



A **LEGENCE** Company

City of Mendota Heights Municipal Campus

City Council Work Session
1101 Victoria Curve, Mendota Heights, MN 55118

November 5, 2025



Agenda

Where We are at in the Process

- Approach
- Timeline

Recap of Open House / Comments

- Takeaways / Data

Review Potential Scenarios

- Space Needs Summary

Financial Review

- Cost of Delay
- Levy & Tax Impact

Q&A

Agenda



Strategic Approach and Support throughout all Phases of the Process

The “three-legged stool” approach to city council decision-making requires every decision to be made based on a balance of need, financial, and political merit.

Our team will work with you to create a plan that considers and balances all of these elements:

- **Need:**

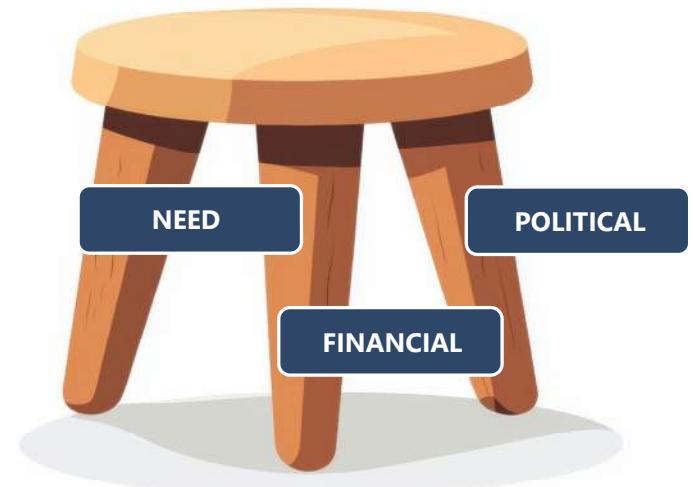
- Create facility solutions that directly align spaces to efficiently provide essential services to the community
- Design flexible, equitable, and safe working environments.
- Incorporate input from city hall and police staff.

- **Political:**

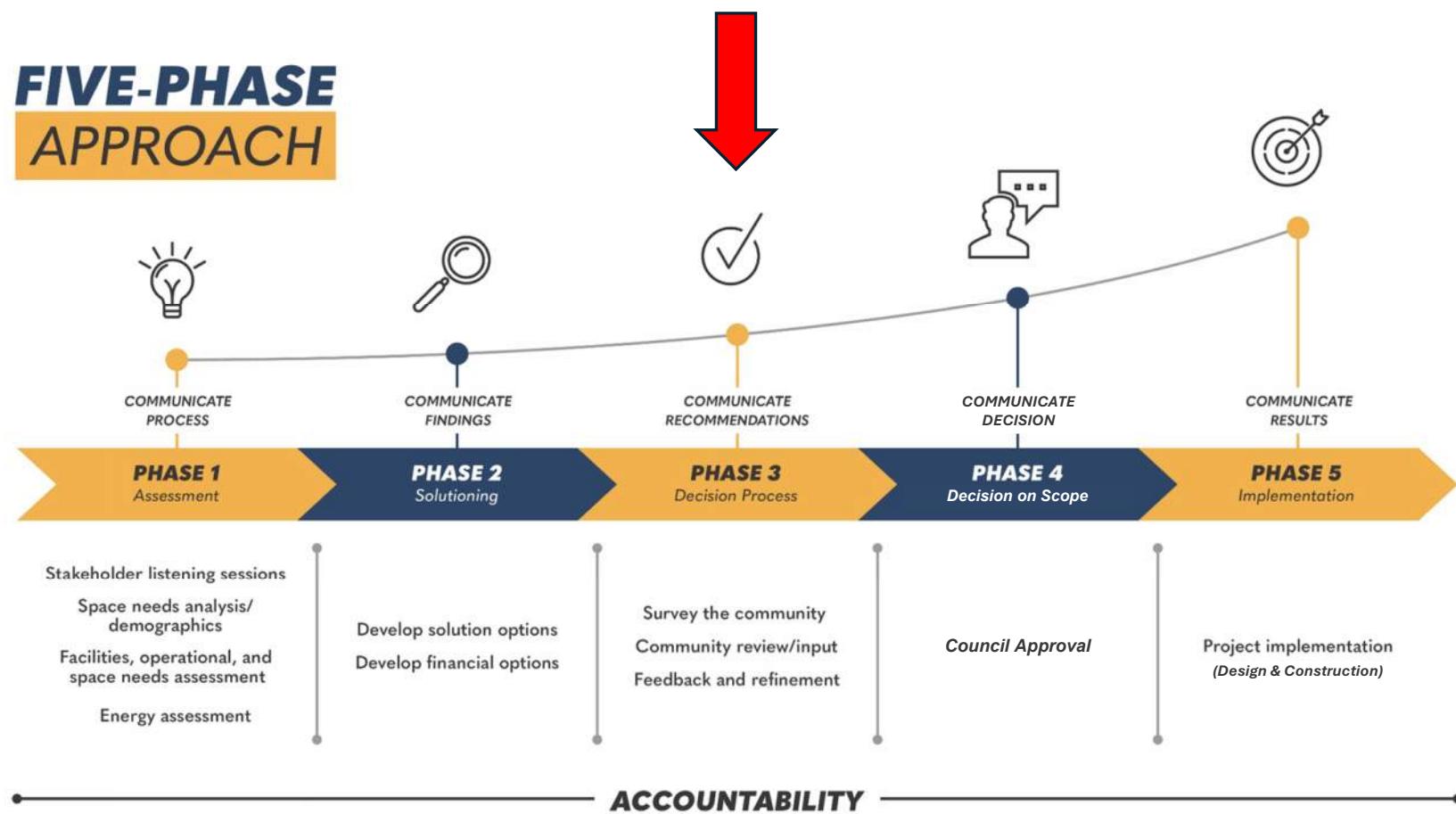
- Foster community trust through transparent, ongoing communication.
- Engage stakeholders early and often – and listen to public sentiment.
- Build a strong, urgent case for facility needs.
- Address opposition with empathy and facts.

