



A **LEGENCE** Company

City of Mendota Heights Municipal Campus

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

November 5, 2025



CITY OF
MENDOTA HEIGHTS

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

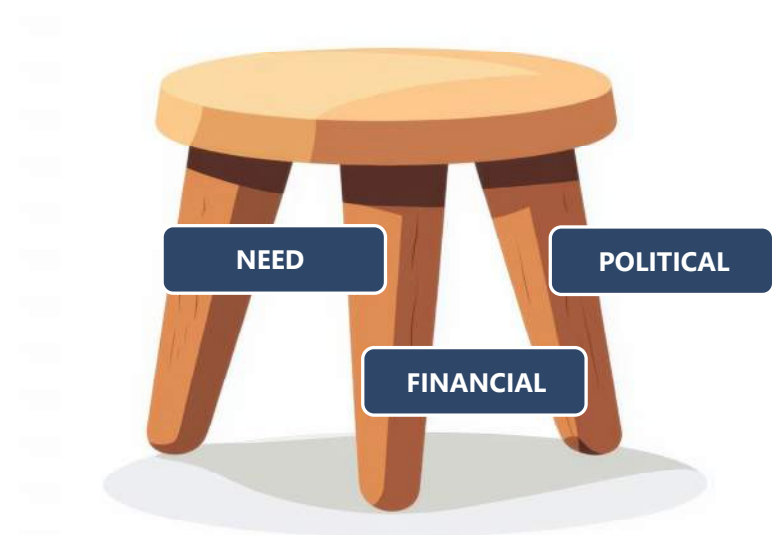


Strategic Approach and Support throughout all Phases of the Process

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.

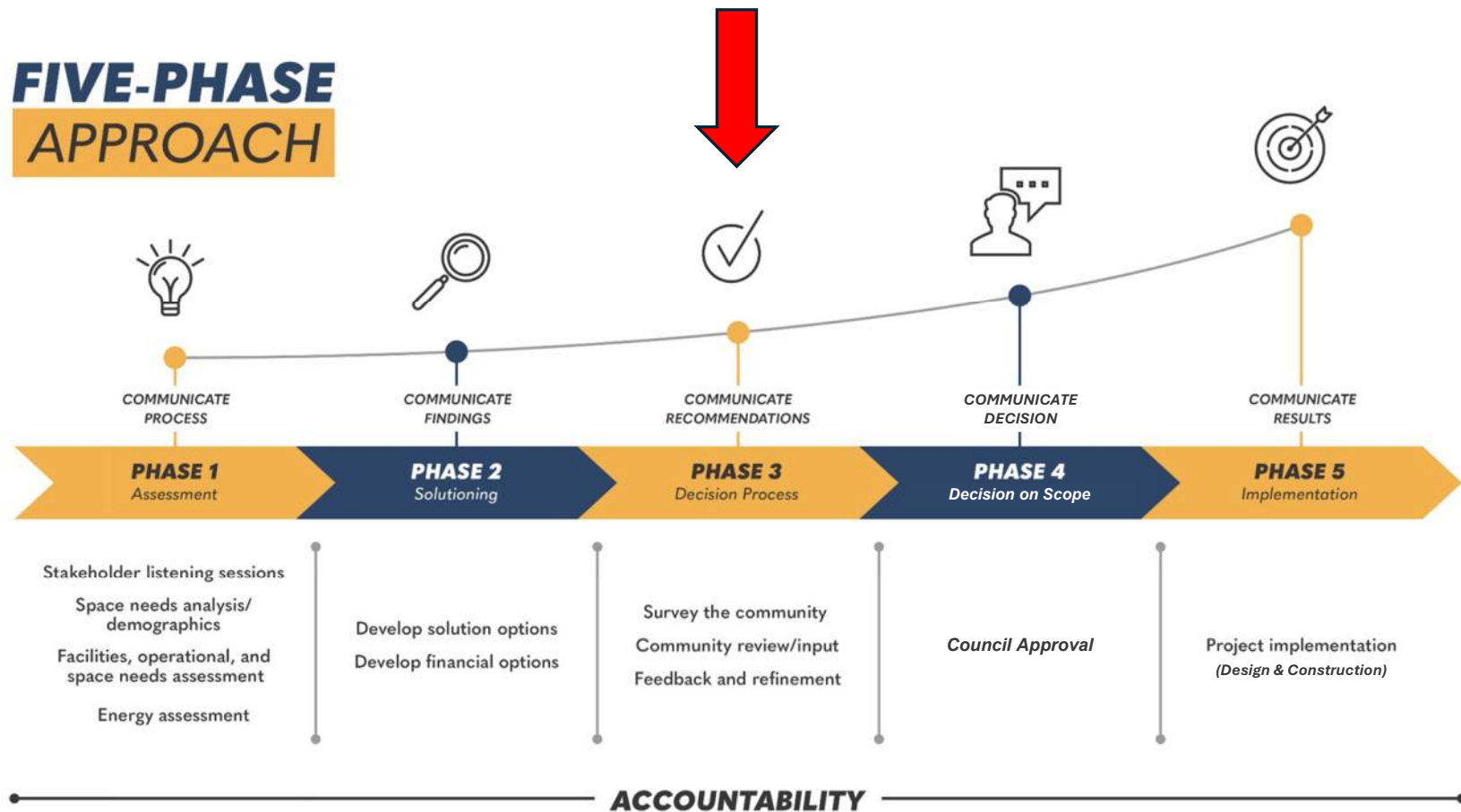
Our team will work with you to create a plan that considers and balances all of these elements:

