovations to reopen the community gym
  - Fire protection enhancements
- The preliminary cost estimate for the base plan is \$4,325,000
- Should additional funding be acquired, Schemmer has provided a base plan plus which would include an addition, new ADA entrance ramp, access to the gym floor, restroom remodel, new elevator, certified kitchen, flex space, and additional interior remodeling
- Schemmer is in attendance to share additional details with Council



# Pella Community Center Improvements Project

**SCH<sub>≡</sub>MMER**

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# Public Input

- Public Meeting
- Online Survey

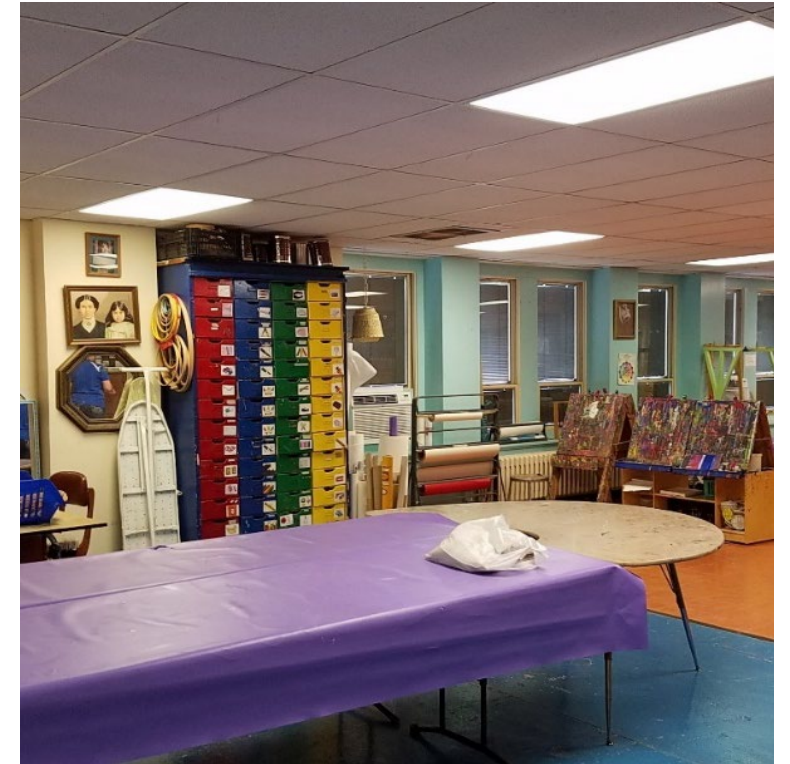


## ONLINE SURVEY

Main Categories of Responses	
Gym/Indoor Kids Play Space/Especially in Poor Weather	69
Art Programming/Expanded Programming/More availability	61
Importance of Preserving History/Structures in town	56
Expanded hours (evenings & weekends)	53
Auditorium/Improvements to Space/Ability for multiple users	48
Importance of Central Location/Walkability	48
Union Street Players Expanded/Exclusive Usage	46
Meeting Space/High Tech/Family Gathering	34
Kitchen Space/Cooking Classes	23
Accessibility Improvements	23
Crossroads/Assistance Programming	23
Makerspace (Fiber Arts, Edit/Create Videos, Photography Studio )	15
Updated Facilities/Visible Entrance, Heat/AC, Bathroom Upgrades, Signage, Bottle Filling Stations	14
Senior Meals/Senior Activities	13
DOT services	11
Homeschool Use/Class Space	7
Library Use	7
Café/Snack Bar/Restaurant/Beverages	3
Dance Floor	1
Patio	1
Gift Shop	1
Outdoor Public Art	1
Rentable Office Space	1
Not in Favor of Project	1

## Public Input Results

- Reopen gym for non-competitive activities
- Expanded art programming
- Expanded senior activities
- Improved accessibility
- Certified kitchen



# Community Center Committee Recommendations

- Base Bid (deferred maintenance)
  - Improved accessibility
  - Exterior improvements
  - Gymnasium reopened
  - Mechanical/Electrical/Plumbing
  - Fire protection