- **Financial:**

- Provide fiscally responsible, data-driven solutions with clear ROI.
- Develop financial solutions that are sensitive to city tax-payers.



Support Throughout the Process



Open House

WELCOME TO THE MUNICIPAL CAMPUS OPEN HOUSE



**[MendotaHeightsMN.gov/
MunicipalCampus](http://MendotaHeightsMN.gov/MunicipalCampus)**

Open House - Takeaways

Facility Needs & Conditions:

Police Department

- Overwhelming feedback that the current police facilities are inadequate – lacking space, privacy, security (e.g. current windows), and proper interview rooms for victims.

*City Hall:

- Mixed feedback – some comments stating the facility is sufficient, others cite outdated bathrooms, accessibility, lack of storage, and need for community meeting space.

General Building Issues:

- Mixed feedback – some comments stating the facility is sufficient, others cite outdated bathrooms, accessibility, lack of storage, and need for community meeting space.

Common Phrases & Keywords:

- “Outdated,” “cramped,” “inadequate” – frequently used to describe current facilities.
- “Privacy,” “security,” “bulletproof,” “locker rooms” – common in police-related feedback.
- “Tax,” “cost,” “affordability” – often mentioned in cost-related concerns.
- “Community center,” “meeting space,” “kid-friendly” – appeared in requests for public use areas.

*** Note: The public was not toured through City Hall so most comments are limited to public spaces only**

Open House - Takeaways

1. Suggestions for Alternative Approach

- Ideas included:
 - **Separating the police department** to another site (e.g. near the water tower)
 - **Leasing space to private businesses** (e.g., Starbucks or a bank) to offset cost
 - **Using vacant commercial buildings** or **adding on to the existing structures**

2. Appreciation for the Event

- Many attendees praised the **open house format, building tours, and staff presentations**
- Some asked for **follow-up engagement and more detailed plans**

Open House - Takeaways

Overall Statistics:

Total feedback cards received: 60+

- **Cards with written feedback: ~ 55**
- **Cards with email addresses provided: ~ 40**
- **Cards requesting follow-up communications: ~ 10 (explicitly)**

<u>Theme</u>	<u>Mentions</u>	<u>% of Total Cards</u>
 Support for Improvements	42	~70%
 Police Department Needs	35	~58%
 Concerns About Cost	18	~30%
 Community Space Requests	12	~20%
 Alternative Approaches	10	~17%
 Appreciation for Event	15	~25%

