

## Chapter 13

### Public Facilities Plan

#### 13.0 Purpose of Chapter

The purpose of this chapter is to evaluate the future needs of City-owned and City-operated facilities. These facilities include the Municipal Center complex, the fire stations and training facility, the Fridley Community Center, the municipal liquor stores, and entry monument signs. See **Figure 13.1** for site location of each of these facilities. This chapter only includes those facilities which are not addressed in the Water/Sewer and Park/Trails/Open Space chapters of the Comprehensive Plan.

The inventory does not include public facilities owned by other governmental units or semi-public facilities, such as churches and schools, where the City does not need to budget for the future needs for those facilities.

#### 13.1 Public Facilities Inventory

##### ***Municipal Center-Administration***

The Fridley Municipal Center is located at 6431 University Ave. NE. The 29,793 sq. ft. complex houses most of the City departments, including Administration, Community Development, Engineering, Finance, Parks and Recreation, Police, Fire Administration and one of the three fire stations, and a two-level parking ramp. The current Municipal Center building was built in 1970. An additional 11,000 sq. ft. were added to the building in 1988-89. The parking ramp was also added in 1989 with tax increment financing dollars from the Fridley HRA. Part of the parking ramp is leased by the medical center south of the City offices.

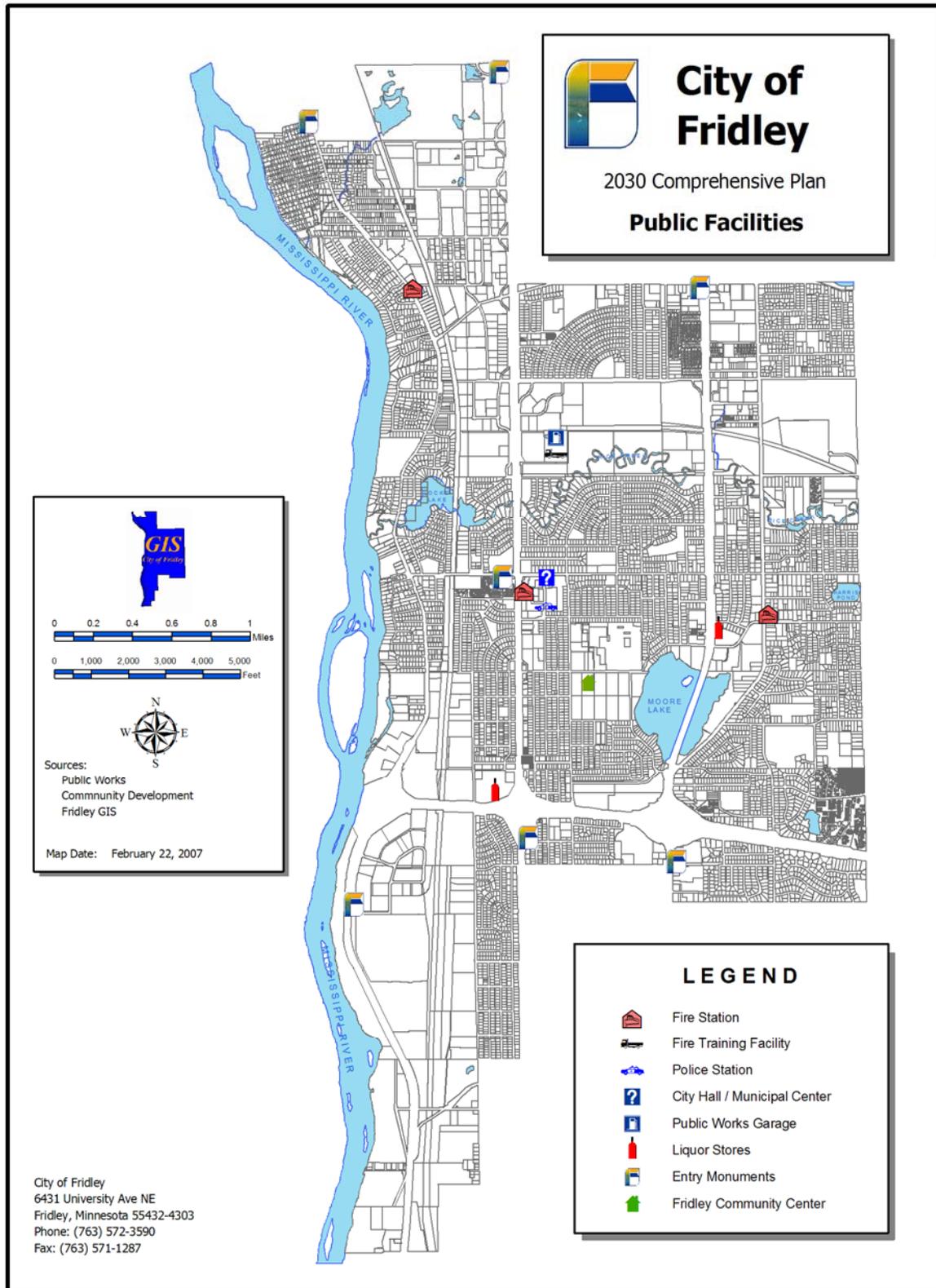
The value placed on the Municipal Center building, not including Fire, is \$2,362,426. This value includes \$438,300 for the current depreciated market value of the parking ramp.

