

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

Work Session Agenda

Public Works/Police Facility

July 14, 2020
6:00 PM

1. Call to Order/Roll Call
2. Police Department Discussion
3. Bridge Street Discussion
4. Adjournment

**CITY COUNCIL
AGENDA REPORT**

Agenda Item #:

2

TO: Joe Kohlmann, City Administrator
FROM: Todd Schwieger, Police Chief
SUBJECT: Officer Hiring
DATE: July 14th, 2020

OVERVIEW:

During a September 17th, 2018 work session City Council authorized the police department to move forward and hire a replacement officer as well as an additional officer which would bring the department licensed officer count to 12. Information was presented to Council on the need and the value a 12th officer would bring to the department and community. This included having the proper staffing to cut down budgeted overtime which has been reduced by \$25,000 since 2018.

Call volumes also continue to rise as population increases within the City. Having a staff of 12 officers assures that there are at least 2 officers working at any given time a minimum of 18-20 hours per day. This allows officers to keep response times down while also allowing them to remain very proactive in the community.

SFPD staff takes pride in being able to put "quality" in front of the services we provide to the community. Every community provides some level of service to their residents but not all can say it's quality service that residents appreciate. We couldn't provide the level of service we currently do and have the relationships with the community that we have without proper staffing currently in place.

Also, on July 22nd, 2019 City Council gave direction for the police department to move forward with the implementation of a Community Resource Officer. The position was created in response to St Francis Schools choosing to eliminate a School Resource Officer position. This position also would not be possible without a 12 officer staffing level.

The Community Resource Officer position was assigned to Officer Lyle Hearn in September of 2019. Officer Hearn is very proactive and stays heavily involved within the community as well as playing a large role in the department community outreach programs. The Community Resource Officer position has provided value to the department and community by allowing an officer to primarily focus their attention and dedicate time to several specific areas including planning and coordinating community outreach programs, new community outreach program implementation, dispersing information through social media, enforcing rental housing ordinance violations, and assisting Community Development in enforcing designated code violations.

ACTION TO BE CONSIDERED:

Direct staff to fill the open position created by the resignation of Officer Jody Black. 12 Officers would allow the department to maintain the Community Resource Officer position.

BUDGET IMPLICATION:

Anticipated \$20,000 cost savings in 2021 budget due to pay scale differential.



St. Francis Police Department

Todd Schwieger, Chief of Police

COMMUNITY RESOURCE OFFICER

The position of Community Resource Officer was created with the intention of coordinating and responding to "community policing" requests for the St Francis Police Department. The position has many areas of accountability including assisting Community Development in the enforcement of designated code violations. The intent of the initial interaction between the officer and resident when a violation is observed is to request compliance in a non-threatening manner. Typically if the issue is not corrected by the resident it is forwarded to City Hall staff for follow-up.

During the 2nd quarter of 2020 Officer Hearn has been continuing to focus on City Ordinance Chapter 10-16-15 (Outdoor Storage) and others as needed. During this time Officer Hearn has identified 19 City Ordinance Violations. Officer Hearn was able to make contact with all 15 property owners and resolve 10 of the 19 violations with no further follow up from City Hall. 4 of the 19 ordinance violations were rental housing violations. Officer Hearn also detects rental housing violations by reading daily reports and identifying rental properties which may be in violation. Officer Hearn has a resolve rate of 53% of the property's coming back into compliance. It should be noted that officer Hearn has kept a resolution rate of 53%, or higher (81% in 1st quarter), since the start of the CRO position. All violations were forwarded to Code Enforcement for follow up or for information and documentation.

Besides Code Enforcement Officer Hearn has focused on traffic enforcement throughout the city and has made 65 traffic stops with 34 citations in the second quarter. Officer Hearn also does regular patrols through the neighborhoods while assisting day call cars as needed on priority calls. Officer Hearn has assisted on a total of 150 calls for service in addition to his 19 Ordinance Violation calls.

Community outreach plays a large role in creating and maintaining positive relationships between the police department and community. Officer Hearn has started a Citizen's Academy (which has since been on hold until the fall), assisted in the planning and execution of the first ever Bike Safety Rally and Parade, assists with Night to Unite planning and has been working on creating another Winning with Cops event. Officer Hearn has also taken a more active role in the social media account and updating the account as needed. It should also be noted that due to the national pandemic, many community events had to be put on hold, or canceled, until a later date. Also, many ordinance violations were delayed due to Covid-19 measures that were set in place on a local, and national level.