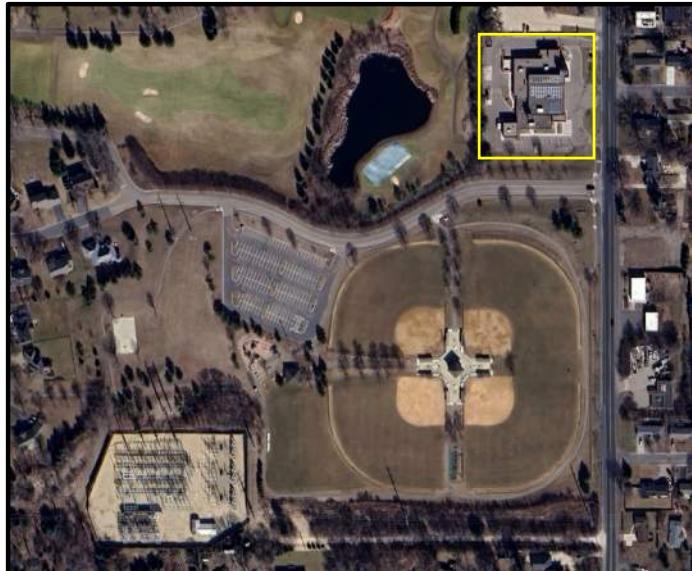
Staffing Discussion



Review of Potential Scenarios



Fire Station Site



Pros:

- Fire & Police could share resources as part of a bigger Public Safety Center

Challenges/Cons:

- No available adjacent property to accommodate additional building and parking needs
 - In order to accommodate a larger building site, the Mendakota Drive road would need to be re-routed and two (2) ballfields would be lost in the park.
- Pulls Police Station further off of Hwy. 62

Public Works / Water Tower Site



Pros:

- City already owns property

Challenges/Cons:

- Limited areas on site that can be built on, doesn't provide enough space for a building with the additional parking needed.

Bourn Site



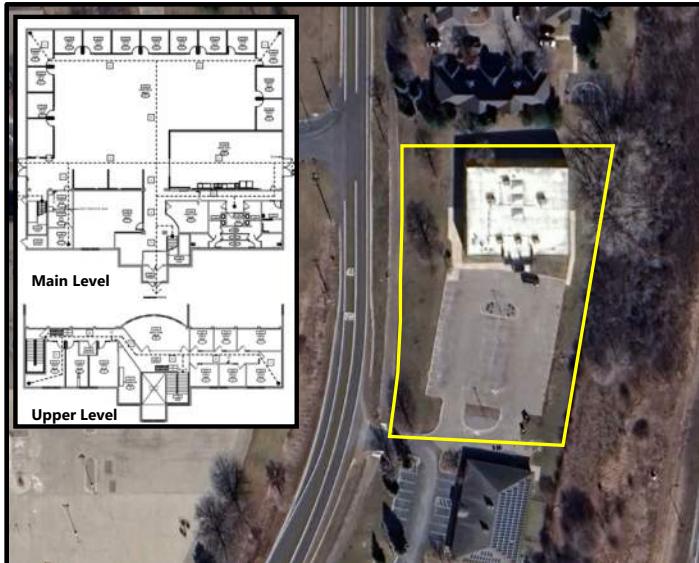
Pros:

- City already owns property

Challenges/Cons:

- Pushes City Hall and Police Station further south close to the southern boundary of Mendota Heights on a site that has some potential access challenges.

Summit Fire Building for City Hall & New Police Station



Pros:

- Existing structure is flexible – “box”

Challenges/Cons:

- Site is much smaller than the current municipal campus
 - Summit Bldg. = 1.55 Acres
 - Municipal Campus = 4.74 Acres
- Slightly undersized to house City Hall
 - Summit Bldg. = 13,975 SF
 - City Hall (Today's Need) = 15,341 SF
 - City Hall (Growth) = 17,139 SF
- Not large enough to house both City Hall and Police – Separate Sites
 - Not an ideal location for Police response times
- Current configuration posing challenges and would require modifications to current layout
- Facility is not accessible (requires an elevator)
- Takes commercial property off the tax roles
- Site and facility wasn't originally designed and built for the uses being considered

Budget Estimate

Renovation for City Hall (Placeholder)	\$ 1,187,900
Accessibility Upgrades (Elevator)	\$ 300,000
New Police Station Construction	\$ 10,581,000
Facility Hardening Features (Bldg./Site)	\$ 250,000
Furniture, Fixtures & Equipment (FFE)	\$ 765,000
Technology (Screens/Wake-Up Syst.)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Site Costs (Placeholder)	\$ 2,250,000
Demolition of Existing Facility	\$ 298,500

