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TO: Taskforce Members  
 FROM: John McNamara *jm*  
 DATE: April 14, 2009  
 COMM. NO: 082137

SUBJECT: City of Northfield – New Public Safety Facility Taskforce  
 April 9, 2009 Meeting Minutes

**Attendants:**

Ray Cox – Committee Member  
 Gerry Franek – Fire Chief  
 Jenelle Teppen – Committee Member  
 Mark Taylor – Police Chief  
 Jon Denison – Committee Member/ Council  
 Greg Colby – Committee Member  
 Jerry Anderson – Committee Member  
 David Huistendahl – Committee Member  
 John McNamara – Wold Architects and Engineers

**Absentee:**

Andrew Yurek – Committee Member  
 Kris Vohs – Committee Member/ Council  
 Fred Rogers – Committee Member

**Discussion Topics:**

- A. Wold confirmed distribution of meeting minutes from the last meeting and inquired regarding any comments:
  1. There were no comments from the committee.
- B. Guiding Principle Discussion – Wold distributed revised guiding principles, a statement regarding community access and usage was added, based on feedback from the previous meeting.
- C. Council Update – Wold reviewed with the committee the update given to the full City Council on April 6, 2009.
  - Reviewed committee members and tasks.
  - Reviewed Guiding Principles
  - Reviewed Progress to date
  - Reviewed Next Steps

It was reported that a question was asked by a council person regarding is there any standards to measure the size and equipment needed in a department, such as state or federal guidelines. It was commented that the Chief's would work on looking at standards such as protection classifications and ratios to population.



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D. Wold reviewed the Site Evaluation Criteria distributed at the previous meeting and discussed each criteria and its potential weighting as compared to other criteria. Wold distributed a Site Evaluation Matrix and site information compiled by city staff for each property the group has discussed to date. The following was discussed for the sites:

1. Florella' Mobile Home Park:
  - \$347,000 valuation, asking price \$9.0 million.
  - Potential relocation costs for each unit. \$12,600 potentially, could be as much as \$30,000 for a HUD process.
  - Florella's owns 19 units, 9 are occupied. 20 are privately owned and only 16 are occupied.
2. Northedge Auto Site:
  - Furthest north of all sites.
  - Site is somewhat small for combined facility.
  - Adjacent to railroad tracks.
3. Water Street N. Site:
  - Located at intersection of Greenvale and Hwy 3. Discussed potential of signal light at this intersection.
  - Steep slopes to river. Only 1/3 is currently buildable. Would need significant grading.
4. Q Block Site:
  - Very narrow site. Wedged between railroad tracks and existing businesses.
  - Near downtown core.
  - Would need more property to make this site feasible.
5. Existing Safety Center Site:
  - Near river. In 100 year flood plain. Adjacent to floodway.
  - Limitations on building on this site. Need to be 2' above 100 year flood plain. All accessory structures need to be flood proof.
  - Too small for combined safety center.
6. Woodley Site:
  - Not in 100 year flood plain or in flood way.
  - Small site. Too small for combined safety center.
  - Proximity to intersection of Hwy 3 and 256 will be a problem.
  - Secondary access through residential neighborhood. The existing street not suitable for heavy vehicles.
7. Valley Auto Haus:
  - Good size site. A combined safety center would fit.
  - Frontage road will need to be re-aligned per MnDOT.
  - No access on Jefferson Parkway behind property due to slope.
8. Central Valley Co-Op:
  - Good size site. A combined safety center would fit.
  - There is a separate lot for sale behind main lot that could be acquired.
  - There is another group potentially interested in a portion of the site.
  - Good access.



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9. Riverside Drive:
  - City owned.
  - MnDOT is interested in purchasing.
  - Somewhat remote in industrial area. Not visible from Hwy 3.
- E. The group discussed various sites that could be eliminated from possible sites for the Safety Center:
  1. Northedge Auto: Too far north.
  2. Florella's: Too complicated and expensive to move trailers.
  3. Q-Block: Too small.
  4. Water St. North: Topography would limit buildability.
- F. The group discussed other potential sites for consideration based on size and location:
  1. Dokmo/ Ford Dealership.
  2. Furlong GM Sales.
  3. Cowles Property/ Riverside Drive.
  4. Northfield Construction.The City will follow-up on site information and availability.
- G. Wold will update the Site Selection Matrix and forward to the committee for their use. The group will individually review the matrix and be ready to share their ideas at the next meeting. It was requested the City engineering and planning staff also fill out the matrix based on their expertise.
- H. The group discussed separate Police and Fire facilities versus a combined Safety Center. Councilmember Dennison shared his discussions with council members regarding the desire from council to build both facilities regardless whether they are combined or separate. A list of pro's and con's should be developed for the group to review and discuss.
- I. As part of the criteria selection topics Taskforce Member Jerry Anderson distributed his research into residential insurance premiums based on PC ratings. The conclusion was that while there was a difference in rates based on PC ratings, the costs were relatively low. The group requested similar research be done on commercial properties.
- J. A public open house was discussed to occur after the site evaluation matrix has been reviewed by the Taskforce. A tentative date was discussed as April 30, 2009 starting at 6:00 pm at the Safety Center.

cc: Attendants  
Michael Cox, Wold Architects and Engineers  
Tyler Kavanaugh, Wold Architects and Engineers

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