**Previous Property Considerations**

* **Properties Considered Within City Limits:**
	1. 4 Bottle Drive
	2. Old Lime Pit
	3. No other empty land in City Limits could be identified that was large enough for the project needs.

**Valley Plains Building Purchase**

* The City Administrator negotiated with the owners for a fair price.
* **Commission Approval:** Purchase agreement approved.
* **Final Purchase Details:**
	+ **Agreement Signed:** September 16, 2021
	+ **Purchase Price:** $410,000 paid $407,020 at closing.
	+ **Condition:** Seller would rent back the building until their new facility was ready.

**Assessor Report:**

* + Purchase price: $410,000 (for three parcels).
	+ Total assessed value: $344,100 (83.93% sales ratio).
	+ Parcel with building previously valued at $298,600 (2021) does not include other land only parcels in this.

**Rental Income from New Service Center Property**

|  |  |
| --- | --- |
| **Fiscal Year** | **Rent Received** |
| FY22 & Sept 21 | $1,600 (considered in purchase price) |
| FY23 | $36,000 |
| FY24 | $36,000 |
| **Building** | **$555.55** |
| **Total Rent Income** | **$74,155.55** |

**Utilities Paid Post-Purchase**

* **Total:** $34,637.65 (Water for new Valley Plains Bldg is BCRW)

**Funding Allocations for the New Building**

|  |  |
| --- | --- |
| Fiscal Year | Amount Allocated |
| FY25 (ARPA Funds) | $999,722.00 |
| FY24 | $150,000.00 |
| FY23 | $100,000.00 |
| FY22 | N/A |
| FY21 | $558,306.00 |
| FY20 | $100,000.00 |
| FY19 | $250,000.00 |
| FY18 | $250,000.00 |
| **Total** | **$2,408,028.00** |

* **Line of Credit:** Approved for $13,000,000 at **2% interest for 30 years**.
* **Repayment Plan:**
	+ Funded by a **one-time 4.97% increase in 2025 ELECTRIC rates**.
	+ No further rate increases required for construction costs.

**Retrofit Evaluation & Decision**

We chose not to take the interior fit up & Mechanical, Electrical and Plumbing costs into consideration because no matter which option we proceed with our end result for both options was the same thing. A 13,125 SF Pre Engineered Metal Building shell structure ready for a new fit up. So, the fit up & Metal Building Electrical/Plumbing costs in theory would be the same cost with either option, if not more in favor of a new build due to efficiency of layout.

* **Valley Plains building considered for retrofitting** but deemed inefficient.
* Issues with retrofitting:
	+ **Layout Inefficiencies:** Would require continual adjustments similar to current buildings.
	+ **Additional Structures Needed:** A breezeway would be required, increasing costs.
	+ **Separate HVAC Needs:** Two buildings would require separate heating and cooling systems.
	+ $**842,313** – Repurpose Existing 13,125 SF PEMB Structure
	+ $**776,976** – New 13,125 SF PEMB Structure

**Common Concerns & Responses**

**Land Use & Zoning Compliance**

* **No zoning issues.**
* Any addition to the existing structure would still need to follow current regulations.

**Environmental Concerns**

* **Fuel Tanks:**
	+ Buried fuel tanks exist but **no indication of leakage**.
	+ Soil remediation included in pricing models.
* **Creek Impact:**
	+ All site work follows **city and state SWPPP protocols**.
	+ Planned site improvements **outside of 100-year floodplain**.
* **Soil Testing:**
	+ **Completed by KLJ (December 17, 2024)**
	+ **Results:** No petroleum or chemical contamination found.
	+ **Debris Identified:** Minor concrete and asphalt fragments.

**Aesthetic & Tax Revenue Considerations**

* **Building Design:**
	+ Architectural facade planned for Main Street visibility.
* **Property Tax Impact:**
	+ City intends to **sell other properties** to return them to the tax roll.

**Public Concerns Addressed**

|  |  |
| --- | --- |
| Concern | Response |
| **"City should retrofit current structure for $1M"** | Current building lacks space and proper height for equipment. |
| **"Existing building holds heat well"** | Does not meet current energy codes; extensive upgrades required. |

**Building Sale & Next Steps**

* **Bid Process:**
	+ Commission approved putting Valley Plains building up for bids.
	+ Minutes published and available online.
	+ Advertised in newspapers for two weeks and posted on website.
* **Approval to sell building:** November 5, 2024, Commission Meeting.
* **Bid Advertisement:** November 22 & 29, 2024.
* **Bid Approval:** December 17, 2024, Commission Meeting.

**Plans for Current Buildings**

* **Electrical building:** Retained for offseason equipment storage.
* **Service center & street shop:** To be sold.

**Existing & New Building Size Comparison**

|  |  |
| --- | --- |
| **Existing Buildings** | **Sq Ft** |
| Garage (northernmost pole shed) | 1,800 |
| Garage on Main Street (sewer pumper) | 3,100 |
| Main shop (bucket trucks, pickups, vac trailer, etc.) | 6,500 |
| Brick building (residential garbage can storage) | 3,800 |
| Service Center (offices, break room, garages) | 5,500 |
| Old brick two-story building (sign storage,)  | 7,000 |
| **Total Existing Footprint** | **27,700** |

**Additional Storage Needs:** Equipment and attachments currently stored outdoors and in PFP cold storage. Current buildings have large equipment tightly packed, requiring multiple pieces to be moved in order to access a single unit.

**New Building Footprint:** **40,000 sq ft**.

**Total Project includes Salt Sand Building/Fencing/Paving etc**

* Process has been transparent, with discussions in at least 26 Commission Meetings since 2018. 21 of which have been since 2020 and 16 of those since 2023.