Subtotal Estimated Const. Cost: \$ 16,007,400

Professional Services (Design/Mgmt.)	\$ 3,417,300
Fees, Permits, Testing, etc.	\$ 639,000
Land Costs	\$ 2,300,000
Contingency (8% - Design & Constr.)	\$ 1,288,600

Total Estimated Soft Costs: \$ 7,644,900

Total Estimated Project Costs: \$ 23,652,300

90.2% Cost of Immediate Needs Option

70.6% Cost of “Dig Once” - Future Proof Option

Renovate City Hall & Police w/ Building Additions



Pros:

- City already owns the property
- The public already identifies this site as a civic campus
- Good location for police response times

Challenges/Cons:

- Relocating staff to a temporary alternate location when the facility is under construction; additional costs (and security concerns for PD) associated with that
- Still have (2) separate parking lots and (2) separate entry/exits
- Certain areas/components of the City Hall portion would remain residential-grade
- No drive-through road for PD and squad cars, a security risk

Budget Estimate

Renovation of Existing City Hall	\$ 3,980,000
Addition to City Hall	\$ 1,050,000
Addition to City Hall for Police	\$ 6,930,000
Facility Hardening Features (Bldg./Site)	\$ 250,000
Furniture, Fixtures & Equipment (FFE)	\$ 765,000
Technology (Screens/Wake-Up Syst.)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Modifications to Solar Array (If Needed)	\$ 100,000
Site Costs (Placeholder)	\$ 1,425,000

Subtotal Estimated Const. Cost: \$ 14,875,000

Professional Services (Design/Mgmt.)	\$ 3,401,300
Fees, Permits, Testing, etc.	\$ 486,600
Land Costs	\$ 0
Contingency (8% - Design & Constr.)	\$ 1,599,100

Total Estimated Soft Costs: \$ 5,487,000

Total Estimated Project Costs: \$ 20,361,900

77.7% Cost of Immediate Needs Option

60.8% Cost of "Dig Once" - Future Proof Option

New Police Facility & Renovate City Hall



Pros:

- City already owns the property
- The public already identifies this site as a civic campus
- Good location for police response times

Challenges/Cons:

- Loss of baseball field
- Relocating staff to a temporary, alternate location when City Hall construction is underway; additional financial costs associated with temporarily relocating
- 2 separate buildings

Budget Estimate

Renovation of Existing City Hall	\$ 3,980,000
New Police Station Construction	\$ 10,580,600
Facility Hardening Features (Bldg./Site)	\$ 250,000
Furniture, Fixtures & Equipment (FFE)	\$ 765,000
Technology (Screens/Wake-Up Syst.)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Modifications to Solar Array (If Needed)	\$ 100,000
Site Costs (Placeholder)	\$ 1,775,000

Subtotal Estimated Const. Cost: \$ 17,825,600

Professional Services (Design/Mgmt.)	\$ 3,949,500
Fees, Permits, Testing, etc.	\$ 674,000
Land Costs	\$ 0
Contingency (8% - Design & Constr.)	\$ 1,599,100

Total Estimated Soft Costs: \$ 6,222,600

Total Estimated Project Costs: \$ 24,048,200

91.7% Cost of Immediate Needs Option

71.8% Cost of "Dig Once" - Future Proof Option

New Police Facility & Renovate City Hall w/ Link



Pros:

- City already owns the property
- The public already identifies this site as a civic campus
- Good location for police response times

Challenges/Cons:

- Link to connect the two facilities
- Loss of baseball field
- City Hall and PD not in the same building
- Relocating staff to a temporary, alternate location when the City Hall facility is under construction; additional costs associated with that
- Certain areas/aspects of City Hall remain residential grade

Budget Estimate

Renovation of Existing City Hall	\$ 3,980,000
New Police Station Construction	\$ 10,580,600
Building Link	\$ 1,650,000
Facility Hardening Features (Bldg./Site)	\$ 250,000
Furniture, Fixtures & Equipment (FFE)	\$ 765,000
Technology (Screens/Wake-Up Syst.)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Modifications to Solar Array (If Needed)	\$ 100,000
Site Costs (Placeholder)	\$ 1,750,000