##### ***Municipal Center-Police***

The Police Department is housed in the lower level of the Municipal Center and occupies approximately 10,485 sq. ft. (9,490 sq. ft. for the Police Department and 995 sq. ft. for the Emergency Operations Center). The Police Department includes offices and work stations for police officers, detectives, administration, and support staff. The facility includes storage rooms for evidence and property, separate locker rooms for male and female personnel, and two municipal holding facility holding cells. The City's Emergency Operations Center is also located within the police department. An eight-stall



Figure 13.1 Fridley Public Facilities



parking garage for squad cars and an indoor firearms training range are located immediately adjacent to the Municipal Center. The Police Department also maintains a vehicle impound storage area within the Public Works complex.

### ***Fire Stations***

Fridley has three fire stations. Fire Station 1 that is housed in the Municipal Center was originally constructed as the Village Hall in 1949. This station houses the administration and staffing for emergency response and is currently valued at \$896,610. The apparatus bay is designed to accommodate five vehicles and supporting equipment.



Fire Station 2, located at 6381 Old Central Avenue, was constructed in 1988 and is valued at \$311,484. Fire Station 3, located at 110 77<sup>th</sup> Way, was constructed in 1989 and is valued at \$396,398. Each station has about 2,000 sq. ft. of space and is only staffed when personnel are called back for emergencies.

Under a joint powers agreement the Fridley Fire Department shares a training facility with the Brooklyn Center Fire Department and the Blaine, Spring Lake Park, Mounds View Fire Departments. The training facility is a two-acre site that was developed in 1997 for the purpose of training area

firefighters and other public safety agencies. The site includes a two and one half story residential training building, a four-story tower and a burn room. The site also has a garage, for the purpose of storing training material and equipment, and a confined space entry facility.

### ***Fridley Community Center***

The Fridley Community Center located at 6085 7<sup>th</sup> Street is a former Elementary School that has been converted into use as a community activities facility. It is owned and operated by Independent School District #14, with the City of Fridley using a portion of the facility under the terms of a 30-year agreement that was entered into in 1996. The City uses the building for its senior citizen and youth programs, as well as for a variety of special events. The Fridley Community Center has a total square footage of 51,083. The City pays the school district annual operating costs (estimated at \$74,261 for 2007) based on approximately 35% of the square footage and is obligated by the agreement to pay for some furnishing, equipment and facility replacements that are needed.

In 2007, Fridley Community Center usage data showed that 65% of the users were governmental agencies or District/City residents or groups. This percentage does not include school district, FYSA, or City Recreation programs. These groups generated approximately 586 permits (81% of the building total) for approximately 4,000 different dates covering 13,531 hours (89% of the building total) of use of the Fridley Community Center.



### ***Public Works Garage***

The Public Works Garage is located at 400 - 71st Ave NE, which is an advantageous central location in the community. This complex includes 15,421 sq. ft. of building area. It was built in 1968 and an additional 3,769 sq. ft. was added in 2002. The Public Works Garage contains offices, a vehicle repair shop, locker rooms, and storage. There is space at the facility for storage of city-owned maintenance vehicles, trucks and equipment and materials used to maintain parks, streets, sidewalks, water, sanitary and storm water utility systems. Part of the facility is used to store impounded vehicles. Other parts of the facility are used to store scrap metal, brush, and temporary recycling drop off operations.