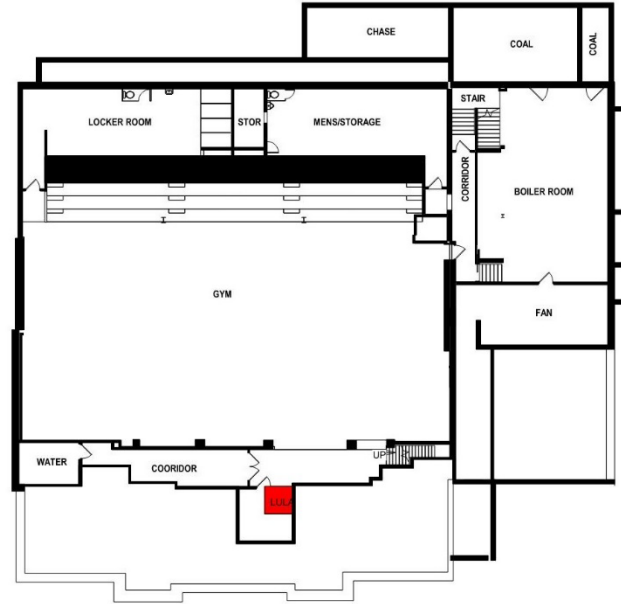
## PRELIMINARY COST ESTIMATE

A preliminary estimate of probable costs has been prepared for renovation of the existing building and site. The estimate has been separated into various line items for consideration. The project cost estimate is summarized in the table below.

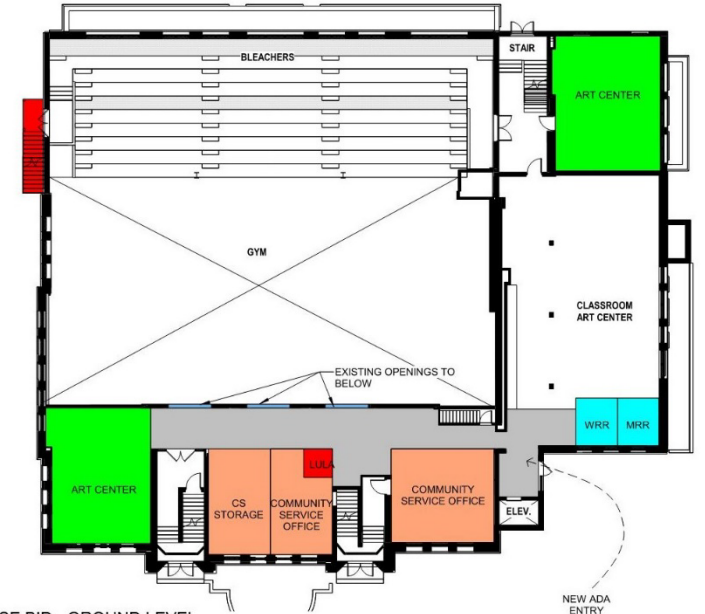
ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Exterior entry ramp / sidewalk	1	LS	\$30,000	\$30,000
Masonry Repairs	3,500	SF	\$22	\$77,000
Exterior Window Replacement	2,360	SF	\$55	\$130,000
Exterior Door Replacement	8	EA	\$2500	\$20,000
Replace Roofing at East Addition	2,415	SF	\$22	\$53,000
Restroom Renovation	2	EA	\$48,000	\$96,000
Interior Floor Finish Replacement <sup>1</sup>	4,850	SF	\$6	\$29,000
Interior Ceiling Finish Replacement <sup>2</sup>	27,500	SF	\$4	\$110,000
Interior Gymnasium Ceiling Replacement <sup>3</sup>	4,750	SF	\$23	\$110,000
Add Accessible Lift to Gymnasium <sup>4</sup>	1	EA	\$90,000	\$90,000
Elevator Modernization	1	EA	\$120,000	\$120,000
Fire Sprinkler System Addition	40,000	SF	\$5.50	\$220,000
Plumbing System Upgrades	40,000	SF	\$4	\$160,000
HVAC System Upgrades	40,000	SF	\$36	\$1,440,000
Lighting System Upgrades <sup>5</sup>	35,000	SF	\$8	\$280,000
Electrical Power System Upgrades	40,000	SF	\$9	\$360,000
<b>Building and Site Subtotal:</b>				<b>\$3,325,000</b>
Project Contingency (15%)				\$500,000
Soft Costs – Design Fees, Permitting, Testing, etc. (15%)				\$500,000
<b>TOTAL PROJECT ESTIMATE:</b>				<b>\$4,325,000</b>

