

**MOUNT VERNON COMMUNITY  
WELLNESS CENTER PROJECT**

CITY COUNCIL MEETING 8/20/2012

# WHAT: WELLNESS CENTER PROJECT CHARTER

- Research the community center concept for Mount Vernon, Iowa.
    - Include community center work from prior groups, refreshed by community surveys, visits to community centers in region and local open forums.
  - Identify stakeholders in community and define role
  - Identify sources of funding
  - Define key features and location of the facility
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# HISTORY

1999, voters in Mount Vernon approved a local option sales tax (LOST) to construct a fire station and community center. There is currently \$400,000 from those funds available.

2000, a community survey of over 200 households identified aspects that were highly desirable in a community center. Top aspects included an indoor pool and track and gym space.

2004, Mount Vernon City Council created a community center group. They conducted a comprehensive, community needs assessment which favored a shared facility with City/Cornell/School supported by membership fees and showed strong support for outsourcing operations of the facility.

July 2010, Mount Vernon City Council created a new community center committee to investigate the needs, wants and potential solutions related to a community center in Mount Vernon.

2011, voters approved 25% of local option sales tax (LOST) to be earmarked for a community center. The funding will begin to be available in 2014 and could be bonded against at that time.



# STAKEHOLDER SUPPORT

Mount Vernon Community Schools

- Land

- Funded programs using facility

Cornell College

- Land

- Operational support from student user fees

City of Mount Vernon

The Y

- Operation feasibility study

- Funding feasibility study (Fundraising)

Community of Mount Vernon

- LOST and other funding



# REQUESTS FROM STAKEHOLDERS

## Mount Vernon Community Schools

- Proximity (probably use busing for programs)

- Multi-purpose space

- Potential future expansion of early childhood program (bricks/mortar)

## Cornell College

- Proximity (walking distance from campus / adjacent to campus)

- Collegiate competitive pool (8 lanes, 25 meters)

## City of Mount Vernon

- Multipurpose space

- Relocation of department(s)

## The Y

- Participation in funding study and facility management

## Community – (next page)



# FACILITY RECOMMENDATIONS

- Indoor fitness center (cardio, weights)
- Multi functional space (flexible, configurable) for classes and meetings
- Minimum 1/8 mile indoor running / walking facility
- 2 Full size courts for recreation and competition
- Competitive swimming facility - minimum six 25 yard lanes; 9-3 ½ ft depth
- Separate pool play space with zero grade entry
- Locker space
- Administrative area
- Access to parking
- Other areas to be defined by stakeholders
- Growth areas; outdoor fields and recreation spaces; senior dining, classrooms

Facility will be available year round to all ages

# SITE PREFERENCE

- Minimum size of property would be 4 acres (building, parking)
  - Expand to > 10 acres to allow for expansion, ball fields
- Optimal location would be within close walking distance of Cornell College and Mount Vernon Community Schools
- Proposed locations (see next chart)





Base Map Rural Zoning 2011 Imagery

Mapping

Search



<i>address</i>
address
<i>gpn</i>
gpn
<i>volume/page</i>
volume/page
<i>subdivision</i>
subdivision
<i>plss section</i>
plss section

Committee and Stakeholder Preferred Site

10 Acres +/- . Includes both College and Comm School Land. Boundaries Adjusted Dependent on Solution.

### Map Tool Options

The current cursor mode is set to 'Measure'. Clicking on the map will add a point to the distance being measured and place a marker. If the cursor is held in place over the marker, it will give the distances..

# HOW: TIMELINE

Developed with earliest possible dates based on LOST funding receipt

Critical Path items needed to meet earliest possible date:

Site Selection: Building design dependent on the attributes of the location

Building Design: Define programs met by existing vs new facilities

Operations: Feasibility study partner and selection of operation partner

Funding: Bonding (city), local fundraising, grants, outside users

Timeline posted separately



# HOW: FINANCING

## Wellness Center

### Source of Funds

	\$ in K	
2014 Mount Vernon LOST	1,500	} 2,400 City future revenue that could be bonded against as early as Fall 2014
Incremental LOST if CR passes	500	
Existing LOST money	400	
Vision Iowa CAT grant and/or other grant sources	2,000	
Private fundraising	1,700	
Land Donation	400	
<b>Total Project</b>	<b>6,500</b>	

Project scope and schedule will be adjusted to level of funding

Private Fundraising will increase to \$2.5 m if LOST funding does not materialize

# WHAT IS NEEDED FROM THE COUNCIL

- Site determination and potential land acquisition
- Finalize attributes / features of the facility
- Decision on partner for funding feasibility study
- Decision on partner for operational study

Questions or Comments please email  
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