A value of \$2,426,005 is placed on the facility, which includes the vehicle impound area and fire training center.

### ***Liquor Stores***

The City of Fridley generates additional revenue by operating two municipal liquor stores. This is done in an effort to minimize property taxes imposed on commercial and residential property owners. One of the Fridley Liquor Stores is located at 6289 Highway 65 Fridley, MN 55432. This roughly 5,000 square foot building was built and purchased in 1972. The building was purchased for \$53,930 and currently has an assessed value of \$358,028. The other Fridley Liquor Store is located next to Cub Foods at 248 - 57th Avenue NE Fridley, MN 55432. The CUB Foods Fridley Liquor Store contains 13,331 square feet of space leased from Tri-land Properties for roughly \$96,000 annually. This agreement lasts through October 31, 2013.



The City of Fridley is looking to continually gain market share in the north suburban area by watching for opportunities to expand its operations. The Northtown Shopping Center represents an opportunity in which the city could expand market share by locating a new store should the appropriate location present itself. The City also is watching the retail development of the area around the new Super Target along Highway 65. This area is also seen as an opportunity to expand the retail liquor operation with the ultimate goal of generating more revenue in order to provide funds for the operation of the General Fund of the City of Fridley.

### ***Entry Monuments***

In 1999, the Fridley 50<sup>th</sup> Anniversary Committee determined that entry monuments at key entrances to the City would be an important feature. Then resident and long time Lions member and Officer Scott Lund led a fundraising initiative to make the desires of the 50<sup>th</sup> Anniversary Committee a reality. Mr. Lund and his fund raising efforts raised \$48,000.00, by obtaining a \$6,000 contribution from eight service organizations.



The donated funds paid for the signs, the masonry work, the easements, the lighting and a fair portion of the electrical contract. The City Council authorized a not to exceed expenditure of an additional \$20,000 to make sure the signs were properly installed. Only a small portion of the \$20,000 was necessary to cover the additional costs of electrical equipment installation.

By August of 2000, the entry monument sign manufacturing was underway and by early 2001 the masonry work was completed, easement ink dried, and monument signs were installed.

### Seven Entry Monument Sign Locations

1. 8350 East River Road – brick bollards – 4' x 10', (plus 1'- 6" x 10' service organization panel) clear heart sandblasted redwood sign – single spot lit – On private property owner's front yard on a 20' x 20' easement between the City and the private owner.
2. 51<sup>st</sup> Way and East River Road - brick bollards – 4' x 10', (plus 1'- 6" x 10' service organization panel) clear heart sandblasted redwood sign – single spot lit – on City property.
3. Adjacent to 8460 University - brick bollards – 4' x 10', (plus 1'- 6" X 10' service organization panel) clear heart Sandblasted Redwood sign – Double spot lit – some landscape – on Wal-Mart property by 22.62' x 20.11' easement.
4. University Avenue and Mississippi Street - cedar posts without brick bollards – 4' x 10', clear heart sandblasted Redwood sign – single spot lit – on City right-of-way.
5. Adjacent to 5333 University – cedar posts without brick bollards – 4' x 10' , (plus 1'- 6" x 10' service organization panel) clear heart sandblasted Redwood sign – single spot lit – natural landscape – on MnDOT right-of-way by 20' x 20' easement.
6. Adjacent to 5351 Central - cedar posts without brick bollards – 4' x 10', (plus 1'- 6" x 10' service organization panel) clear heart sandblasted redwood sign – single spot lit – landscape includes small retaining walls, mulch, and flowers, and shrubs - on MnDOT right-of-way by 20' x 20' easement.
7. Adjacent to 7680 Hwy 65 - cedar posts without brick bollards – 4' x 10', (plus 1'- 6" x 10' service organization panel) clear heart sandblasted redwood sign – single spot lit – some landscape including small planter with retaining block, flowers - on MnDOT right-of-way by 20' x 20' easement.

### 13.2 Needs Assessment

In assessing the future needs of each public facility, the City had considered the projections for a fairly stable population through the year 2030. Projections for about 1,000 more households in that same time period and continued aging of the Fridley population were considered. Also considered were projections for expansion of the employment base of about 3,000 more jobs.

The City will continue to monitor facility needs during the annual budget process and the Capital Improvements Program. Facility needs will also be reexamined with the required 10-year update of the Comprehensive Plan.

