



Sartell Community Center Project

SCSU survey from 2006:

Responses receiving more than 50% combined ratings of important or very important (2nd set of numbers is breakdown between very important/important):

Protection of natural areas and habitat	91% (54/37)
Land acquisition for natural areas, open spaces & nature parks	89% (46/43)
Additional recreational trails and trail improvements	85% (36/49)
Upgrades & improvements to existing regional roadways	84% (45/39)
Improvements to existing regional parks in Sartell	82% (29/53)
Community senior center	77% (32/45)
Branch library	74% (49/25)
New regional roadway construction	73% (34/39)
Historic building preservation	72% (33/39)
Additional street lighting	71% (30/41)
Outdoor community swimming pool	59% (22/37)
Indoor community swimming pool	57% (22/36)
Land acquisition for athletics complex	53% (22/31)

What we heard

Comprehensive 2012/2013 Task Force – focused on community resource facilities & specifically not recreational facilities

April of 2013: The City of Sartell should pursue the conceptual design of a Community Resource Facility which includes approximately 10,000 SF of programmed space including room for a Senior Center, Community Meeting rooms, Storage and display spaces for the American Legion Organization and Sartell Historical Society, a large Multi-Purpose/Future Library space, a serving kitchen, and other various support spaces.

June of 2013: Task Force expressed dissatisfaction with the scope of project and timing. Wait for sales tax extension rather than do something small; do it right the first time and make it usable and important to Sartell citizens. Have clear discussions with the School District and other potential partners so we know exactly what the options are and how the space might be programmed before we spend money on building more space.

What we heard

2015 Input:

- Kids are currently practicing until 10 p.m. due to lack of space for scheduling.
- Indoor fieldhouse with turf would be heavily used.
- Groups need separate space so they don't have to move equipment.
- A 2nd sheet of ice is needed - some weeks youth hockey is only able to practice one time due to high school games and other team practices.
- To build recreational programs, groups need the gym more than once a week and especially at decent hours.
- Look at all of the different elements (aquatics, gyms, senior facilities, family facilities) and look at it from a regional approach to best use our dollars.
- Would like one place to go for practices and games – right now practice at ORE and games at middle school.
- Challenge is how to accommodate both hard court and turf sports.

2015 Input:

- Not a basketball only fieldhouse - Library, Concession stand (including kitchen), 4 to 6 high school basketball courts, Walking/running track, Rooms for various group uses.
- Must meet needs of all age groups; Multi-generational and multi-purpose brings lots of positive community benefits.
- Groups are willing to help with fundraising.
- City & School work together to meet needs.
- Why do people move to a community? – “quality of life” and recreational opportunities and year-round types of things; this is an economic opportunity as Bernick’s has shown.
- Foley has track, wrestling, volleyball and basketball teams using their center, with elderly walking there during events.

2015 Input:

- Would like an indoor meeting space – hard time finding meeting space for board meetings.
- Would like facilities that promote community involvement and provide recreational activities, cultural activities, education activities, health and wellness activities, and opportunities for families to bring kids for recreational activities.
- Would like to see an art area – a room for ceramics or other art activities
- Sartell Legion looking for a meeting room large enough for more than 10 people and a small storage area and room for display cases.
- Need storage and display space in central, city-owned place for Historical Society records.
- Support for library whether that is part of new community center or an addition to existing building.
- Consider whether any community needs can be met when City builds new public safety facility.

What we heard

2015 Input:

- Need for more gym space – School rightly gives priority to School programs and then community ed so community group uses can't get enough time
- Senior dedicated spaces, but as part of community center with shared use spaces for entire community
- Center should have ample parking and be located on bus line
- Don't let lowest cost dictate what we do – should be source of pride, attraction and future growth for City
- Build a center that will meet needs for years to come
- Some of the facilities requested already exist – does it make sense to add to them?

What we heard

2015 Input:

- Kids in MN need indoor play place.
- Farmers' Market recommends inside space-possibly a large meeting room, two to three times the size of the council chambers and outdoor space with available water nearby as well as ample electricity. See an open air pavilion as a huge benefit, not only for Market vendors, but for many other community groups and residents to use.
- It's time for the city and Bernick's Arena to partner together to make a facility in the true definition of "community center".
- In favor of library because the City is way behind compared to other cities of our size and libraries are the primary vehicle for self education. Also need to have "hidden" (operations and maintenance) costs known up front and a budget set aside for upgrades and renovations to keep the space current.
- Things that appeal to all ages – swimming pool with water slide, fitness center, meeting rooms, gym, library, maybe larger wedding/concert venue if adds revenue. Use the Monticello community center and like the setup and the fact that daycare available there for center users.

What we heard

2015 input repeated multiple times:

- Community Center that serves all ages
- Community Center that is multi-purpose
- Community Center that is well planned and factors in operational costs and impacts, as well as numerous factors regarding site location
- Explore partnerships between City/School and other partners
- User groups are willing to work together so everyone benefits rather than one group getting 100% of what they want while another priority gets nothing - examples are flexible library/senior/community space; and shared ice arena/fieldhouse space

What we heard

What We Have – Meetings/Events Space:

- Great River Bowl/Partners Pub
- Blue Line
- Blackberry Ridge Golf & Events Center
- Boy Scout Building
- Caribou Coffee Meeting Room
- Celebration Church
- Country Manor/Drake's
- G Allen's
- House of Pizza
- Liquid Assets
- Messiah Lutheran
- Mulligan's
- Perkins

What we have

What We Have – Meetings/Events Space:

