WABASHA CITY COUNCIL

LOCATION

Tuesday, February 6, 2024

Special Council/Workshop 5:15 PM

This meeting will be held in person at Wabasha City Hall, a virtual option is also available, to join click here https://us02web.zoom.us/j/82339495094. To watch the meeting live on your computer or Smart Phone, click here to watch the meeting on YouTube (or search City of Wabasha YouTube Channel).

Council member Dean Meurer will join the meeting by Zoom from : 218 Main St w, Wabasha, MN 55981

1. **General Business**
   1. Discussion on ambulance building needs
2. **Adjournment**

City Council Workshop **1. 1.**

Meeting Date: 02/06/2024

ITEM TITLE: Discussion on ambulance building needs

DEPARTMENT: Administration

PURPOSE:

Discuss the Ambulance Building needs.

ITEM SUMMARY:

The current ambulance building was built from the information that I can find in 1992. The building was ahead of its time at that time. However, 32 years later, the Ambulance Service has outgrown the current building and is in desperate need of a larger more functional space, that will take the service well into the future. The makeup of the service, the size of our ambulances, the number of educational classes we provide, and the amount of equipment that we have has the building bursting at the seams. Administrator Gregerson, Finance Director Grabau, and Ambulance Director Marking consulted the City's Financial Planner Mike Bubany to discuss possible funding options and budget impact.

Funding Options/Building short falls (See attached)
Building Needs (See attached)
Estimated cost (See attached)

Need discussion from Council:
1. Are we postponing any plans for other buildings based on lack of available funds? (See attached funding options)
2. What is our ideal funding strategy? Is this obtainable in a referendum?
3. Rehab or build new discussion - need to continue work with OWA Architects - $4700 in costs (look at addition to current building)
4. Discussion on location if it's not an addition

STAFF RECOMMENDATION:

To provide a plan to move forward with replacing the Ambulance Building.

Attachments

Funding Options
Building Needs
Estimated Cost

New Building Funding Options

Background

From paperwork that I can find the Contract for the current building was signed on October 11, 1991. I can't find a completion date, but my assumption is that it was completed at some point in 1992. From the paperwork I can find the best number I can come up with is that the building cost $95,403.36 to build. For the time period that it was built the building was ahead of its time. The apparatus bay was built for Econoline van style ambulances which were considerably smaller than the ambulances we currently have. Fast forward to today the call volume, the amount of equipment and medications, the size of the ambulance, and the number of people from out of town have all increased significantly.

Building Short Falls

- CPR Mannequins are stored in bathrooms next to the toilets. (This is not sanitary)
- Training Room/Meeting Room is too small for our current needs and is one big open space. We do our monthly trainings with the Kellogg 1st Responders. The ambulance crew alone is too many people for the space and when we add the 1st Responders multiple people have to stand because we don't have enough room for seating for everyone. When we do CPR classes or EMR/EMT classes (Which are revenue generators for the Service) we are limited to the size of class we can hold at the ambulance garage. This requires us to have to move equipment to another location to be able to have enough room for the size of class we are holding. We recently held an EMT class but had to use the Fire Depts training room for 3 months because we did not have enough room for the number of students and also be able to have skills equipment readily available for students. The Fire Dept was very generous in letting us use their space but we did take up a lot of room with our equipment for 3 months. If we need to hold a CPR class or have another meeting any crew members that are on call and need to be at the garage either have to go somewhere else or sit and listen to the class or meeting.
- The building is really not ADA compliant. (I don't know the ADA rules for access). The bathrooms I also believe are not ADA Compliant. The showers are also not very big.
- We only have 1 bedroom. If we have 2 crew members that stay overnight from out of town, they either have to sleep on the couch or we get one of the crew members a hotel room.
- A majority of our supplies are stored in wooden particle board cabinets in the apparatus bay. Due to the small nature of the apparatus bay the cabinets get wet

when we wash vehicles and are warping leaving the cabinets to not seal very well. This causes vehicle exhaust to enter the cabinets and get on our medical supplies.

