New Brighton City Council
Work Session Agenda
New Brighton City Hall | Council Chambers
803 Old Hwy 8 NW, New Brighton , MN 55112
5:00 PM July 22, 2025

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- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit NBMN.info/View-A-Meeting
- **Join the meeting electronically.** Members of the public who need to interact with our public officials about agenda items, City Administration, and matters that are otherwise of public concern to the City Council but are unable to or not comfortable attending the meeting in person, may join the meeting electronically at: *https://newbrightonmn.gov/zoom* (no app needed), by scanning the QR Code on the right, or by using their Zoom app to join and entering: Meeting ID 898 6240 2361, Passcode 867530

I. Work Session Item

1. City Campus Feasibility Planning

Agenda Section:	Work Session Item
Report Date:	07/01/2025
Meeting Date:	July 22, 2025

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: City Campus Feasibility Planning

Action Requested:

Public Hearing	Motion
Discussion	**Informational:X**

Form of Action:

Resolution	Ordinance
Contract/Agreement	**N/A or Other: X**

Votes Needed:

3 Votes	4 Votes
5 Votes	**N/A: X**

Summary Statement:

Following Council direction and previous work with Kraus-Anderson on the Strategic Facilities Plan and facility assessment, staff have continued efforts to identify next steps regarding the future of the New Brighton Community Center. Recognizing the importance of thorough analysis and community input, staff sought out potential partners and processes for a comprehensive feasibility study and robust community engagement.

Recent Activities:

- **Outreach to Consultants:** Staff contacted several firms to solicit

	information on feasibility study services, community engagement approaches, and general "ballpark" cost estimates. • **Proposal Review:** Attached is a comparison matrix summarizing services, approaches, and preliminary cost estimates from several reputable firms. • **Staff Recommendation:** Based on the proposals and best practices, staff strongly recommends scheduling community engagement efforts during fall/winter and into spring months. This timeframe coincides with the Community Center's highest usage, as well as some of our most popular and diverse special events ensuring the broadest possible input from residents and users.

Recommendations:	• Council is asked to review the attached matrix and proposals to provide feedback and direction on the desired scope, timing, and selection of a partner for the feasibility study and engagement process. • Staff will incorporate Council input and return with a recommendation for moving forward at a future meeting.

Applicable Deadlines:	

Community Impact:	The future of the New Brighton City Campus—including the Community Center and City Hall functions—could have a significant and lasting impact on our residents, families, staff, and community partners. As both a welcoming gathering space and an essential hub for city services, a potential City Campus would serve people of all ages and backgrounds. This potential project offers a unique opportunity to create a place that brings together recreation, wellness, civic engagement, and city services under one roof. **Engaging the community during the busiest seasons (late summer**

	through fall/winter) will: • Ensure we hear from a broad cross-section of residents, employees, and community stakeholders. • Invite diverse input—from families and seniors to local businesses and civic organizations—about what they need from a 21st-century City Campus. • Build public trust and ownership by leading a transparent, inclusive process. • Strengthen the connection between city services, recreational opportunities, and civic life, maximizing positive impacts on health, inclusion, efficiency, and quality of life in New Brighton. A thorough feasibility study and community-driven engagement will help ensure that future investments in the City Campus reflect community needs, foster a welcoming and efficient service environment, and sustain a strong, connected New Brighton for years to come.