- Opportunity Matters
- Pinecone Regional Park Shelter
- St. Francis Hall
- St. Francis Kitchen/Cafeteria
- St. Francis Gathering Space
- Resource Training & Solutions
- Sartell School District Spaces
- Westside Learning & Events Center
- United Methodist Church
- Val Smith Park Shelter
- Watab Park Shelter
- Waters Church

What we have

What We Have – Other Spaces:

- School District performing arts/pools, etc
- Interventional Pain – gym equip/group classes
- Crossfit Sartell
- Fitness Evolution
- Sartell Fitness
- Just for Kix
- Snap Fitness
- Bernick's Arena
- Jack Splash

What we have



**What we have
– indoor
gymnasiums**

St. Francis:

- One youth size gym (smaller than standard HS court)

Sartell School District:

- One standard gym at each elementary; each also has a cafeteria that is also used but not standard size
- Middle School has two standard gyms
- High School has one main court (can be broken into 3 courts, but only 2 usable “standard” since boundaries overlap) and has one auxiliary standard court.
- Total 7 standard gyms and a few smaller gym spaces

What we have

What we learned:

- **Combining some amenities (example: senior center space and gymnasium space) under one roof offers the most benefits and achieves the goals of multi-generational and multi-purpose uses.**
- **Combining under one roof also allows for flexible space configurations, which is key to senior/community uses and library use.**
- **User groups are willing to fundraise, and to work together to try to meet community needs and not just any one interest.**
- **City should partner with School District to the extent possible & practical.**

Participation Numbers:

- **GRRL has over 4,500 registered users from Sartell; Sartell School District just coordinated a pilot program to also enroll all middle school students.**
- **Sartell Senior Connection has 1,200 copies of their popular newsletter printed and mails out 760 of them.**
- **There are well over 2,000 Sartell kids involved in non-School participation in soccer, lacrosse, hockey, baseball, volleyball, gymnastics, softball, football, and basketball. The School District supports that participation but needs to prioritize School gym/field use first and community ed use second. They can't also meet the space needs for all of these other community sports groups.**
- **School District also loves hosting Sartell Senior Connection, but with a primary focus on education, they can't promise that space either.**

What we learned

Sales Tax:

- **Formula is 50% sales tax attributable to each community and 50% population of each community.**
- **Growth from 2007 through 2014 has ranged from over 28% one year to negative 1% one year.**
- **Overall our collections from 2007 through 2014 grew by 12% per year annualized over that period, but that included the addition of major retail sales by Sam's and Walmart.**
- **At 3% growth, projected sales tax collections are over \$32,000,000 (\$16 million each to transportation & community); at 5% growth, it is \$39,000,000 (almost \$20 million each to transportation & community).**

Sales Tax:

- **\$1,600,000 is allocated toward community resource facilities from current sales tax collections. Another \$11,000,000 spent from extension dollars would still leave almost \$5 million in future sales tax collection (at the 3% growth rate) for future community amenities.**
- **Pinecone Road phase 1 completion still leaves over \$9 million toward future projects like LeSauk Drive, 27th Street North & 23rd Street South connection. In addition, street fund and MSA dollars are available for priority road projects like 4th Avenue South, Pinecone Road future phases, East Side streets, 19th Avenue, 15th Street North, etc.**
- **Keep in mind that a total allocation of \$12.5 million in sales tax expenditure does not equate to a \$12.5 million construction budget – you need to build in all other related costs, including interest.**

Other Priorities:

- The Council's Financial Management Plan update process will look at your other funding priorities and sources, but our current funding layout looks like this:

<u>Priorities:</u>	<u>Cost Estimate</u>	<u>Year Complete</u>	<u>Source</u>
PCR phase 1	\$5,500,000	2015	Interfund loan - sales tax
PCR phase 2 & 3 (7th to 35th)	\$5,000,000	2017	Street Fund
27th Street North	\$650,000	2016	Sales tax
4th Ave - 3rd to Heritage	\$4,000,000	2016	MSA & fed funding
50th Ave - Heritage south	\$4,000,000	After 2020	Seeking State funding
23rd Street South & LeSauk	\$2,500,000	2016	Sales tax
East Side streets	\$7,000,000	2018	Street fund
15th Street North		After 2020	
19th Avenue		After 2020	
Public safety storage on PW Building	\$1,000,000	2018/2019	Building Fund
			Bldg fund levy after other
Public safety – new facility	\$7,000,000	2020	debt paid

Priority Amenity Rough Cost Estimates:

- SEE SEPARATE PRELIMINARY PROGRAM AND COST ANALYSIS

Prelim Cost Analysis

10 Year Plan Amenities:

- Amenities that still need discussion on plans, budgets and timelines, but not with this next phase of our schematic work:
 - Outdoor aquatics facility (these schematics are available from aquatics consultants if/when we need them)
 - Bernick's Arena expansion which meets ice needs but may also contain other compatible multi-purpose uses
 - Additional parking at Pinecone Regional, Pinecone Central and Champion Field
 - More outdoor recreational fields (City & School collaborate to analyze what fields need upgrades vs what fields we need to add)

More Planning Needed

Next Steps Recommended:

- Schematic designs on senior/library/community space combined with 4 multi-purpose gym space and elevated walking track.
- Site options analysis.
- City/School working group review options for updated joint powers agreement with recommendations for Council/Board consideration.
- Further discussions with Bernick's Arena on expansion options at their site which may be more compatible and financially feasible in their current and future space than in community center: examples are gymnastics and Spring practices for turf sports.

Council Input Needed:

- Concurrence with amenities being pursued to schematic design phase.
- Discussion on operating cost expectations and parameters.

What comes next