# Base Bid Floor Plans

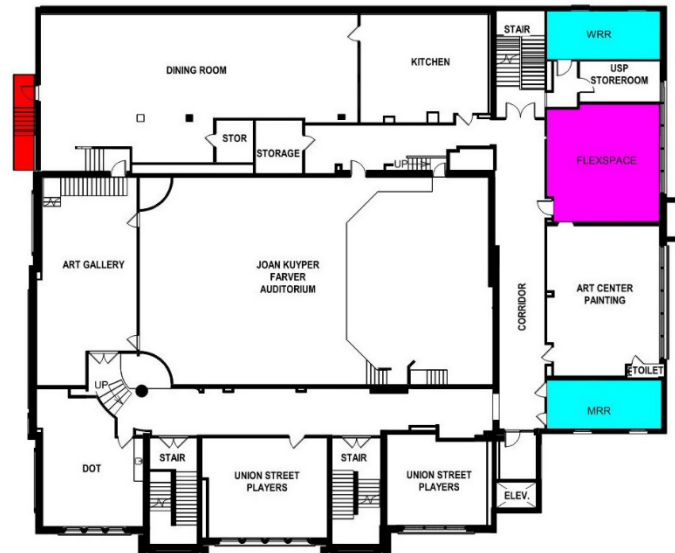
- Community Service Relocation
- New ADA entrance ramp
- ADA Access to gym floor
- Restroom remodel



