

MINUTES
MOUNT VERNON CITY COUNCIL
AUGUST 28, 2014

The Mount Vernon City Council met August 28, 2014 at Mount Vernon City Hall Council Chambers with the following members present: Roudabush, Taylor, Thompson, and Niemi. Absent: Hampton. Also present were Deb Herrmann and Ed Sauter.

1. Call to Order. At 6:30 p.m. Mayor James Moore called the meeting to order.
2. Approval of Agenda. Niemi motioned to approve the Agenda, seconded by Thompson. Carried all. Absent: Hampton.
3. Roundtable with stakeholders of proposed Community Wellness Center to discuss operations and maintenance feasibility final report prepared by Ballard King and Associates. Council person Niemi gave a power point presentation which can be viewed in its entirety at www.billniemi.org. Niemi stated that Ballard King spent 23 pages of a 100 page report using demographics data for justifying the wellness center. When Niemi said that he hoped to get an answer on whether or not the public school system will have some cash to join this project Superintendent Dr. Gary O'Malley stated that the school board "has never stated priorities to be these things and, in fact, the Board is considering whether or not these will be priorities. The money that they have is approximately \$16 million that they can bond but right now they have never really had a formal discussion about what our plans are". Niemi said that he has sent a copy of the study to Bob Carlson (YMCA) and asked for comments. Niemi summarized his presentation with these points; 1) Demographic information is not a valid predictor of the financial performance of a sports club. 2) As proposed, there would be people who are taxed to pay for the sports club who cannot afford to join it. 3) The budget of the sports club would add more than 50% on to the total City budget. 4) It is quite possible that the predicted financial performance of the wellness center will be significantly worse than stated in the report based on past predictions and performance of comparable facilities that are in the report. 5) Public sports clubs with pools tend to lose a lot of money. 6) The City cannot be a stake holder in this project until FY18 or FY19. 7) It is unclear at this time if there are any other stakeholders. 8) The proposed facility will lose between \$300,000.00 and \$500,000.00 per year long into the future. 9) Operating the wellness center at a loss will cause a significant and permanent property tax increase. Deb Herrmann, member of the Community Center Committee commented that the report as presented was on operational and not construction costs and were the consultant's opinion based on demographical data. Ed Sauter, also a member of the Community Center Committee stated the construction costs could be adjusted based on design with different components could be phased in, and the project would require funding from outside sources other than the city. Mayor Moore asked if the schools had any interest in this project. Dr. Jonathon Brand, President of Cornell College, said that during the last year they went through their own facilities master planning process so that they could figure out where they would put facilities on campus and in what order optimally as they continue to grow. It was determined that the first facility that needs attention is the Science Center which

could consume 5-7 years “of their energy”. The next major project to follow will be the athletic facilities and it is during that period they would begin to contemplate this project. Dr. Brand continued saying to his way of thinking it does not make any sense for Mount Vernon to have more than one indoor swimming pool. If in 6-7 years from now if Cornell is actively pursuing a swimming pool they would come to the school district and the City and say they are building it, “it’s here for you to use”. If the City comes to Cornell and says they are moving forward with this project Dr. Brand said he would go to his Board and say “we’re going to hold off on the pool right now and we’re going to throw our energy towards the City’s project; it’s a sequencing issue”. Dr. O’Malley said he believes the school board would welcome, from the City Council, “any kind of recommendations for partnerships on any kind of projects but they’re not comfortable dictating to the City Council what you should do anymore then they would suggest you dictate to us what we should do or Cornell”. The School Board has not talked about this project, nor will they until the City Council brings them something; the consensus of the Council. Beimer said using LOST for the next twenty years at \$125,000.00 per year equals \$2.5 million but it’s “not a given”, as the voters still have to vote on a bond issue and with approximately \$4 million left on the construction costs that the City could not take on. This does not include yearly operational costs. Currently the City has \$2.3 million in bonding capacity which is about \$200,000.00 less than the desired 20% reserve. All those present agreed that partnership is what’s going to make this happen. Deb Hermann recommended as a second point of reference, the YMCA will not move forward as a partner if they have not had their own study and that this be pursued. It was the consensus of the Council that the next step is to contact Bob Carlson (YMCA) to assess the project.

As there was no further business to attend to the meeting adjourned, the time being 7:55 p.m., August 28, 2014.