At this time, the City plans to maintain separate City services but consolidation of certain services with neighboring cities could be pursued as cost saving measures develop.



### ***Municipal Center-Administration***

There are several modifications that are needed to the Municipal Center building due to deferred maintenance, technology upgrades, and employment changes. The computer room, for instance, needs to be remodeled due to the significant changes in technology over the years – especially if the City goes to wireless technology. Instituting wireless technology throughout the building will result in the need for remodeling throughout the City offices.

The Municipal Center's heating and cooling system (particularly for air quality) needs updating. There continue to be problems with the leaking flat roof of the building and tuckpointing on the brick will eventually need to be replaced.

City staff is continuing to use office furniture which was not designed for computer usage. While most work areas have been retrofitted to accommodate computers and meet the ergonomic needs of staff, changes in technology, such as use of notebook computers, will result in further modifications.

The addition of female Fire and Police staff over the years has resulted in added space needs, which are addressed under those department's sections.

The parking ramp is aging and is a significant investment that needs to be evaluated for future repair/replacement needs.

### ***Municipal Center-Police***

The police department will need additional storage space for evidence and property in the future. The vehicle impound storage facility will require improvements in the future including hard surface paving, covered cold storage, and additional property storage space. Additional impervious surface will also likely require storm water protections in the impound storage facility area. Within the police department, existing locker space for officers is currently insufficient to provide locker space for all employees and will need to be expanded as well.

### ***Fire Stations***

An increased need for service and change in the types of service the Fire Department provides has led to staffing of Station 1 twenty-four hours a day, seven days a week.

There is a strong need for additional space at Station 1 for the purpose of separating living quarters from office space and to address health and safety requirements. The main area of Station 1 currently serves as a corridor for the public through the offices, training room and the firefighter's kitchen and dining area. The Firefighter's office area also serves as bedrooms and has no separation for male and female firefighters and there is locker room space available to less than ¼ of the current staff. There is a need to provide a safe area in the apparatus garage where firefighters can change into their protective clothing



away from moving apparatus and protect firefighters and their protective clothing from contamination from vehicle exhaust. There is a need to provide a secure area to prevent the public from entering the firefighter living quarters or office space and to provide for handicap accessibility to the station. Changing technology has increased the need for wireless access to computers and improvements to the method by which firefighters are alerted to calls. The station improvements will be considered as part of the Capital Improvement planning process.

Stations 2 and 3 are in need of repair to the fire protection systems and to provide fire alarm system monitoring. Like Station 1 there is a need to provide a safe area in the apparatus garage where firefighters can change into their protective clothing away from moving apparatus and protect firefighters and their protective clothing from contamination from vehicle exhaust. Unlike station 1 neither of the stations have a vehicle exhaust system for removing contaminated air. There is also a need to provide emergency power in the event of a power outage and to provide technology so that these stations are alerted to calls similar to Station 1. Currently there is no computer aided dispatch at Stations 2 and 3. There may be a need to increase the garage space in the future to accommodate larger modern fire apparatus and trailers that are currently stored outside.

Although much of the training at the Fire Training Center is conducted outdoors, classroom time is required during most sessions. There are no classroom facilities or bathrooms on site. A fund was established under the joint powers agencies to collect money for the purpose of building a class room and is earning interest but has no revenue source.

#### **Training Facility Estimated Replacement Cost**

Property in the open = \$2,581

Garage = \$13,475

Training Tower = \$254,342

#### ***Fridley Community Center***

The City enlarged the size of the parking lot on the east side of the Community Center in the summer of 2007. Increased participation in the senior citizen activities and greater public use of the facility has necessitated this improvement. The City has responsibility for maintenance and repairs to the parking lot on the east side of the Community Center.

As outlined in the City-School Agreement for use and operation of the Fridley Community Center, the City is responsible for all non-routine maintenance and major capital improvements in the new addition, the senior offices, room 107 and room 109. The City and the School District will share the costs of all non-routine maintenance and improvements for the gymnasium, kitchen and crafts room. Expected future costs will include replacement of carpeting and tile flooring, as well as improvements to the roof. Possible boiler and HVAC improvements could also be expected in the next 20 years.

The City has discussed the possible addition of a double gymnasium to the Center to accommodate large group physical activity and sports for the community. While this addition has not been scheduled, the need for additional gymnasium space still exists in the city and is a possible future expansion project at the Community Center.