- The garage doors are too small for our current size of our ambulances. We have only a couple inches on either side of our mirrors. The door frames and mirrors have been hit.
- The apparatus bay in general is too small we do not have adequate space to properly wash our vehicles in the winter time without getting everything else in the garage to get wet. One corner of the HVAC room has been hit multiple times with the ambulance due to the small nature of the garage.
- The HVAC room is also too small for what we have in it.
- Overall we do not have enough storage space at the Ambulance Garage.
- The carpet is still the original carpet from when the building was built so that makes it 32 years old. The carpet is stained in places even after shampooing. The carpet in the office is all wrinkled up because it has let loose from the floor.
- We have a that is small and cramped with 2 people trying to work out of it. We also don't have room to be able to store all of our files in the office.
- There is not very much insulation if any at all on the interior walls and if I need to have a private conversation while someone else is at the garage the other crew members here can hear the conversation.
- The big open concept at the garage means that our crew day room, training/meeting room, workout area, and kitchen are all together.
- With how the bathrooms are located if there is a class going on you have to walk through the class to use the restrooms. Also, you are able to hear the person using the restrooms out in the training area due to not insulation.

4 choices to fund the building

Option #1 – Referendum

Option #2 – Public Hearing – If 5% of voters from the last election sign a petition then it needs to go to a Referendum anyway. If you don't get a petition or less than 5% you can procedure with the project.

Option #3 – General Obligation Bonds these would be at a lower interest rate.

Option #4 – Lease to Purchase. This would go through the Port Authority but at a higher interest rate than a GO Bond. The city would then pay rent to the Port Authority but would not have control of the building until the loan is paid off. This will cost significantly more than the other options but does not require any type of public hearing or referendum.

Additional Funding Options

- 0.5% sales tax that could generate $40,000-$50,000 per year. Currently a moratorium on new Sales Tax until 2025.
- Grants, State Funding, or USDA Loan.

Scenarios worked out with Mike Bubany on 1/25/24

These scenarios/cost estimates do not take into account any site prep work and would only be the building and finishings.

20 Year Bond for Ambulance Only precast concrete building. 5.5% Interest Rate. Total estimated building cost $2,190,168. Tax Increase based on a $200,000 home valuation.

- **Tax increase of $118 per year without a 0.5% sales tax**
- **Tax increase of $74 per year with a 0.5% sales tax**

20 Year Bond for Ambulance and City Hall combined precast concrete building. 5.5% Interest Rate. Total estimated building cost $3,409,740. Tax Increase based on a $200,000 home valuation.

- **Tax increase of $181 per year without a 0.5% sales tax**
- **Tax increase of $136 per year with a 0.5% sales tax**

20 Year Bond for Ambulance Only metal building. 5.5% Interest Rate. Total estimated building cost $1,120,700. Tax Increase based on a $200,000 home valuation.

- **Tax increase of $64 per year without a 0.5% sales tax**
- **Tax increase of $19 per year with a 0.5% sales tax**

The last option would keep us below the 5% line with either option.

New Building Needs

4 Bedrooms (3 Minimum but when thinking long term 4 would be best)

2 bathrooms with showers by bedrooms

Sound Proof Insulation in Bedrooms

3 Ambulance Bays with extra wide doors (Drive thru bays would be a benefit)

Full Length Drains in the Ambulance Garage

*In Floor Heat vs. Radiant Heat on the ceiling (want not need) (Possibly more cost efficient)

Hot water to hoses in garage

Decontamination Table and Area in garage

Bathroom off of the garage

Laundry Room off of garage

Kitchen with cabinets, counter top, fridge, stove/oven, microwave, and dishwasher

2 Offices that are separated from crew quarters

Large dedicated Training Room with closets to store training supplies and AV Equipment

Bathroom close to training room that is separate from crew area so it can be used during trainings without disrupting the crew

Climate Controlled Supply Room that is separated from Garage

Overhead alerting system (want not need)

Workout Area/Room (This will benefit the whole city not just the ambulance)

Crew Lounge/Day Room

Patio Area (want not need)

Explanation	Measurements	Total Square Footage			
Ambulance Station					
Apparatus Bays (3 Total)	60' x 35'	2,100			
Offices (2)	12' x 12'	288			
Bedrooms (4)	9' x 9'	324			
Kitchen	20' x 20'	400			
Training Room	25' x 35'	875			
Training Room Storage/AV	16' x 10'	160			
Supply Storage in Garage	15' x 20'	300			
Workout Area	25' x 25'	625			
Crew Bathrooms/Showers (2)	8' x 12'	192			
Day Room	20' x 20'	400			
Public Restroom	8' x 8'	64			
Laundry Room	9' x 9'	81			
Cleaning Supply Closet	4' x 4'	16			
Storm Shelter/EOC	20' x 20'	400			
HVAC Room	15' x 15'	225			
	Total	6,404			
2 Stories?				**Total Estimated Cost**	
	X $342 per Square Foot			**$2,190,168**	
	X $175 per square Foot			**$1,120,700**	