Incident #	Incident Start Date	Location	Offense	Self Initiated Reporting Officer	Officer Resolved	ICR:	SUPPLAME
19227153	9/6/2019	23105 GUARANI ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19227153	DONE
19230651	9/10/2019	4565 236TH LN NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19230651	DONE
19230685	9/10/2019	23893 ROANOKE ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19230685	DONE
19230673	9/10/2019	23611 KANABEC ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19230673	DONE
19237281	9/17/2019	23785 ROANOKE ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19237281	DONE
19237270	9/17/2019	23821 ROANOKE ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19237270	DONE
19237289	9/17/2019	4871 241ST AVE NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19237289	DONE
19243325	9/23/2019	23130 GUARANI ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19243325	DONE
19246531	9/26/2019	4461 236TH AVE NW	CITY ORDINANCE - NOISE	Hearn, L 106	YES	19246531	DONE
19251041	10/1/2019	550 245TH AVE NW	CITY ORDINANCE 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19251041	DONE
19251164	10/1/2019	550 245TH AVE NW	CITY ORDINANCE 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19251164	DONE
19252838	10/3/2019	23123 NAVAJO ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19252838	DONE
19264819	10/16/2019	2918 235TH AVE NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19264819	DONE
19264822	10/16/2019	2967 235TH AVE NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19264822	DONE
19264856	10/16/2019	4508 229TH LN NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19264856	DONE
19270218	10/22/2019	23121 KERRY ST NW	RENTAL ORDINANCE	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19270218	DONE
19277569	10/30/2019	24367 MARTIN ST NW	CITY ORDINANCE -DOGS	Hearn, L 106	YES	19277569	DONE
19277605	10/30/2019	1910 243RD AVE NW	CITY ORDINANCE 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19277605	DONE
19283885	11/6/2019	24358 MARTIN ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19283885	DONE
19284808	11/7/2019	3440 229TH LN NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19284808	DONE
19285158	11/7/2019	23390 AMBASSADOR BLVD NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19285158	DONE
19295005	11/18/2019	3301 235TH LN NW	CITY ORDINANCE 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19295005	DONE
19295011	11/18/2019	3264 235TH LN NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19295011	DONE
19295021	11/18/2019	3256 235TH LN NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19295021	DONE
19295034	11/18/2019	23540 MARGOLD ST NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19295034	DONE
19296838	11/20/2019	1933 242ND AVE NW	CITY ORDINANCE 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19296838	DONE
19297664	11/21/2019	3060 232 LN NW	RENTAL ORDINANCE	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	19297664	DONE
	11/26/2019	3709 225TH LN NW	CITY ORDINANCE 10-16-15	Hearn, L 106	YES	19302360	DONE
	11/26/2019	3717 225TH LN NW	CITY ORDINANCE 10-16-15	Hearn, L 106	PARTIALLY	19302374	DONE
	11/26/2019	3741 225TH LN NW	CITY ORD 10-16-15/RENTAL	Hearn, L 106	PARTIALLY	19302384	DONE
	12/9/2019	1680 242ND AVE NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES/ WARNED	19313689	DONE
	12/10/2019	1908 242ND AVE NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES/ WARNED	19314506	DONE
	12/10/2019	24339 HUMMINGBIRD ST NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES/ WARNED/	19314515	DONE
	12/19/2019	7781 229 AVE NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	PHONE CALL	19322097	DONE
	12/31/2019	4461 236 AVE NW	CITY ORD 8-2-7 (NOISE ORD)	Hearn, L 106	PHONE CALL/ON GOING ISSUE	19332667	DONE
	1/8/2020	23258 KERRY ST NW	CITY ORD 10-23-8C (SIGN)	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	20006590	DONE
	1/14/2020	1074 242ND AVE NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES/WARNED	20011928	DONE
	1/13/2020	23318 SALISH ST NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES/WARNED	20010740	
	1/16/2020	24339 HUMMINGBIRD ST NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	NO/CITED	20013403	
	1/14/2020	4871 241ST AVE NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES	20011794	
	1/13/2020	2366 SALISH ST NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES	20010730	
	1/15/2020	4534 233RD LN NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES	20012771	
	1/15/2020	24205 HUMMINGBIRD ST NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES	20013416	
	1/14/2020	23631 SALISH ST NW	CITY ORD 7-2-2-E1 (SNOW SRT)	Hearn, L 106	YES	20011722	
	2/24/2020	23121 KERRY ST NW	CITY ORD 10-16-15/STORAGE	Hearn, L 106	YES	20046308	
	3/11/2020	23262 YUCCA ST NW	CITY ORD 10-16-15/STORAGE	Hearn, L 106	YES	20060255	
	4/6/2020	3925 233RD LN NW	CITY ORD 4-6-8 / RENTAL	Hearn, L 106	NO	20079121	
	4/6/2020	3555 233RD LN NW	CITY ORD 4-6-8 / RENTAL	Hearn, L 106	NO	20079122	
	4/6/2020	23543 DEGARDNER CIR	CITY ORD 4-6-8 / RENTAL	Hearn, L 106	NO	20079125	
	4/13/2020	23644 HEATHER ST	CITY ORD 10-16-15	Hearn, L 106	YES	2008271	
	4/13/2020	23331 AMBASSADOR BLVD	CITY ORD 10-16-15	Hearn, L 106	YES	20084282	
	4/27/2020	23129 ARROWHEAD ST NW	CITY ORD 10-16-15	Hearn, L 106	YES	20095765	
	4/30/2020	3745 227TH AVE NW	CITY ORD 8-2-6	Hearn, L 106	NO/ FORWARDED TO CODE ENFR	20098441	
	5/5/2020	22953 MAKAH ST NW	CITY ORD 10-16-15	Hearn, L 106	YES	20102673	
	5/5/2020	4531 230TH AVE NW	CITY ORD 10-16-15	Hearn, L 106	YES	20102684	
	5/20/2020	23543 DEGARDNET CIR NW	CITY ORD 4-6-8 / RENTAL	Hearn, L 106	NO/ FORWARDED TO CODE ENFR	20115907	
	5/25/2020	3690 232ND AVE NW	CITY ORD 10-16-15	Hearn, L 106	NO/ FORWARDED TO CODE ENFR	20121165	
	5/26/2020	3073 234TH LN NW	CITY ORD 10-16-15	Hearn, L 106	NO/ FORWARDED TO CODE ENFR	20121767	
	6/8/2020	23555 AMBASSADOR BLV	CITY ORD 10-16-15	Hearn, L 106	NO/FORWARDED TO CODE ENFOR	20136068	
	6/9/2020	23168 AMBASSADOR BLVD	CITY ORD 10-16-15	Hearn, L 106		20137061	
	6/9/2020	4640 23ND AVE NW	CITY ORD 10-16-15	Hearn, L 106		20137049	
	6/25/2020	23175 FOX ST NW	CITY ORD 10-16-15	Hearn, L 106	YES	20151713	
	6/25/2020	23144 GUARANI ST NW	CITY ORD 10-16-15	Hearn, L 106	YES	20151716	
	6/25/2020	23023 GUARANI ST NW	CITY ORD 10-16-15	Hearn, L 106	YES	20151725	
	6/25/2020	23077 GUARANI ST NW	CITY ORD 10-16-15	Hearn, L 106	YES	20151728	