- **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

FIVE-PHASE APPROACH



Open House

WELCOME

TO THE

MUNICIPAL CAMPUS OPEN HOUSE



**[MendotaHeightsMN.gov/
MunicipalCampus](https://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- Mixed feedback – some comments stating the facility is sufficient, others cite outdated bathrooms, accessibility, lack of storage, and need for community meeting space.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

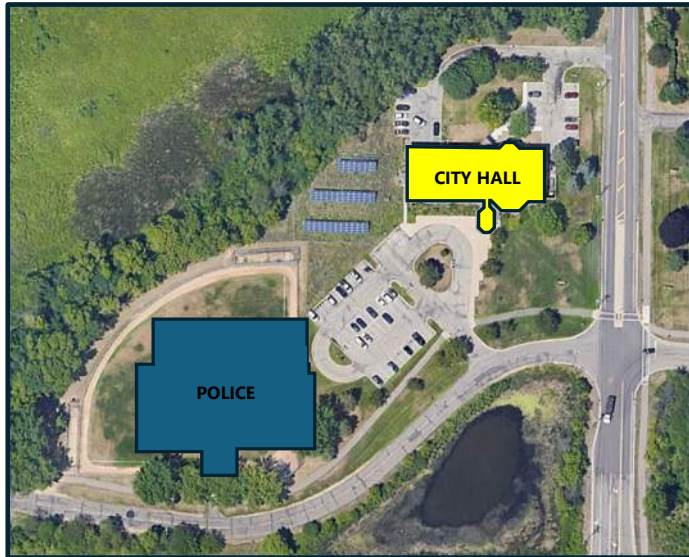
Total Estimated Soft Costs: \$ 5,487,000

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

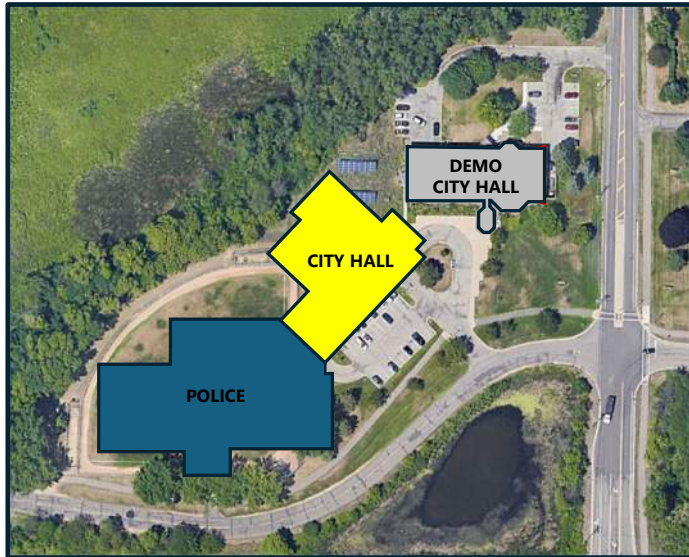
Subtotal Estimated Const. Cost: \$ 19,988,500

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	\$	145,891,000
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