#### ***Public Works Garage***

The main need at the City's Public Works Maintenance Garage currently consists of providing one additional large mechanic bay in the shop for equipment maintenance. This is due to the size of maintenance and rescue equipment today and in the future compared with the size of equipment when the facility was initially constructed.

This maintenance bay could include space and equipment for large vehicle wash down. In order to prevent corrosion of City dump trucks, they need to be washed right after being used for sanding/salting streets. Currently, the only way to accomplish this task, is by washing the trucks outside at a fire hydrant, leaving sand and salt going onto the ground. In order to protect the environment, these trucks should be washed in a heated wash bay equipped with a containment system to keep the sand/salt from going into the sanitary sewer.

### ***Liquor Stores***

The City of Fridley continually evaluates the possibilities of relocating or adding to its existing liquor store locations given that current state laws stay in place banning wine, strong beer, and liquor sales in grocery stores. Fridley sees this as a very important and viable source of revenue and believes there exists opportunities to expand its current operations into highly populated retail areas on the north side of the city. However, given the uncertainty surrounding the environment in which municipal liquor stores operate within, Fridley will keep a watchful eye on new legislation pertaining to this issue and proceed cautiously when prospective sites become available for either a relocation of a current store or an entirely new store.

### ***Entry Monuments***

On September 21, 2005, the City of Fridley experienced a devastating storm. Hundreds of trees were lost and homes were damaged. Thankfully, only one of the entry monument signs was lost. The signs are now listed under our fixed asset roster and are insured as such. Unfortunately, they were not at the time of the storm. The storm damage raised an interesting topic for discussion, not only about insurance replacement, but replacement and on-going maintenance of the signs in general.

The 2007 price for refreshing each sign through painting is \$3,400, plus tax of \$221, or a total of \$3,621. It is estimated that the signs will need refreshing at least once every seven years. The plan would be to inventory the signs and take the worst ones first and only refresh one sign per year. A sign will need to be refreshed if the dark blue background is faded to the point that the color varies in hue and intensity and the wood grain has become clearly evident on a sunny day, from a distance 20' from the sign. Sign refreshing includes repainting the blue background, sign borders, text, and re-applying gold leaf on the word Fridley. The detailed picture portion of the sign, including the Banfill Locke House, tree, river, sky, and service organization badges will be touched up on an as needed basis.



Though we will likely not have a budget for adding landscape materials around the entry monuments in the foreseeable future, because the addition of landscape materials also results in the addition of maintenance time and talent requirements, the City should take the necessary steps to preserve the investment and image of the signs that welcome our residents home and our visitors to the City.

## **13.3 Policies**

While analyzing the various needs of City-owned facilities, several policy statements emerged. These are statements which should guide future funding and plans.

- The three fire departments that manage the Fire Training Center will pursue funding from each of the five cities they serve and raise money through investments and donations. There currently are no grants available for fixed facilities but the departments will apply for grants as they become available to enhance the current facility.
- The City will evaluate the potential impact a law change would have as viable locations for a third liquor store present themselves.
- The City will partner with the school district in continually inspecting the maintenance needs of the Fridley Community Center, annually prioritizing needed improvements that are required to be budgeted for in the Park's Capital Improvements Plan.
- The City needs to ensure that the Emergency Operations Center continues to be equipped with state of the art technology in the event of a disaster in the community.
- Meeting the need for an indoor training room should be evaluated with other needed modifications to the Municipal Center structure.
- If significant changes are made to the Municipal Center design in the future, accommodations for a loading dock should be considered.

### 13.4 Conclusions and Action Steps

The City of Fridley has a significant investment in buildings and equipment which play an important part of providing City services. These facilities and equipment require regular maintenance and eventual replacement in order to protect the City's investment in these possessions. Based upon the following conclusions, certain action steps are necessary to budget for to maintain the buildings and equipment discussed in this chapter.

1. The Municipal Center structure is now nearly 40 years old. The Fire Department portion of the building is nearly 60 years old. City staff has recently had a structural engineer examine the hose tower, sprinkler alarm systems, and parking ramp.

**Action Step.** The City needs to evaluate the costs of maintaining the current Municipal Center building versus building a new facility to ensure provision of adequate facilities in the future for meeting public service demands and current technology capital improvements.