St. Francis Police Department

Todd Schwieger, Chief of Police

COMMUNITY RESOURCE OFFICER: Narrative from 2019 Annual Report

Officer Hearn started as the new Community Resource Officer position (CRO) the beginning of September. Since that time, he has been focusing on City Ordinance Chapter 10-16-15 (Outdoor Storage), Pushing Snow across the Street 7-2-2-E1, and other violations as needed. During this time, Officer Hearn has identified 35 ordinance violations and has been able to resolve 21 violations with an officer correction rate of 60%. Officer Hearn has attended the St Francis Fire Department Waffle Breakfast, Participated in a Senior Fraud Awareness presentation put on in conjunction by Edward Jones at the St. Francis Police Department. He has also made a school visit to the St. Francis Christian School, interacting with the students and staff.

Officer Hearn has also taken on more of a role in communicating to the public on the St Francis Facebook page. He will also continue to monitor daily reports for possible ordinance/rental violations, and take the necessary steps as needed. Officer Hearn continues to conduct traffic stops in the Highway 47 corridor focusing on school zone times and assisting officer's on calls when needed. He has cited 49 traffic offenses with 13 of them being related to speed and has assisted, handled or taken part in over 154 calls for service with 35 being ordinance violations. In December, Officer Hearn held another Winning with Cops dinner and bowling event at the Patriot Lanes. There was a good turnout by staff and citizens with Mayor Feldman also attending. There will be another Winning with Cops event in the very near future.