Subtotal Estimated Const. Cost: \$ 19,450,600

Professional Services (Design/Mgmt.)	\$ 3,927,400
Fees, Permits, Testing, etc.	\$ 673,921
Relocation & Rental Fees	\$?
Land Costs	\$ 0
Contingency (8% - Design & Constr.)	\$ 1,599,085

Total Estimated Soft Costs: \$ 6,222,438

Total Estimated Project Costs: \$ 26,210,998

91.7% Cost of Immediate Needs Option

71.8% Cost of "Dig Once" - Future Proof Option

New City Hall & Police Facility – Built for Immediate Need



Pros:

- City already owns the property
- The public already identifies this site as a civic campus
- Good location for police response times
- Immediate space needs included

Challenges/Cons:

- Loss of baseball field
- Some space needs still lacking

Budget Estimate

New City Hall Construction	\$ 5,545,800
New Police Station Construction	\$ 10,580,700
Facility Hardening Features (Bldg./Site)	\$ 250,000
Furniture, Fixtures & Equipment (FFE)	\$ 765,000
Technology (Screens)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Modifications to Solar Array (If Needed)	\$ 100,000
Site Costs (Placeholder)	\$ 2,250,000
Demolition of Existing Facility	\$ 298,500

Subtotal Estimated Const. Cost: \$ 19,988,500

Professional Services (Design/Mgmt.)	\$ 3,949,400
Fees, Permits, Testing, etc.	\$ 673,900
Land Costs	\$ 0
Contingency (8% - Design & Constr.)	\$ 1,599,100

Total Estimated Soft Costs: \$ 6,222,400

Total Estimated Project Costs: \$ 26,210,900

New City Hall & Police Facility – “Dig Once” Future Ready



Pros:

- City already owns the property
- The public already identifies this site as a civic campus
- Good location for police response times
- Meets all needs

Challenges/Cons:

- Loss of baseball field

Budget Estimate

New City Hall Construction	\$ 6,817,500
New Police Station Construction	\$ 14,589,100
Facility Hardening Features (Bldg./Site)	\$ 350,000
Furniture, Fixtures & Equipment (FFE)	\$ 1,075,000
Technology (Screens)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Modifications to Solar Array (If Needed)	\$ 100,000
Site Costs (Placeholder)	\$ 2,550,000
Demolition of Existing Facility	\$ 298,500

Subtotal Estimated Const. Cost: \$ 26,155,100

Professional Services (Design/Mgmt.)	\$ 4,801,400
Fees, Permits, Testing, etc.	\$ 840,800
Land Costs	\$ 0
Contingency (8% - Design & Constr.)	\$ 2,096,300