Respectfully submitted,
Sue Ripke
City Clerk

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Michael R. Beimer
City Administrator

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City Administrator

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City Administrator

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could consume 5-7 years “of their energy”. The next major project to follow will be the athletic facilities and it is during that period they would begin to contemplate this project. Dr. Brand continued saying to his way of thinking it does not make any sense for Mount Vernon to have more than one indoor swimming pool. If in 6-7 years from now if Cornell is actively pursuing a swimming pool they would come to the school district and the City and say they are building it, “it’s here for you to use”. If the City comes to Cornell and says they are moving forward with this project Dr. Brand said he would go to his Board and say “we’re going to hold off on the pool right now and we’re going to throw our energy towards the City’s project; it’s a sequencing issue”. Dr. O’Malley said he believes the school board would welcome, from the City Council, “any kind of recommendations for partnerships on any kind of projects but they’re not comfortable dictating to the City Council what you should do anymore then they would suggest you dictate to us what we should do or Cornell”. The School Board has not talked about this project, nor will they until the City Council brings them something; the consensus of the Council. Beimer said using LOST for the next twenty years at \$125,000.00 per year equals \$2.5 million but it’s “not a given”, as the voters still have to vote on a bond issue and with approximately \$4 million left on the construction costs that the City could not take on. This does not include yearly operational costs. Currently the City has \$2.3 million in bonding capacity which is about \$200,000.00 less than the desired 20% reserve. All those present agreed that partnership is what’s going to make this happen. Deb Hermann recommended as a second point of reference, the YMCA will not move forward as a partner if they have not had their own study and that this be pursued. It was the consensus of the Council that the next step is to contact Bob Carlson (YMCA) to assess the project.

As there was no further business to attend to the meeting adjourned, the time being 7:55 p.m., August 28, 2014.

Respectfully submitted,
Sue Ripke
City Clerk

Reviewed and approved,
Michael R. Beimer
City Administrator

MINUTES
MOUNT VERNON CITY COUNCIL
AUGUST 28, 2014

The Mount Vernon City Council met August 28, 2014 at Mount Vernon City Hall Council Chambers with the following members present: Roudabush, Taylor, Thompson, and Niemi. Absent: Hampton. Also present were Deb Herrmann and Ed Sauter.

1. Call to Order. At 6:30 p.m. Mayor James Moore called the meeting to order.
2. Approval of Agenda. Niemi motioned to approve the Agenda, seconded by Thompson. Carried all. Absent: Hampton.
3. Roundtable with stakeholders of proposed Community Wellness Center to discuss operations and maintenance feasibility final report prepared by Ballard King and Associates. Council person Niemi gave a power point presentation which can be viewed in its entirety at www.billniemi.org. Niemi stated that Ballard King spent 23 pages of a 100 page report using demographics data for justifying the wellness center. When Niemi said that he hoped to get an answer on whether or not the public school system will have some cash to join this project Superintendent Dr. Gary O'Malley stated that the school board "has never stated priorities to be these things and, in fact, the Board is considering whether or not these will be priorities. The money that they have is approximately \$16 million that they can bond but right now they have never really had a formal discussion about what our plans are". Niemi said that he has sent a copy of the study to Bob Carlson (YMCA) and asked for comments. Niemi summarized his presentation with these points; 1) Demographic information is not a valid predictor of the financial performance of a sports club. 2) As proposed, there would be people who are taxed to pay for the sports club who cannot afford to join it. 3) The budget of the sports club would add more than 50% on to the total City budget. 4) It is quite possible that the predicted financial performance of the wellness center will be significantly worse than stated in the report based on past predictions and performance of comparable facilities that are in the report. 5) Public sports clubs with pools tend to lose a lot of money. 6) The City cannot be a stake holder in this project until FY18 or FY19. 7) It is unclear at this time if there are any other stakeholders. 8) The proposed facility will lose between \$300,000.00 and \$500,000.00 per year long into the future. 9) Operating the wellness center at a loss will cause a significant and permanent property tax increase. Deb Herrmann, member of the Community Center Committee commented that the report as presented was on operational and not construction costs and were the consultant's opinion based on demographical data. Ed Sauter, also a member of the Community Center Committee stated the construction costs could be adjusted based on design with different components could be phased in, and the project would require funding from outside sources other than the city. Mayor Moore asked if the schools had any interest in this project. Dr. Jonathon Brand, President of Cornell College, said that during the last year they went through their own facilities master planning process so that they could figure out where they would put facilities on campus and in what order optimally as they continue to grow. It was determined that the first facility that needs attention is the Science Center which

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