BASE BID - GYM LEVEL



BASE BID - GROUND LEVEL



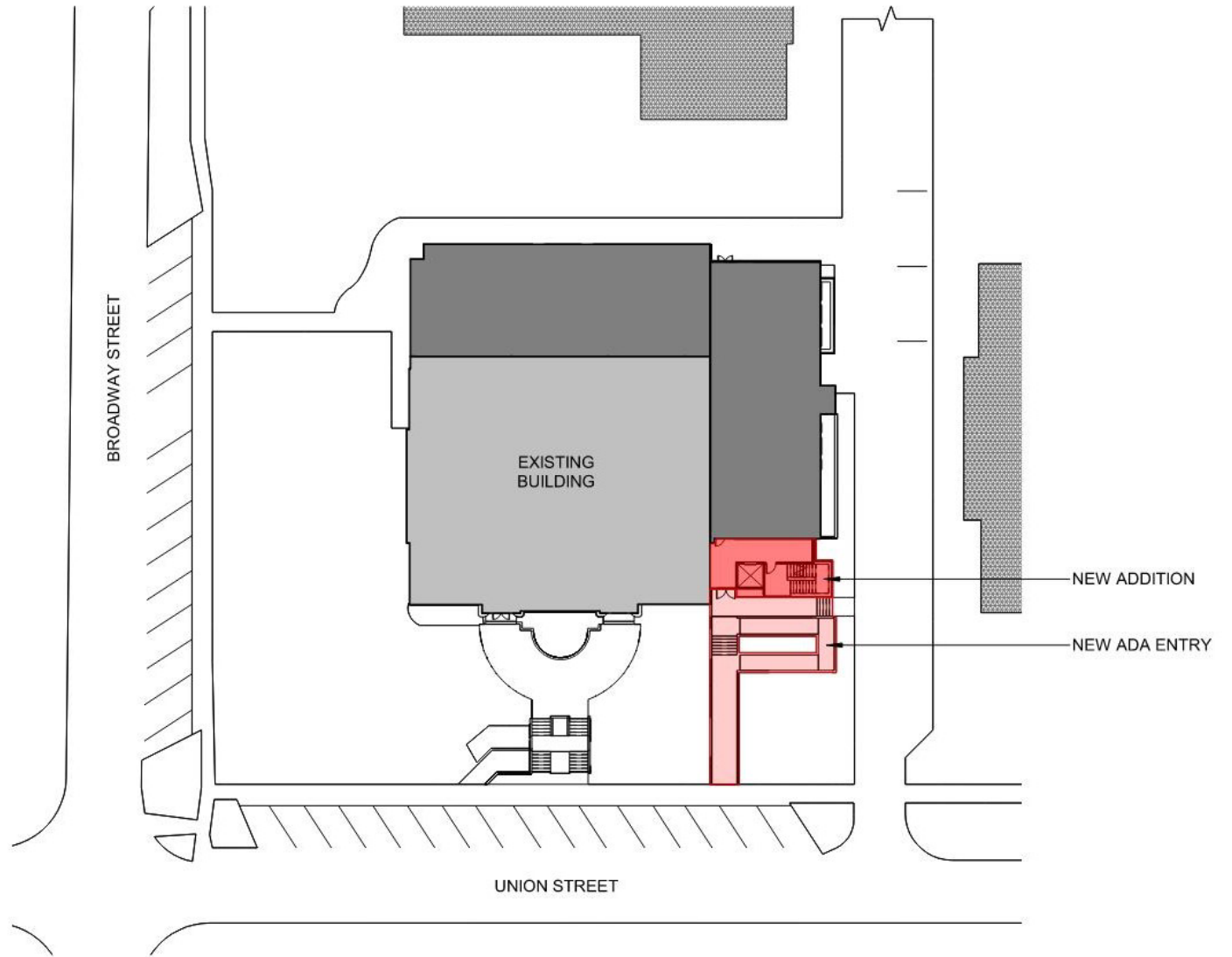
BASE BID - SECOND FLOOR



BASE BID - THIRD FLOOR



# Base Bid (+) Site Plan



SITE PLAN





# Base Bid (+) 3D Views



## Community Center Committee Recommendation Summary

- **Base Bid** (deferred maintenance)
  - Improved accessibility
  - Exterior improvements
  - Gymnasium reopened
  - Mechanical/Electrical/Plumbing
- **Base Bid (+)** (fundraising)
  - New elevator/stair main entry
  - Certified Kitchen
  - Additional interior remodeling/improvements



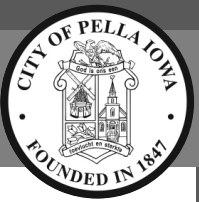


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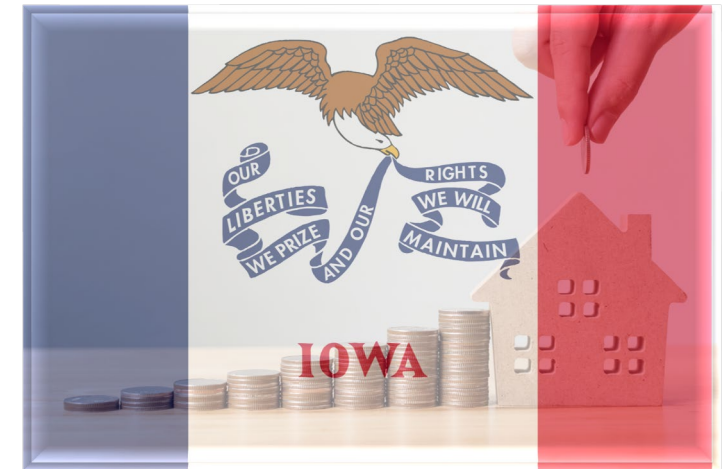
Thank You!

# State of Iowa *Property Tax Legislation*



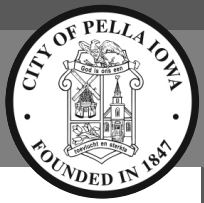
- Effective for fiscal year 2024-25
- The goal is to bring all levies back under or to the \$8.10 max rate over time
- Reduces operational property tax levy as follows:

General Fund Valuation Growth	Reduction Factor
Less than 3%	None
3% to 6%	2%
Greater than 6%	3%