BUILDING ADDITIONS ARE NOT
ANTICIPATED OR NEEDED BASED
ON STAFFING PROJECTION
FOR 10 – 15 YEARS

"DIG ONCE"
FUTURE READY
\$33,500,000

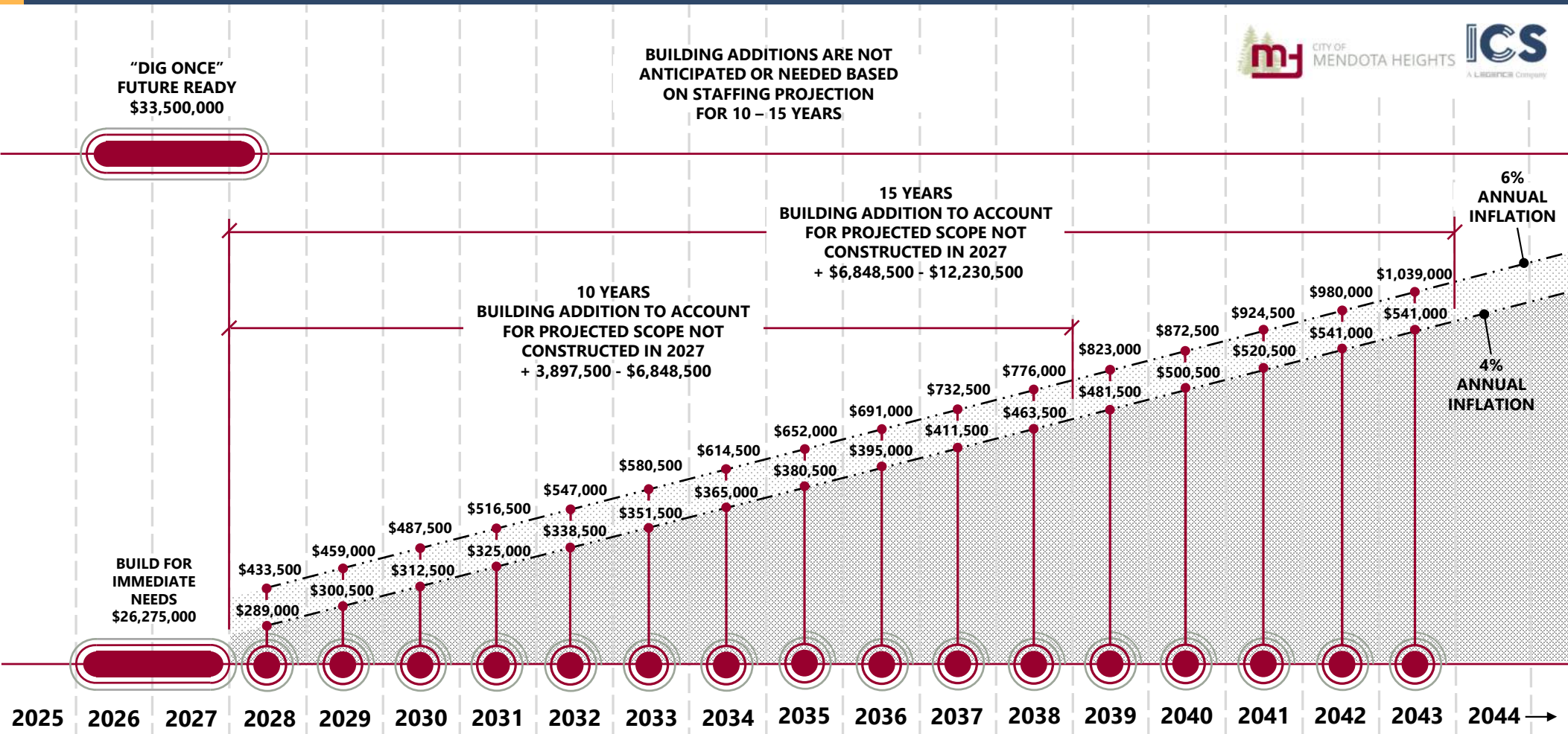
BUILD FOR
IMMEDIATE
NEEDS
\$26,275,000

10 YEARS
BUILDING ADDITION TO ACCOUNT
FOR PROJECTED SCOPE NOT
CONSTRUCTED IN 2027
+ 3,897,500 - \$6,848,500

15 YEARS
BUILDING ADDITION TO ACCOUNT
FOR PROJECTED SCOPE NOT
CONSTRUCTED IN 2027
+ \$6,848,500 - \$12,230,500

6%
ANNUAL
INFLATION

4%
ANNUAL
INFLATION



Estimated Tax Impact



Information below was presented by Stacie Kvilvang, 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