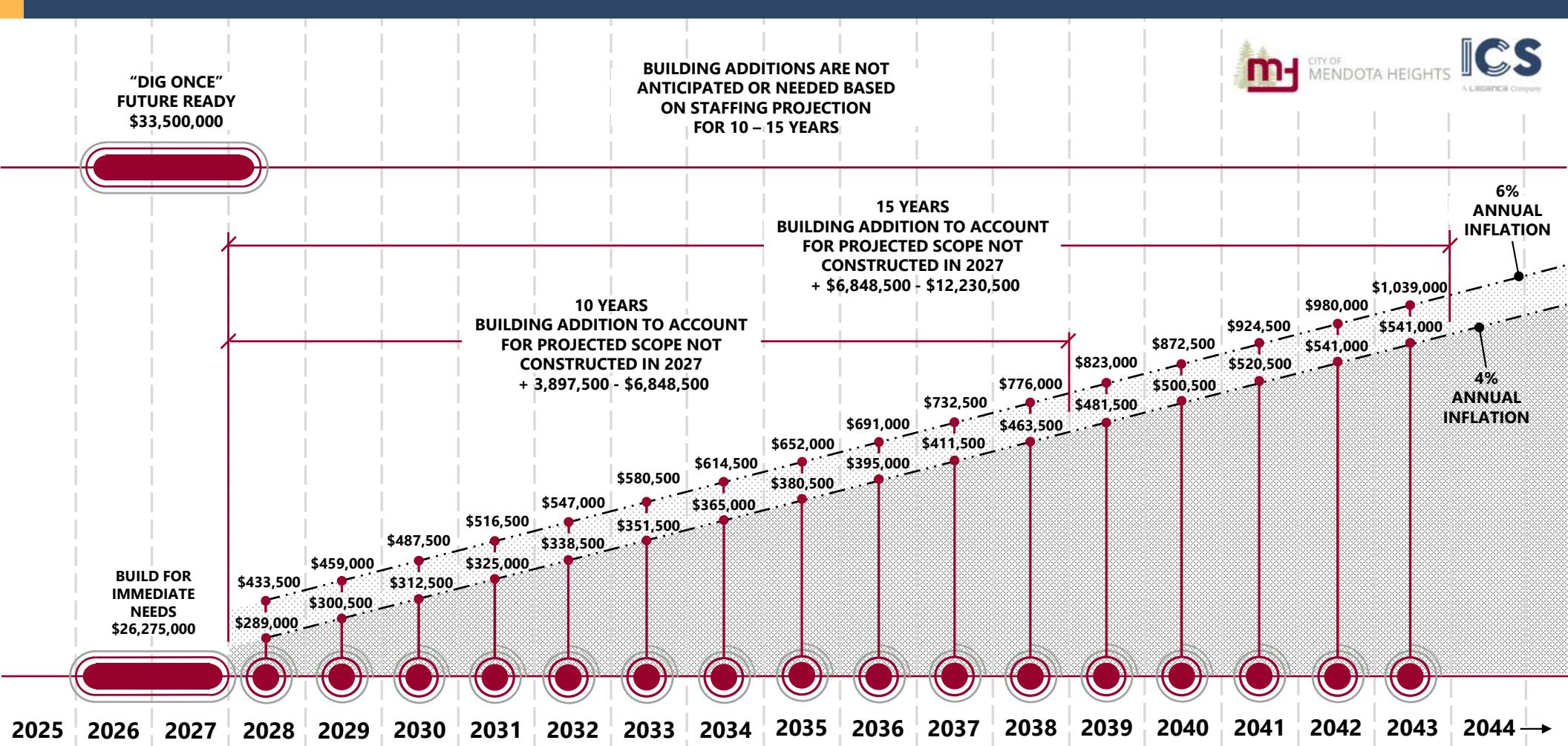
Total Estimated Soft Costs: \$ 7,738,500

Total Estimated Project Costs: \$ 33,893,600

Financial Review



COST OF "DIGGING ONCE" vs. BUILDING FOR IMMEDIATE NEED



Estimated Tax Impact



Information below was presented by Stacie Kvivilang, Senior Municipal Advisor, Ehlers on 10/22/25

- Bonding Options/Amounts 20 & 25 Year Financing
- Term: Not a large difference between options
- No impacts on AAA rating & No use of reserves

