



Public Facilities Study

NEWSLETTER

April 22 Open House on Study Group's Final Facilities Recommendation

An Open House will be held at the City Hall/Community Center on Tuesday, April 22, from 5:30-7:30 p.m., for the public to view and provide comments on the Public Facilities Study Group's final recommendation to the City Council on how to meet Fire and Public Works facility needs.

At its March 25 meeting, the Study Group approved an Interim Report making the following recommendations:

PUBLIC WORKS FACILITY — The Study Group has determined that in order to provide essential services both now and in the future, the Public Works facility should be expanded and remodeled at the current site. Initial estimates are that the facility would have 6,000 square feet of remodeled space and 30,000 square feet of new construction.

FIRE STATION — The Study Group has determined that in order to provide essential services both now and in the future, a new Fire Station is needed. The Study Group determined that because of the age and inadequacy of the facility, that remodeling and expanding the current Fire Station would not be a good investment. Initial estimates are that a new Fire Station would be about a 16,000 square foot facility. The City has determined that there is a higher and better use for the current Fire Station site and there are better locations for response time. After studying various sites, the Study Group is recommending the Fire Station be located at 3501/3505 Silver Lake Road.

ESTIMATED TOTAL PROJECT COST RANGE — The initial estimates of total project costs for a remodeled and expanded Public Works facility and a new Fire Station are \$6-7 million. That compares with a proposal several years ago for a Public Works facility only at cost of \$5.5 million. The Study Group determined that the investment in the two facilities would not only meet current Fire and Public Works needs, but would serve the City for the next 50 years.

FUNDING MECHANISM — Because both of these facilities are required in order to provide essential levels of service, the

Study Group is recommending they be funded by lease revenue bonds. Lease revenue bonds do not require voter approval. Many cities use revenue bonds to provide buildings and infrastructure for essential services such as buildings for Fire, Police, City Administration, and infrastructure for sewers, water, streets, and storm sewer systems.

"It's important that everyone turn out to the final Open House and give us their feedback," said Paul Archambault, Study Group Chair. "We will have one more meeting after the Open House to consider the public's feedback before making our final recommendation to the City Council on May 13."

"Our committee has spent seven months working with the project consultants, identifying the need, examining all the options and developing criteria to narrow the options," he said. "We have gone through a thorough and comprehensive study to come to our final recommendations and have gotten feedback from hundreds of residents thus far, both informally and at our other two open houses. We hope everyone will come out one final time and let us know how they feel about these recommendations."

Annual Estimated Cost Impacts Using Lease Revenue Bonds

The following are the estimated annual cost impacts on assessed values of St. Anthony residential and business property for a new Fire Station and an expanded and remodeled Public Works Facility costing about \$6-7 million and funded by lease revenue bonds.

Assessed Value of St. Anthony Property	Tax Impact for Fire and Public Works Facilities - \$6 Million	Tax Impact for Fire and Public Works Facilities - \$7 Million
\$100,000 home	\$102 per year	\$119 per year
\$200,000 home	\$204 per year	\$238 per year
\$300,000 home	\$306 per year	\$357 per year
\$400,000 home	\$408 per year	\$476 per year
\$500,000 business	\$945 per year	\$1101 per year
\$1 million business	\$1966 per year	\$2292 per year

PROJECT SCHEDULE

Final Recommendations Open House
Tuesday, April 22, 5:30-7:30 p.m.

Final Public Facilities Study Group Meeting
Tuesday, May 6, 7 p.m.

Recommendation to City Council
Tuesday, May 13, 7 p.m.

