



Municipal Campus Project

City Council Work Session

December 2, 2025



March 4, 2025

The Mendota Heights City Council unanimously set addressing the Police Department and City Hall needs as the top priority of the City Council

March 18,2025

City Council approved a professional services contract with ICS consulting for the completion of a City Hall and Police Department Facility Condition Assessment and Space Utilization Study

August 6, 2025

ICS presented City Council the preliminary findings
of the Facility Condition Assessment and Space
Utilization Study

Space Needs Findings

- Current facility is undersized for current needs
- Cost for renovating the facility to meet current needs exceeds industry standards for cost to renovate compared with cost to build new
- Current facility has safety and security concerns for the public and staff
- Current facility is negatively impacting service levels to the community as well as staff efficiencies

August 6, 2025

City Council directed Staff to analyze the feasibility
of all available options to address the facilities
concerns

September 3, 2025

City Council directed Staff to develop fiscally responsible options for council consideration

October 7, 2025

City Council directed Staff to engage the public on
the facility needs

October 28, 2025

Staff hosted the Municipal Campus Project Open
House

Options Considered:

1. Contracting Police Services

- Pro – Reduced Costs, less space needed
- Con – Reduced Service level, local control, response times, and community connection

City Council direction:

Maintain the Mendota Heights Police Department and ensure that it has the infrastructure and operational support needed to provide services

Options Considered:

2. Relocating the Facility

Evaluated the Fire Station, Public Works, Bourne Property, and vacant office buildings. None of the sites were feasible for relocation

City Council direction:

The municipal campus must be centrally located to ensure effective emergency response and

City Hall and the Police Station must be co-located to maintain public safety and efficient municipal operations

Options Considered:

3. Renovation

Costs for renovation to meet current needs exceed industry standards, justifying new construction. To maintain operations through renovation creates negative service impacts and increased costs.

City Council direction:

The municipal campus project must be an investment that provides long-term value to residents

Options Considered:

4. New Construction

Preliminary estimates for the project result in approximately \$33 per month tax increase for average homeowner

- Bonding request under review by State Legislature may supplement costs
- Phased Construction
 - Pro- could reduce initial costs
 - Con- Remaining facility needs, increased construction costs in future years, duplicate construction costs

City Council direction:

Develop proposals for a long-term scope that adopts a “dig once” approach — building the facility the City needs for both today’s and future needs.

November 5, 2025

City Council directed staff to bring proposals for a dig-once approach to the facility to refine scope

Direction for video recap of options considered and council priorities



City Council Direction

Propose a Municipal Campus Project Scope that:

- Is fiscally responsible with a transparent scope of project and costs
- Provides long-term value to residents
- Provides efficient and effective public safety and municipal services
- Facility with co-located city hall and police station to maximize efficiencies, safety and security

December 2 ,2025

City Council should refine the scope of project for staff to prepare a proposal for Council consideration at the December 16, 2025 City Council Meeting