211.00 COMMUNITY RESOURCE OFFICER

211.01 PRIMARY OBJECTIVES

This officer will coordinate and respond to “community policing” requests for the department. The Community Resource Officers length of service will be based on performance of duties and discretion of the Police Chief. The Police Chief can remove an officer from this assignment at any time if in the chief’s judgement it is warranted; performs other police officer duties as needed or assigned.

211.02 SUPERVISION RECEIVED

Works under the general supervision of the Police Sergeant; receives some assignments from the Police Chief.

211.03 SUPERVISION EXERCISED

None.

211.04 MAJOR AREAS OF ACCOUNTABILITY

- *1. Assists and coordinates with community development in monitoring and enforcing the City rental licensing ordinance.
- *2. Participates in the planning and coordination of community outreach events including but not limited to attending planning meetings, arranging for staffing needs, attending community events as a representative of the department.
- *3. Assists the School Resource Officer with requests for service to the St Francis Junior High.
- *4. Assists and coordinates with City community development in the enforcement of designated City code violations.
- *5. Arrange and provide tours of the police department facility to groups or organizations that make requests.
- *6. The duties and responsibilities enumerated above are not intended to be all inclusive and may be expanded to include other duties or responsibilities that the City of St Francis may deem necessary from time to time.
- *7. These services will consist of the officer remaining available and responding to service needs pursuant to this contract that shall only be secondary to the officers greater priority to respond to emergency calls, attend police training and special duties as assigned by the Chief of Police of the City.

TO: Mayor & City Council

FROM: Joe Kohlmann, City Administrator

SUBJECT: Bridge Street

DATE: July 14th, 2020

OVERVIEW

In 2015 the City constructed a new wastewater plant that allowed for a considerable amount of increased urban (water/sewer) growth within St. Francis.

An Economic Development Study was conducted in the beginning of 2016.

A commercial corridor study (St. Francis Forward) was started in the Fall of 2016 and wrapped up about 1 year later. The study included a comprehensive analysis of the City's two major commercial corridors – Highway 47 and Bridge Street. Over 600 survey responses and interviews were conducted with members of the community (sent under separate cover).

Since St. Francis Forward was completed, the survey responses supported the significant investment the City has made into Bridge Street (e.g. East Shop site, purchasing and demolition of multiple properties, creating a streetscape plan, and significant marketing of the area by the Community Development Department).

A comprehensive building condition inventory was conducted in 2018. The purpose was to inventory current conditions and future needs. Noted in this study was that the recommended square footage for the Fire Department Operations was 13,773 to 18,593. It currently operates within 6,967 square feet. In addition, City Hall was recommend to operate with a 8,300 – 12,035 but currently operates in 3,423 sq. ft.

In 2019, the City had several worksessions to review and discuss the “Stay or Go” portion of the comprehensive building analysis. At that time, the general direction selected Bridge Street as the most likely potential site to construct a City Hall/Fire Station.

Purpose of Discussion

The City has been methodically working through a vision of future development after the construction of the wastewater plant. Synergies were found between the recommended action plans from the St. Francis Forward Plan and the Building Condition studies. One of the potential courses of action recommended by the St. Francis Forward Plan was for



the City to invest in a new civic use on Bridge Street at the existing Fire Department Building site. This could potentially include a City Hall/Fire Station use for the site.

Community Development will provide a verbal overview on the department's experience and conversations on marketing the Bridge Street area.

As an aside, the City has conducted numerous attempts and studied the idea of City Hall for the last 35 years. It is currently in its at least 5th location in that time period.

Financial Considerations

The estimated cost for design, architectural, schematic plans is **\$400,000**.

The City has the estimated cash and cash value, unallocated:

\$658,000 in General Fund balance – over the recommended 50% by the State Auditor.
\$1,700,000 Liquor Fund Balance
\$350,000 potential value in the existing City Hall Building
\$2,708,000

The Estimated cost of a City Hall/Fire Station is approximately **\$6,000,000**.

Bond Payments on \$6mm are estimated to be **\$410,000** annually.