Public Works and Fire Facilities Chronology

- 1955** Current Fire Station built as a City Hall/Public Works Facility.
- Early 1960s** Public Works building constructed.
- 1972** Fire Department moves into former City Hall/Public Works Facility.
- 2001** Engineering Firm recommends new Public Works Facility be built for \$5.5 million. City abandons the plan because of need for broader public input.
- June 2002** City Council creates a citizen study group to come up with options to meet needs of Public Works and Fire Departments.
- Summer 2002** City advertises new Public Facilities Study Group and accepts all volunteers willing to serve on it.
- Sept. 2002** Public Facilities Study Group holds kick off meeting, and meets once to twice per month thereafter.
- Dec. 2002** Public Facilities Study Group holds Open House on space needs assessment for Fire and Public Works Departments and facility goals.
- Feb. 2002** Public Facilities Study Group holds Open House on facility and financing options group it is considering and selection criteria developed.
- April 8, 2003** Public Facilities Group provides Interim Report to the City Council for renovated and expanded Public Works Facility and new Fire Station for an estimated total of \$6-7 million.
- April 22, 2003** Public Facilities Study Group holds final Open House on recommended solution for Fire and Public Works facility needs and cost impacts.
- May 6, 2003** Public Facilities Study Group holds final meeting to consider public input, finalize its recommendation to be made to the City Council.
- May 13, 2003** Public Facilities Study Group makes final recommendation to St. Anthony City Council.

PUBLIC FACILITIES STUDY & Questions & Answers

Q. What criteria did the Public Facilities Study Group use to determine their recommendations for Fire and Public Works?

A. The Public Facilities Study Group used the following criteria to evaluate the options studied to meet the needs of Fire and Public Works:

- 1) Land acquisition cost
- 2) Development cost
- 3) Building construction
- 4) Remodel versus new construction
- 5) Useful life
- 6) Maintenance cost
- 7) Best land use
- 8) Neighborhood compatibility, e.g. screening/traffic issues
- 9) Community issues and concerns
- 10) Emergency response time
- 11) Cost impacts to residents

Q. Why didn't they decide to do a joint facility for Fire and Public Works?

A. The study group did examine the option of a joint Fire and Public Works facility. However, the option was not carried forward because of serious site access problems and the difficulty of finding an available site large enough to accommodate a combined facility.

Q. Why not just remodel the Fire Station?

A. The Fire Station was built in 1955 as the City Hall/Public Works Facility and is functionally obsolete. The Study Group determined that because of the age and condition of the building and its inadequacy to meet today's fire needs, it would be a poor investment for the City to try to expand, renovate and remodel it. Although a portion of the Public Works building will be able to be salvaged and that building expanded, the best investment to meet Fire Department needs well into the future is a new Fire Station.

Q. Why does the new Fire Station building have to be at a different location?

A. The City believes there is a higher and better use for the property that is the current site of the Fire Station. The City is reviewing redevelopment opportunities for the site, that could bring a family restaurant to the community and improve the Kenzie Terrace site as a gateway into the community. In addition, the Study Group believes there are better location opportunities for the Fire Station than the current site.

Q. Why are they recommending to remodel a portion of the existing Public Works building?

A. Although the Public Works facility was built about 40 years ago in the early 1960s and the department has grown and changed in that time, the low temperature vehicle storage portion of the building can be remodeled

and continue to be used. As a result, it will be more economical to remodel and expand, utilizing some of the existing structure, than to raze the building and build totally new.

Q. Why do we need to do anything at all?

A. The current Fire Station and Public Works Facility were not designed for the types of service and levels of service they are currently providing. They are each 40 to 50 years old and have numerous design and structural deficiencies that need to be addressed that impact the safety of employees. These deficiencies also impact departments' ability to provide services as efficiently as possible. The City needs to provide functional, safe facilities for Fire and Public Works that will enable those departments to provide quality service now through the next 50 years.

Q. Why is the Public Facilities Study Group recommending lease revenue bonds instead of General Obligation bonds?

A. Because both of these facilities are required in order to provide essential levels of service, the Study Group is recommending they be funded by lease revenue bonds. Many cities use revenue bonds, that do not require voter approval, to provide buildings and infrastructure for essential services such as buildings for Fire, Police, City Administration, and infrastructure for sewers, water, streets, and storm sewer systems. Typically, voter approval is sought for facilities such as community centers and recreational facilities that are not connected to essential services. Additionally, by moving forward now, there is an opportunity to take advantage of a favorable financial climate. In addition, construction bids for similar projects around the metro area are currently running 10 to 20 percent below normal. The City of Hopkins just saved \$500,000 on a construction bid for \$3.2 million Public Works facility that came in at \$2.7 million – a savings of nearly 16 percent.