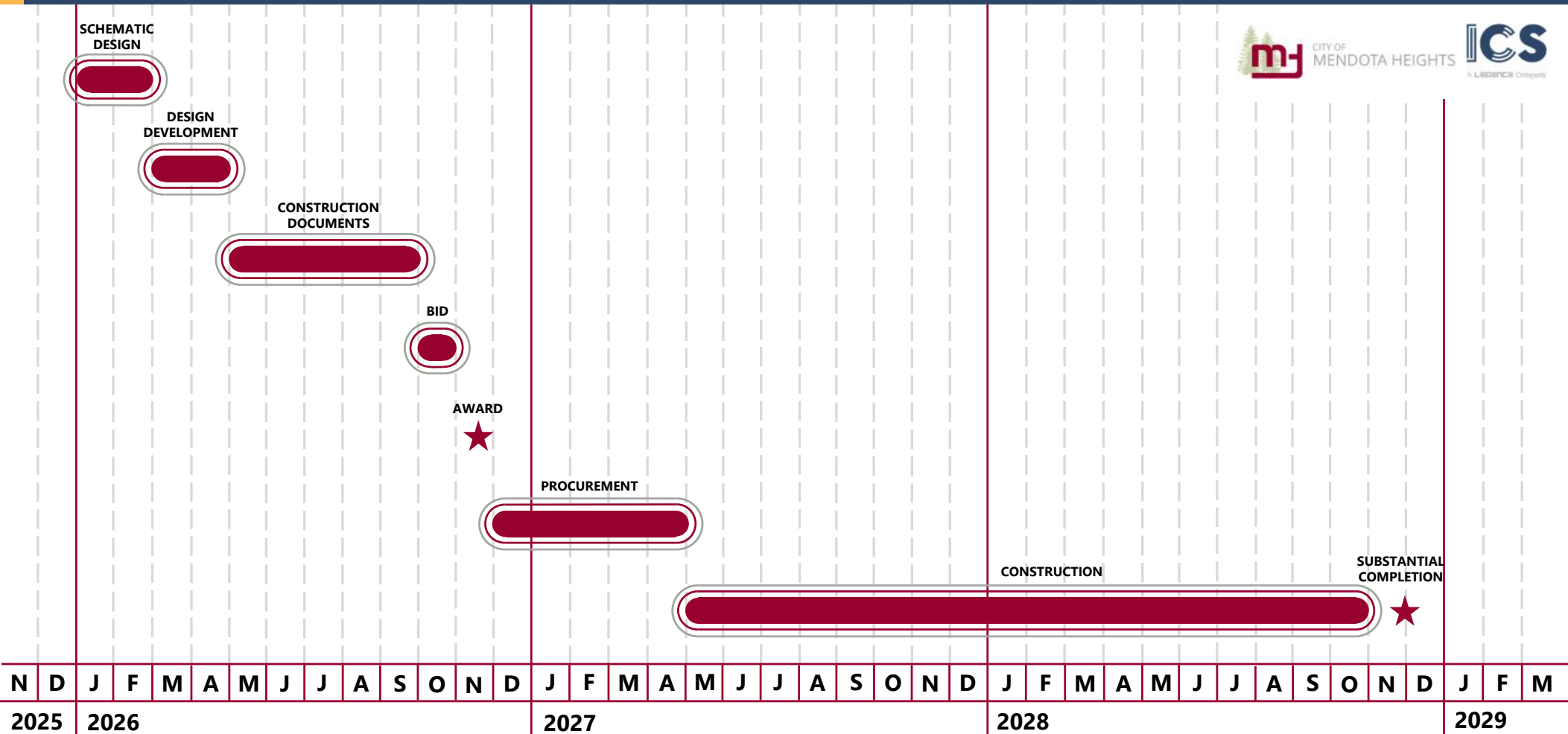
20 Year Bonds

\$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
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
	\$ 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	\$ 367.21	\$ 30.60	\$ 1.02
	\$ 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	\$ 466.30	\$ 38.86	\$ 1.30
	\$ 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	\$ 568.66	\$ 47.39	\$ 1.58
	\$ 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	\$ 672.06	\$ 56.00	\$ 1.87
	\$ 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	\$ 775.45	\$ 64.62	\$ 2.15
	\$ 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	\$ 878.84	\$ 73.24	\$ 2.44
	\$ 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	\$ 982.23	\$ 81.85	\$ 2.73

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
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
	\$ 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	\$ 329.85	\$ 27.49	\$ 0.92
	\$ 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	\$ 418.86	\$ 34.91	\$ 1.16
	\$ 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	\$ 510.81	\$ 42.57	\$ 1.42
	\$ 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	\$ 603.68	\$ 50.31	\$ 1.68
	\$ 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	\$ 696.56	\$ 58.05	\$ 1.93
	\$ 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	\$ 789.43	\$ 65.79	\$ 2.19
	\$ 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	\$ 882.31	\$ 73.53	\$ 2.45

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?