# State of Iowa *Property Tax Legislation*

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- Sets the max rate for this combined levy at \$8.10 in future years
- Consolidates several General Fund levies and the Emergency levy into a combined general fund levy:
  - Regular General
  - **Emergency**
  - Contract for use of bridge
  - Rent/ins./maint. of Non-owned Civic Center
  - Operation/maint. of Owned Civic Center
  - Planning sanitary disposal project
  - Levy improvement fund in Special Charter City
  - Inst./vocal music groups
  - Memorial Building
  - Symphony orchestra
  - Cultural/scientific facilities
  - County bridge
  - Border river bridges
  - Aid to non-gov't transit company
  - Maintain gift/devise institution
  - City EMS
  - Support Public Library

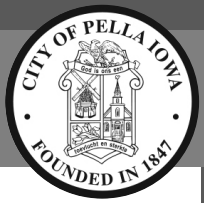
# Impacts to Pella *Property Tax Legislation*



Will reduce the city's ability to increase its operational property tax rate:

1. Elimination of the Emergency operating levy of \$.27
  - Equates to approx. \$190,000 annually
2. Required reductions in General Fund operating levy if taxable valuations exceed 3%
  - Currently no mechanism for raising the operating levy rate in the event of negative or minimal taxable valuations in the General Fund
  - FY 29: one-time catch-up where operating levy could increase to \$8.10





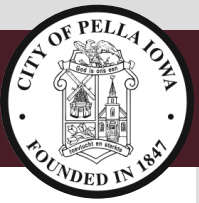
## Diversify General Fund Revenue Base

- The city should review fees for services provided by the General Fund:
  - Planning and Zoning
  - Community Services
- The city should review franchise fees for utilities currently operating in the right-of-way
- Consider potential annexation areas, with a priority being for areas which are currently receiving city utility service

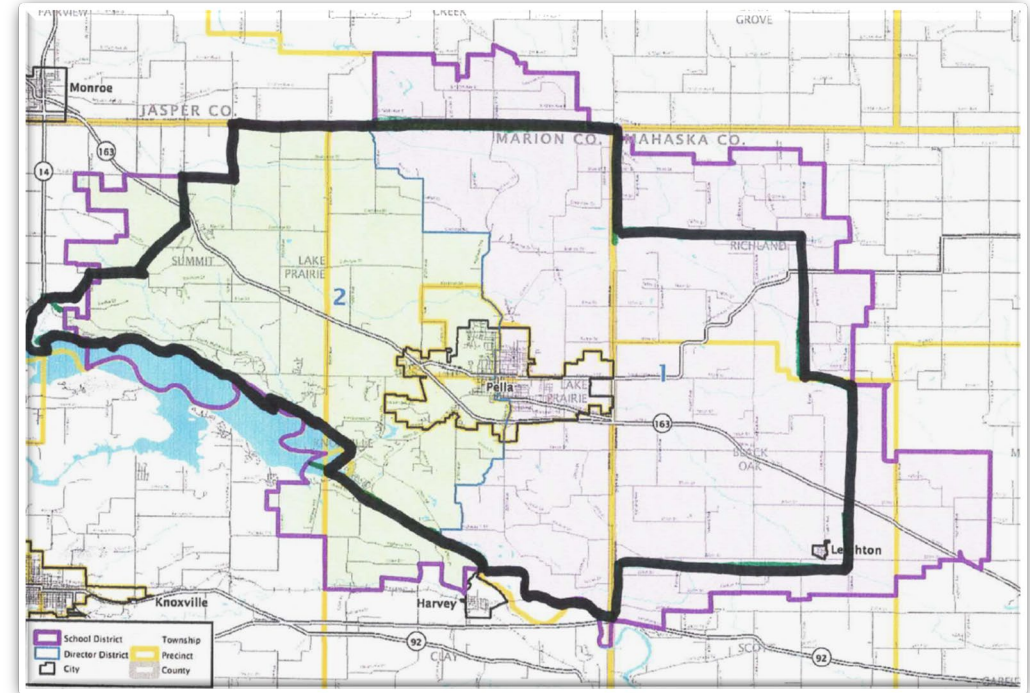


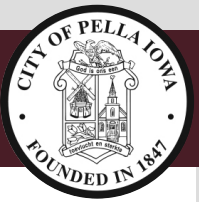


# Ambulance Service *Update*

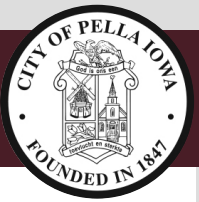


- The purpose of this item is to discuss short- and long-term strategies for funding the Pella Ambulance
- From staff's perspective, Pella Ambulance provides an essential service to the City of Pella and rural entities abutting Pella
- We believe it is imperative that all parties work together to provide ambulance services to our respective constituents
- Staff also believes that in order to adequately fund the ambulance, all parties will need to make financial concessions
- The fiscal year (FY) 23-24 Budget includes a projected \$740,063 operating and capital subsidy for the Pella Ambulance