Below is how to incrementally increase the levy while spending cash for the bond payments:

City of St. Francis Fire Station/City Hall

	2021	2022	2023	2024	2025	2026	2027
Levy (1.5%/year)	\$ 60,000	\$ 120,000	\$ 180,000	\$ 240,000	\$ 300,000	\$ 360,000	\$ 420,000
Debt Payments	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000
Cash Drawdown	\$ 350,000	\$ 290,000	\$ 230,000	\$ 170,000	\$ 110,000	\$ 50,000	\$ (10,000)

Total Cash
Drawdown
\$
1,190,000

Historical Balance of the Liquor Fund

2019- \$1,772,804
2018- \$1,836,798
2017- \$1,732,799
2016- \$1,745,175
2015- \$1,630,550
2014- \$1,534,589
2013- \$1,425,913
2012- \$1,260,367
2011- \$912,190
2010- \$1,085,442

Notable purchases out of Liquor Fund:

2019-\$225,000 for purchase of property on bridge street
2017-\$139,113.70 for purchase of air packs for the fire department
2010 - \$79,244.70 on Signs for Liquor store and Community Park

Every year \$60,000 to General fund-\$10,000 of which is for fireworks.

EXAMPLE IMAGERY:

Top Left: Community space such as reservable rooms or a youth center should be integrated into the Community Campus

Top Right: When building new facilities, ensure the architecture is at an appropriate scale for the area. Project designs should bring buildings to the street, thereby creating a more traditional downtown feel.

Bottom Left: Make sure new civic buildings reflect a sense of pride in the community

Bottom Right: Enhanced streetscape can improve safety and bring a district feel to the area

Community Campus

Civic uses create a steady draw to an area. While the market for more commercial uses may take longer to mature and rely on residential growth, the City can work towards relocating civic uses to the south side of Bridge Street, building on some existing uses including the fire station, various school buildings, and the post office.

The Anoka County Library is reaching the end of its functional lifespan. The City should coordinate with the county to incorporate a new library into the Civic Campus area. As part of the relocation of the library, there is a desire for additional community space. This may take the form of a coffee shop linked to the library as well as community rooms, reservable space for meetings or gatherings, and an updated library program to reflect changing technologies and needs.

While there is not room for a large community/activity center as has been discussed with the school district or through the YMCA, there is an opportunity to incorporate a smaller youth center that would give nearby students a safe and fun place to spend time.

By moving civic uses to Bridge Street, the City sends the message that this area is an important place and the heart of the community.

If additional office or commercial space redevelops to the north, ensure the buildings contribute to a downtown feel and character.