Q. Has the City considered combining or sharing services with other communities in order to avoid these facilities?

A. Yes, the City Council does review the potential for sharing of services from time to time. The Council also recognizes that they have the responsibility to determine not only the level of services but also how those services are delivered to residents. Currently, the Council has made a determination based on feedback from residents and the most recent City survey that residents are satisfied with the level and types of services provided by the City. As a result, the City needs to determine how to provide the necessary facilities to provide those services in a safe and efficient manner.

Q. Does the fact that the Study Group has recommended this solution mean the City Council will approve it?

A. No. The City Council will receive the recommendation on May 13. Finally, it will be up to the City Council to determine what the best decision is for the Fire and Public Works facilities.

**For more information about the
Open House or the Public Facilities Study Group,
call City Hall at 612-789-8881.**



St. Anthony Fire Department Facility



St. Anthony Public Works Department Facility

The Fire Station and Public Works Department facilities should be facilities that:

- Provide for the proper storage and maintenance of Department vehicles and equipment.
- Provide adequate space and technology to train today's staff.
- Continue to provide enhanced and more efficient services to the community to meet residents' expectations.
- Provide a modern and efficient operational base for the departments.
- Are designed to accommodate future needs including future community redevelopment.
- Enable the City to provide a high level of service to residents.
- Provide a safe and modern working environment for employees.
- Enable the City to retain and attract top employees.
- Are affordable and are a good investment for the community.

Public Works and Fire Facilities Needs

The Public Works Department

- The size of the staff has grown from three in 1960 to 15 in 2002, resulting in inadequate meeting space, office space, storage space, and restrooms.
- The building space cannot accommodate today's complex training requirements such as:
 - safe operation of vehicles and equipment,
 - traffic safety and driver safety,
 - tree trimming,
 - handling of chemicals,
 - confined space entry,
 - State and Federal mandated training.
- There is no area for cleanup and decontamination of employees.
- Air quality is a serious problem because the building doesn't have the proper exhaust removal.
- The inadequacy of the facility is impacting the Department's ability to recruit and retain high-quality employees.
- The building lacks adequate restroom facilities to accommodate both men and women in the workplace.
- Limited space for parking equipment and vehicles in the shop causes safety concerns for staff and forces vehicles to be moved each time a piece of equipment must be used.
- Today more equipment and equipment of a larger physical size is required to accomplish the department's increased responsibilities. The building cannot adequately accommodate the equipment – some equipment is stored outdoors shortening its useful life and the entry doors are too small to allow working space around the equipment.
- Federal environmental standards will require a covered salt storage facility. Currently the building cannot accommodate it.

The St. Anthony Fire Department

- Fire and rescue vehicles are parked too closely together because of a lack of space, resulting in safety concerns for staff when vehicles must be moved out quickly.
- There is inadequate space for training and meetings. The existing space cannot accommodate the entire staff and cannot meet the technology needs for training today's firefighters.
- There is no space for decontamination of equipment and staff, causing safety and health concerns for staff.
- Electrical, heating and cooling, plumbing systems are in need of upgrading and repair, and the building is not handicapped accessible.
- There is a lack of office space, storage space, kitchen, and recreational space.
- There are structural concerns including the need for roof repair, exterior wall repair, and interior living wall repair.
- The inadequacy of the facility is impacting the Department's ability to recruit and retain quality firefighters.
- The current facility is not designed to adequately provide for living quarters – including sleeping quarters – for full time firefighters.
- Fire Department vehicles and equipment are split between two different sites, creating inefficiencies in operation.
- The current facility is not designed to provide comparable restroom and living facilities for male and female workers.
- The physical size of the Fire Department's equipment has increased over the years due to changes in technology, services offered, and the equipment carried onboard. The vehicle storage area ceiling is too low for standard equipment available today.

Come to the Public Facilities Open House on Tuesday, April 22, from 5:30-7:30 p.m. at the City Hall/Community Center, to learn more about the Study Group's recommendations on how to meet Fire and Public Works facility needs.

RESIDENTIAL POSTAL CUSTOMER
* * * * * E C R W S S * * * * *

www.ci.saint-anthony.mn.us
612-789-8881
St. Anthony, MN 55418
3301 Silver Lake Road



PRSR.T. STD.
U.S. Postage
PAID
Minneapolis, MN
Permit No. 2704