2. There are several areas of the public works garage complex, including the vehicle impound storage area, which are not paved. The City does not allow private businesses to drive or store vehicles on unpaved areas and should not be maintaining this practice itself. Also, minimal storm water management features are incorporated into the public works garage area, which is required by code. In addition, the City is taking in more vehicles under the new forfeiture statute, so the need for storage space for vehicles will only increase. Outside storage diminishes the value the City can obtain at auction for these vehicles and also requires added security and lighting needs for the storage area.

**Action Step.** The City needs to consider the costs of bringing the Public Works Garage area into compliance with City Code and State law within the next ten years. In addition, the City needs to analyze the storage costs versus the potential sale benefits on forfeited vehicles before budgeting improvements.

3. A heated indoor wash bay is needed at the Public Works Garage to allow for winter washing of vehicles. Washing sanding trucks outdoors poses an environmental hazard. The mechanic's shop needs a larger shop bay to service new, larger equipment. Staff has studied the costs of installing the added mechanics shop bay versus outsourcing this work and has determined that there is a cost benefit to retrofit and complete this work in house.

**Action Step.** The City needs to install a larger mechanics bay at the Public Works Garage. Incorporating truck washing equipment into this bay retrofit or adding an extended separate wash bay should also be considered.

4. The Police Department needs additional space for evidence storage and employee lockers. Currently, there are uniformed Police employees which do not have lockers. If more female officers are hired, there will be more uniformed staff without locker space. Staff levels are not expected to decrease in the future.

**Action Step.** The cost of building additional space for lockers and evidence storage needs to be evaluated along with the cost of replacing the Municipal Center building.

5. There is a lack of adequate storage space for the records archiving needs for every City department. Underground storage space in the garages across from the Police Department, used primarily for Recreation Departmental storage currently, are water damaged with mold growth problems. In addition, there is inadequate meeting room space and election voting space at the Municipal Center during elections.

**Action Step.** Elections records storage off site and in-house records storage is not environmentally controlled. The City needs to evaluate the cost of alternative private off-site records storage options versus the cost of expanding the Municipal Center.

6. The addition of female fire fighters, the need for 24-hour staffing, health and safety requirements and increased public access to Fire Station 1 will drive changes to the station now and in the future.

**Action Step.** The City has developed informal plans to add space to Station 1 that will address many of the space, security, access and safety issues. The City will need to architecturally develop formal plans and provide a cost analysis that will provide a financial plan for the future. The City has already made improvements to the building by raising apparatus garage doors and improvements to the hose tower at Station 1 and garage floors in each of the stations.

Repair of the fire protection systems at Stations 2 and 3 have been budgeted and money for monitoring the systems will come from the Fire Department operating budget. City emergency management has applied for federal grants for emergency power at Stations 2 and 3 but the grants were denied. The City will need to budget for station improvements or find alternative funding sources.

Technology improvements are a City wide issue as are heating ventilation and energy savings in each facility. The City will develop a master plan for addressing these issues in each of the Fire Stations as well as other municipal facilities.

7. The community youth would greatly benefit from additional gymnasium space in Fridley. Besides the upfront cost of build this type of recreational space, ongoing maintenance is very costly and needs to be thoroughly evaluated.

**Action Step.** Within the next five years, the City will partner with all four school districts and the youth-serving sports associations to analyze the need for gymnasium space in Fridley.

8. Funding the installation of entry monument signs was a long standing struggle. No other piece of City infrastructure is more symbolic of the image of the community than the appearance of these signs. While the City regularly requires private business owners to replace deteriorating signs, which require a costly sign permit, it should be setting an example for the area businesses to follow.

**Action Step.** Budget for the replacement or repair of one entry monument sign each year, in a seven year cycle.

### **13.5 Summary**

The City analyzes capital improvements annually and budgets for needed improvements under a five-year plan. This annual process, however, is done separately by department. In the multi-departmental Public Facilities staff committee meetings held to develop this chapter, it became apparent that there are many needs within departments that will equate to a significant investment in the Municipal Center building and parking ramp over the next 25 years. The degree of modification and costs of needed improvements may result in the fact that it may be a wiser investment for the City to relocate offices to a new building. Before proceeding with any more minor changes or improvements to the structure, staff recommends that long-term costs be carefully evaluated, costs estimated, and compared to a new building cost.