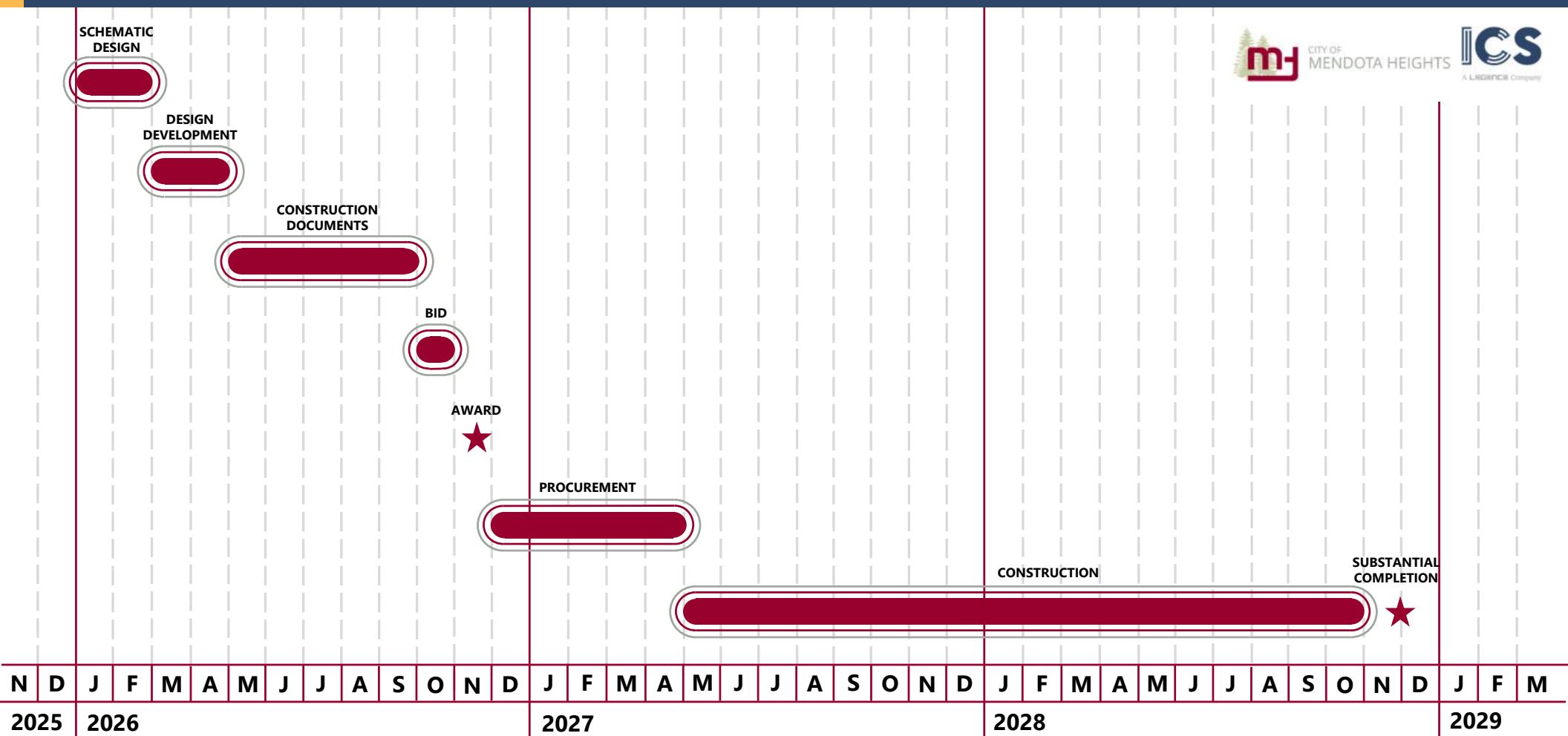
20 Year Bonds

\$15 Million						\$20 Million						\$25 Million						\$30 Million						\$35 Million					
Property Type	Taxable Market Value	Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day					
Residential	\$ 334,950	\$ 118.72	\$ 9.89	\$ 0.33		\$ 158.31	\$ 13.19	\$ 0.44		\$ 197.89	\$ 16.49	\$ 0.55		\$ 237.48	\$ 19.79	\$ 0.66		\$ 277.05	\$ 23.09	\$ 0.77		\$ 367.21	\$ 30.60	\$ 1.02					
	\$ 443,950	\$ 157.36	\$ 13.11	\$ 0.44		\$ 209.82	\$ 17.49	\$ 0.58		\$ 262.29	\$ 21.86	\$ 0.73		\$ 314.76	\$ 26.23	\$ 0.87		\$ 466.30	\$ 38.86	\$ 1.30		\$ 568.66	\$ 47.39	\$ 1.58					
	\$ 551,000	\$ 199.82	\$ 16.65	\$ 0.56		\$ 266.45	\$ 22.20	\$ 0.74		\$ 333.07	\$ 27.76	\$ 0.93		\$ 399.70	\$ 33.31	\$ 1.11		\$ 672.06	\$ 56.00	\$ 1.87		\$ 775.45	\$ 64.62	\$ 2.15					
	\$ 650,000	\$ 243.69	\$ 20.31	\$ 0.68		\$ 324.93	\$ 27.08	\$ 0.90		\$ 406.18	\$ 33.85	\$ 1.13		\$ 487.44	\$ 40.62	\$ 1.35		\$ 878.84	\$ 73.24	\$ 2.44		\$ 841.95	\$ 81.85	\$ 2.73					
	\$ 750,000	\$ 287.99	\$ 24.00	\$ 0.80		\$ 384.01	\$ 32.00	\$ 1.07		\$ 480.03	\$ 40.00	\$ 1.33		\$ 576.07	\$ 48.01	\$ 1.60		\$ 982.23	\$ 81.85	\$ 2.73		\$ 982.23	\$ 81.85	\$ 2.73					
	\$ 850,000	\$ 332.30	\$ 27.69	\$ 0.92		\$ 443.09	\$ 36.92	\$ 1.23		\$ 553.89	\$ 46.16	\$ 1.54		\$ 664.69	\$ 55.39	\$ 1.85		\$ 227.05	\$ 23.09	\$ 0.77		\$ 367.21	\$ 30.60	\$ 1.02					
	\$ 950,000	\$ 376.61	\$ 31.38	\$ 1.05		\$ 502.17	\$ 41.85	\$ 1.39		\$ 627.74	\$ 52.31	\$ 1.74		\$ 753.32	\$ 62.78	\$ 2.09		\$ 466.30	\$ 38.86	\$ 1.30		\$ 568.66	\$ 47.39	\$ 1.58					
	\$ 1,050,000	\$ 420.91	\$ 35.08	\$ 1.17		\$ 561.25	\$ 46.77	\$ 1.56		\$ 701.59	\$ 58.47	\$ 1.95		\$ 841.95	\$ 70.16	\$ 2.34		\$ 775.45	\$ 64.62	\$ 2.15		\$ 878.84	\$ 73.24	\$ 2.44					