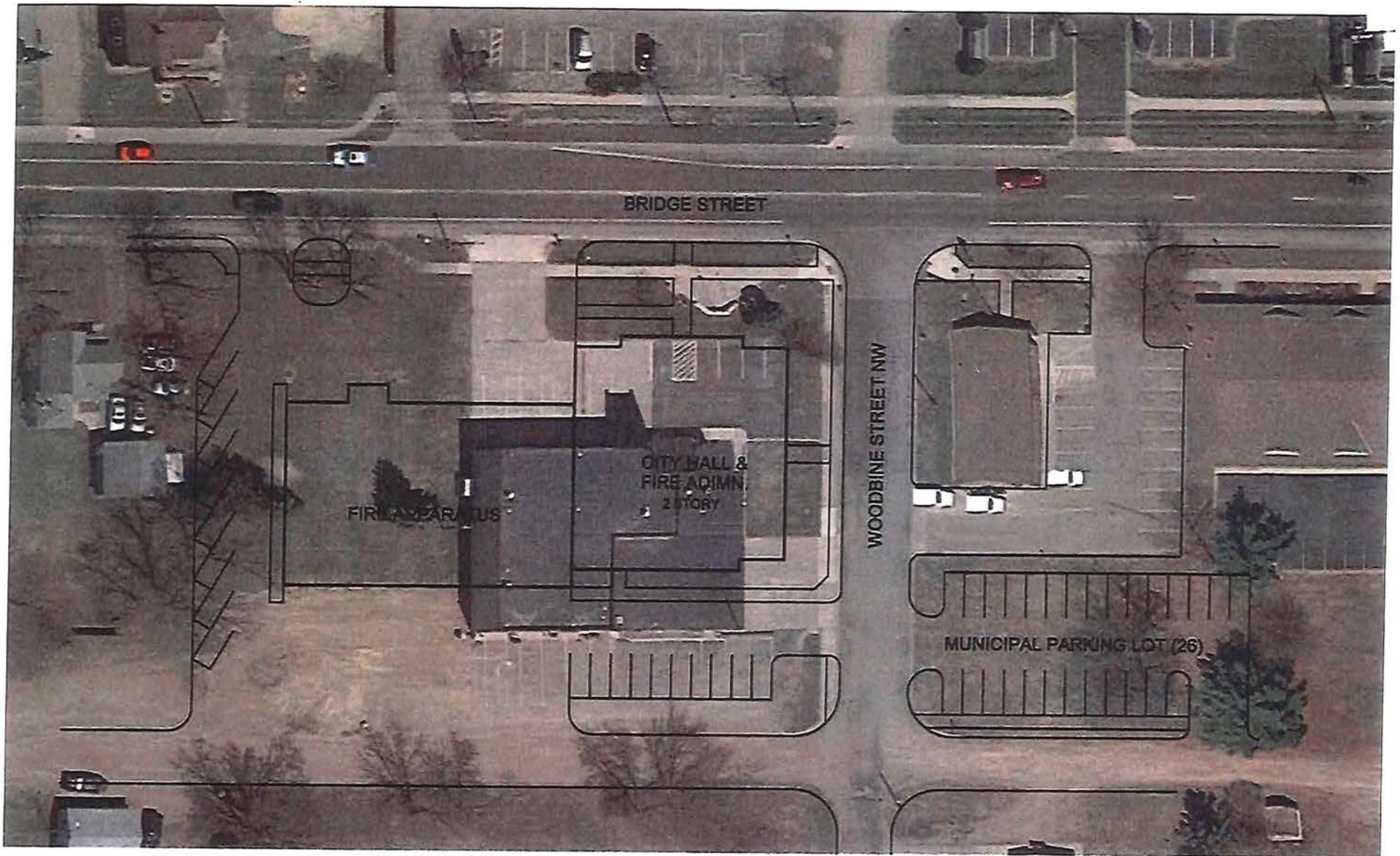
Development Summary

Uses	Civic Uses: Fire Station, City Hall/Offices, Library, Post Office, Community Space
Square Footage (As shown)	Civic: +/- 36,000 SF
Key City Actions	-Coordinate with the county to relocate the Library west of the Rum River -Develop a formal plan for future operations, incorporating uses into the Civic Campus concept. -Complete more formal plans for the Civic Campus components, in collaboration with the County and other partners. -Identify funding for the civic campus in the future Capital Improvements Plan (CIP). -Complete more detailed design of streetscape elements desired along Bridge Street, in order to be prepared to move forward with construction once funding is available. -Formally reach out to developers interested in redevelopment in the area (including retail and residential components, to the north of the Bridge Street corridor).

OPTION ONE

Combined City Hall & Fire Station Facility on Bridge Street

STEP 3
Stay or Go

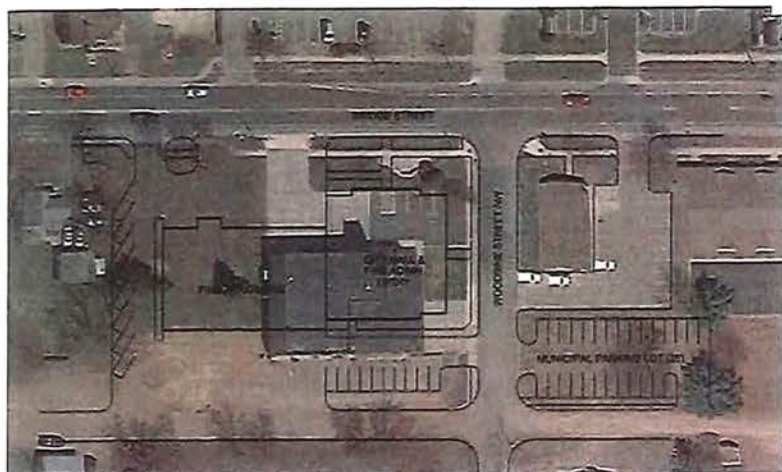


OPTION ONE

Combined City Hall & Fire Station Facility on Bridge Street

STEP 3 **Stay or Go**

Advantages



- > City Owned property, no land costs.
- > Creates a City Center on Bridge Street for community interaction.
- > A City Hall with it's own City Council Chambers within.
- > New, updated Fire Station with it's own high-tech Training Room facility.
- > City Hall and Fire Station able to share common spaces such as Lobby Entrance, reception area, conference rooms, to help reduce construction costs and annual operational expenses.
- > Meets City Hall and Fire Station current and future expansion needs.
- > Reusing this site would revitalize downtown area along Bridge Street, bringing residents for a downtown destination.
- > City Hall staff can stay uninterrupted at current location until new Facility is complete.
- > Location on Bridge Street keeps direct access to river crossing for responses to east side of the city.
- > Is consistent with the New Downtown Redevelopment Plan.