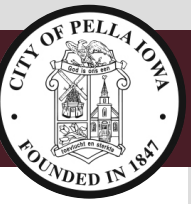


- An advisory group has been formed in Marion County to make a recommendation to the Board of Supervisors regarding an essential services tax
- The group has not yet targeted a date for a referendum
- Staff believes a date should be set as it will be extremely challenging to provide ambulance services to the rural areas without recovering our costs
- Staff believes a special election for this new tax could be set for March 5, 2024
- If the new tax would be approved by 60% of voters, it could be available for property tax collections in FY 24-25, or the fiscal year starting July 1, 2023
- A \$.75 tax levy would generate approximately:
  - \$470,000 per year from the City of Pella
  - \$142,000 per year from Lake Prairie Township
  - \$66,000 per year from Summit Township

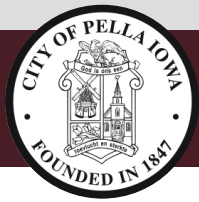


- It is unclear if Mahaska County is planning on pursuing an essential services tax which may present future complications
- For instance, if an essential services tax was passed in Marion County but not in Mahaska County, we would likely be confronted with a potential issue of citizens in Marion County subsidizing ambulance services in Mahaska County
- As a result, staff has scheduled a meeting with the Mahaska County Emergency Management Coordinator to discuss their plans for an essential services tax





- In May, Council considered an offer from the rural entities receiving ambulance service for \$36,000/year for three years (FY 22-23 to FY 24-25)
- After reviewing the subsidy of approx. \$130,000 to serve the rural areas, Council and staff proposed the following:
  - FY 22-23: rural entities pay \$36,000
  - FY 23-24 & FY 24-25: rural entities pay \$66,000/year
  - Conditional upon working towards adoption of essential services tax
- It is staff's understanding that the rural entities will consider the offer during a public meeting in early to mid-August
- Furthermore, it is staff's understanding that the townships are not willing to pay for FY 22-23 ambulance services received until they have an approved agreement with the Pella City Council

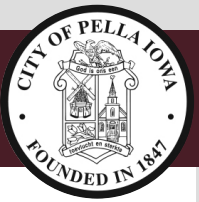


Staff believes it is imperative for all parties to work together to develop an interim plan to fund ambulance services in rural areas until the respective Boards of Supervisors can address essential services taxes

As a result, staff's proposal is below and on the following slides:

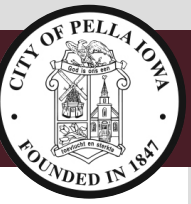
## **1. Marion County EMS Advisory Committee**

- Staff recommends that our advisory committee reps and staff advocate for a March 5, 2024, referendum date for a new essential services tax
- This is a key long-term funding source for ambulance service
- It is important that the advisory group establish a timeline as it is challenging to provide ambulance service to rural Marion County without a dedicated funding source



## **2. Financial Contribution from the Townships & City of Leighton**

- While negotiations continue, staff believes these entities should pay for services received for the fiscal year ended June 30, 2023
- Staff believes this payment for past services should be a requirement for negotiations to continue
- This should not be a point of contention as the parties have already agreed on a \$36,000 financial contribution for FY 22-23
- Staff would like to have permission to bill the townships and the City of Leighton \$36,000 for ambulance services for FY 22-23



## **3. Mahaska County**

- Staff plans to find out if Mahaska County will be pursuing an essential services tax to fund EMS services

## **4. Future meeting to discuss EMS Services**

- Staff will plan on providing an update to Council regarding these items on August 15<sup>th</sup>