



***RIVER FALLS CITY COUNCIL FISCAL PLAN WORKSHOP***

**April 24, 2018, 4:30 p.m.**

**Training Room, City Hall, 222 Lewis Street, River Falls, WI 54022**

**City Council Members Present:** Mayor Dan Toland, Sean Downing, Chris Gagne, Scott Morrisette, Diane Odeen, Michael Page, Hal Watson

**City Staff Present:** City Administrator Scot Simpson, Operations Director Mike Stifter, Management Analyst Keri Schreiner, Police Chief Gordon Young, Deputy Police Chief Jon Aubart, Facility Maintenance Supervisor Tom Schwalen, EMS Community Relations Coordinator Jeff Rixmann, Fire Chief Scott Nelson, Interim EMS Director Dave Matteson, City Engineer Reid Wronski, Assistant Fire Chief Mike Moody

**Others:** Ben Fochs, Diana Smith

The Mayor called the workshop to order at 4:34 p.m. The attendees provided introductions. City Administrator Scot Simpson provided some items for participants to consider including: City vs. Greenfield site, discussion on current facility, list of facilities and dates when they were built, and future planning for facilities.

Five Bugles began with its presentation. Presenters were Jim Schmidt, Robert Krzyzanowski, Steve Gausman. Gausman began by talking about the facility analysis study. He talked about the current building being undersized. He thinks it is in the best interest to move to a new facility.

Krzyzanowski talked about the location and response. He gave information on the current response times. There was focus on the Hoffman Park site and the seven-acre site the City recently purchased.

Schmidt spoke about a space needs analysis. He looked at wants, needs, and what the City can afford. He talked about the space needs summary. Schmidt also talked about the areas that could be shared between the Fire and EMS Departments. He showed a building layout on the three different sites. Costs would be \$8.6 to \$9.4 million for building replacement cost with a \$10.3 to \$12 million total replacement cost.

Council asked questions about having all the functions in one building and about traffic and fire patterns. Alderperson Watson shared concerns about overextending traffic in the area.

Joel Dunning and Allie Hirstein from Wold provided a presentation on the Police space needs. Dunning talked about the core group, department interviews, meetings and tours of newer Police stations. The recommended size for a new station is 28,940 sq. ft.

At the current location, he talked about deficient space, public space, evidence storage, support spaces and garage space. Dunning talked further about facility analysis and deficiencies with the site, exterior, interior, accessibility, mechanical, and electric. The estimated cost for all priorities would be \$180 per sq. ft. with a total cost of \$2,769,000.

He talked about the costs at different sites. An addition to City Hall would be \$9,092,875. Costs for locating to the River Falls Industrial Park phase 1 costs would be \$10,838,750. He showed a combined Fire/EMS/Police on the seven-acre site.

City Administrator Simpson asked for Council feedback on keeping the Police station at its current location. There was no support from Council to keep it at its current location. He talked about making smart investments in the current building. He wanted to understand how many different options there were going forward that the Council wants to consider. Alderperson Morrisette said having them all on one site make sense to him. He felt there is value in a shared location. Alderperson Odeen would like to keep options open for City Hall and Hoffman. She feels better with options. Alderperson Watson talked about the need for a security perimeter around the Police Department, and if this is the case, it doesn't seem like a great idea to have them at City Hall. The Mayor reminded everyone that the reason for the land purchase was to have all the functions on one site. Simpson said the City will likely own both sites over time. He talked further and shared his thoughts.

The Mayor likes all departments to be in one location. Morrisette likes them all in one spot with a phasing in. He asked about impact fees for Police and Fire. Simpson asked Council about the implementation of the building. He hasn't heard that we need to get this done 'right now'. The Mayor said it needs to be done in a financially viable way. Simpson asked about pushing forward with Police. Morrisette felt the Police were way beyond their useful life in that building. When can we do the Police? Simpson said there would be a heavy general fund impact. He talked about having a regional facility in the future.

The workshop adjourned at 6:15 p.m.

Respectfully submitted,

Kristi McKahan