Disadvantages

- < Would need to find a temporary location for Fire Station equipment & operation during construction of new combined facility.
- < Must construct a Municipal Parking Lot across Woodbine Street to accommodate City Council Meeting parking.
- < No direct access to Hwy. 47 / St. Francis Blvd. for Fire Fighter response calls. Same as currently.
- < Site is a bit tight to accommodate all parking needs for busy City Hall meetings.

OPTION ONE

Combined City Hall & Fire Station on Bridge Street

STEP 3:

Stay or Go

PROBABLE COSTS - New City Hall & Fire Station Facility

Hard Costs - Construction dollars		Gross SF	Cost/sq.ft.	=
* Shared Spaces - Lobby / Reception/ Public Areas	(3,416 GSF x \$195 / sq.ft.)	3,416	195	\$ 666,120
* City Hall Administrative Functions	(5,864 GSF x \$175 / sq.ft.)	5,864	175	\$ 1,026,200
* City Hall Council Chambers	(3,300 GSF x \$210 / sq.ft.)	3,300	210	\$ 693,000
* Fire Station Apparatus & Support Functions	(8,537 GSF x \$110 / sq.ft.)	8,537	110	\$ 939,070
* Fire Apparatus Mezzanine Area	(1,056 GSF x \$ 35 / sq.ft.)	~	35	\$ 36,960
* Fire Station Administrative Functions	(6,048 GSF x \$150 / sq.ft.)	6,048	150	\$ 907,200
* Demolition Cost of Existing Fire Station	(9,000 GSF x \$ 5 / sq.ft.)	9,000	5	\$ 45,000
* New Municipal Parking Lot across Brine St.		~		\$ 160,000
* Alley Pavement & Storm Water Sewer- South Side		~		\$ 430,140
Total 27,165 Gross Sq. Ft.				= \$ 4,268,550

Construction Cost (Hard Costs) Total : \$ 4,903,690

Project Soft Costs - Owner's Obligations			
* Site Topographic Survey (ALTA Survey)		\$	8,000
* Soil Borings / Geotechnical Report		\$	10,000
* City Fees		\$	6,000
* Building Permits / Plan Review Fees		\$	13,978
* SAC and WAC Fees	TBD	\$	11,500
* FFE (Furniture, Fixtures, Equipment) procurement		\$	75,000
* Signage Package - Interior		\$	15,000
* IT / Technology - Phones, Data Network, Security System Installation costs		\$	45,000
* A/E Design Fees (7%)	7%	TBD	\$ 343,258
* Printing - Reimbursables		TBD	\$ 7,500
* Construction Contingency at 10%	0.10	\$	490,369

Soft Costs Total : \$ 1,025,605

*** Dose NOT Include Land Purchase Costs*

OVERALL PROJECT BUDGET \$ 5,929,295

**** Based on a Two story building, with internal stairs and elevator for public circulation.*



St. Francis CIP Project Funding Scenarios					
Scenario	Project Amount	less: City Cash	Bond Amount	20yr Annual Debt Levy	Estimated Bond Yield
A	\$27,000,000	\$0	\$27,000,000	\$1,903,866	3.10%
B	\$6,000,000	\$0	\$6,000,000	\$408,561	2.86%
C	\$6,000,000	(\$1,500,000)	\$4,500,000	\$306,428	2.86%

Description:

Scenario A - Tax-exempt, General Obligation Bonds to finance a new fire station, city hall and community center.

Scenario B - Tax-exempt, General Obligation Bonds to finance a new fire station and city hall. Bond issue assumed to be further designated as "Bank Qualified" as issue less than \$10 million in size.

Scenario C - Same as Scenario B, but with reduced bonding amount supplemented by City Cash.

Debt service and bond yield assumptions based on tax-exempt "AA" interest rates as of 9.12.2019, plus 50 bps. Calculated levy provides for required 105% coverage in excess of the annual debt service (per statute).