25 Year Bonds

\$15 Million						\$20 Million						\$25 Million						\$30 Million						\$35 Million					
Property Type	Taxable Market Value	Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day		Proposed Annual Tax Increase*	Per Month	Per Day					
Residential	\$ 334,950	\$ 106.66	\$ 8.89	\$ 0.30		\$ 142.20	\$ 11.85	\$ 0.39		\$ 177.77	\$ 14.81	\$ 0.49		\$ 213.31	\$ 17.78	\$ 0.59		\$ 248.87	\$ 20.74	\$ 0.69		\$ 329.85	\$ 27.49	\$ 0.92					
	\$ 443,950	\$ 141.37	\$ 11.78	\$ 0.39		\$ 188.47	\$ 15.71	\$ 0.52		\$ 235.62	\$ 19.63	\$ 0.65		\$ 282.73	\$ 23.56	\$ 0.79		\$ 418.86	\$ 34.91	\$ 1.16		\$ 510.81	\$ 42.57	\$ 1.42					
	\$ 551,000	\$ 179.52	\$ 14.96	\$ 0.50		\$ 239.33	\$ 19.94	\$ 0.66		\$ 299.20	\$ 24.93	\$ 0.83		\$ 359.02	\$ 29.92	\$ 1.00		\$ 603.68	\$ 50.31	\$ 1.68		\$ 696.56	\$ 58.05	\$ 1.93					
	\$ 650,000	\$ 218.92	\$ 18.24	\$ 0.61		\$ 291.86	\$ 24.32	\$ 0.81		\$ 364.87	\$ 30.41	\$ 1.01		\$ 437.83	\$ 36.49	\$ 1.22		\$ 789.43	\$ 65.79	\$ 2.19		\$ 789.43	\$ 65.79	\$ 2.19					
	\$ 750,000	\$ 258.73	\$ 21.56	\$ 0.72		\$ 344.93	\$ 28.74	\$ 0.96		\$ 431.22	\$ 35.93	\$ 1.20		\$ 517.44	\$ 43.12	\$ 1.44		\$ 882.31	\$ 73.53	\$ 2.45		\$ 882.31	\$ 73.53	\$ 2.45					
	\$ 850,000	\$ 298.53	\$ 24.88	\$ 0.83		\$ 398.00	\$ 33.17	\$ 1.11		\$ 497.56	\$ 41.46	\$ 1.38		\$ 597.05	\$ 49.75	\$ 1.66		\$ 227.05	\$ 23.09	\$ 0.77		\$ 367.21	\$ 30.60	\$ 1.02					
	\$ 950,000	\$ 338.34	\$ 28.19	\$ 0.94		\$ 451.06	\$ 37.59	\$ 1.25		\$ 563.90	\$ 46.99	\$ 1.57		\$ 676.65	\$ 56.39	\$ 1.88		\$ 982.23	\$ 81.85	\$ 2.73		\$ 982.23	\$ 81.85	\$ 2.73					
	\$ 1,050,000	\$ 378.14	\$ 31.51	\$ 1.05		\$ 504.13	\$ 42.01	\$ 1.40		\$ 630.24	\$ 52.52	\$ 1.75		\$ 756.26	\$ 63.02	\$ 2.10		\$ 248.87	\$ 20.74	\$ 0.69		\$ 329.85	\$ 27.49	\$ 0.92					

Preliminary Project Schedule



Next Steps -Proposed Timeline

November 2025

- Review information gained from Open House and provide updates and summaries to council on progress.
- Continue to work with the city staff in refining the proposed solutions
- Continue to work with the city's financial advisor to develop funding strategies and tax impact information

December 2025

- Council approval to proceed with design and bidding project.
- Design



QUESTIONS?