Legislative History:	

Strategic Priority:

Financial Sustainability	Staff Capabilities
Economic Development: X	Community Engagement & Belonging: X
City Assets: X	N/A

Fiscal Impact:

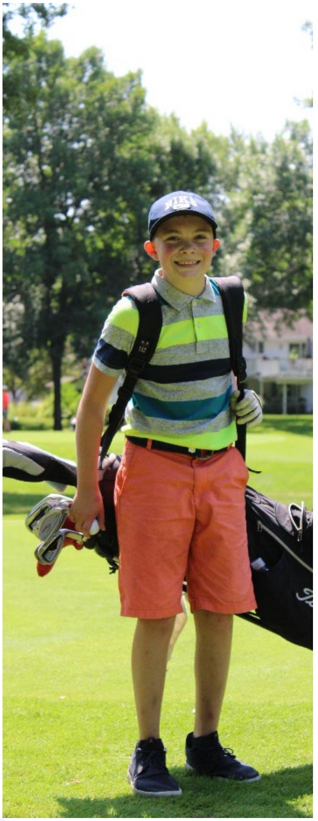
Financial Impact: Is there a financial consideration?	No	Yes $
Financing Sources:	Budgeted	Budget Modification
New Revenue	Use of Reserves	Other

Attachments:	Comparison - Feasability Study Costs, City Campus Feasability Study Final

	Kraus Anderson	HGA	ISG	Sports Facilities Companies	PROS Consulting
Project Alignment	X				
Community Engagement	X	$20-40,000	$30-40,000	X	
Site Capacity and Feasability Analysis	X	$60-80K or $150-$250K	$25-30,000		
Budgeting and Schedule	X		X	X	
Pre-Referndum Support			$20-30,000		
Space Needs and Current Operations Assessment	Already Done		$20-25,000	X	
Concept Development and Cost Estimates	Already Done		$25-35,000		
Operational Projections		PROS	$15-20,000	X	$25-35,000
Statistically Valid Survey		PROS			$15-17,000
Total	***25,000***	***$80-$290,000***	***$135-180,000***	***$65,000***	***$40-52,000***

HGA - Included Light touch vs. comprehensive approach for designs

HGA stated - typically fees for a feasibility study fall in the 0.25%-0.5% of the construction cost.



Discussion on City Campus Feasibility

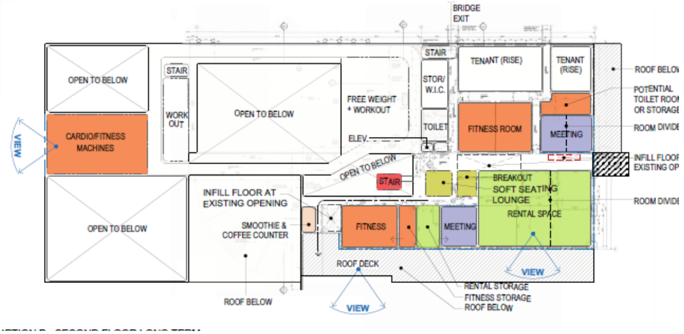
Jennifer Fink, CPRP, Director of Parks and Recreation
Craig Schlichting, PE, Director of DCAD

Introduction & Purpose

- Brief Overview – Why are we here?
  - Continuation of discussion on City facilities and future strategies to ensure effective use of facilities and budget
- What we're hoping to accomplish tonight
  - Provide update on the process and brief history of potential feasibility analysis
  - Confirm direction with Council
  - Identify and share next steps

Recap: How We Got Here

- 2040 Parks Comprehensive Plan: Called for improvements to NBCC
- Facility Condition Assessment and Strategic Facilities Plan (Kraus Anderson): Explored options from minimal updates to expansive remodel, including new site-agnostic design
- Used "bubble" diagrams for general space needs and ballpark cost estimates



Previous Council Direction & Site Exploration

- Council favored other potential sites for potential development due to concerns about a parking ramp at NBCC, from both cost and function standpoint. Since that meeting, the purchase agreement for Block B has gone away. This makes Block B an alternative site to consider, should Council wish to do so.
- The current NBCC site has redevelopment potential. Could be a strong candidate, especially considering challenges developing Block B
  - City developing Block B site could help absorb piling costs and address issues associated with low/flat site uses.
- Alternative site analysis determined Freedom Park may be possible. Less ideal as it is a current park that is popular.

Facility Maintenance Needs & Timing

- Nearly $5 million in scheduled maintenance at NBCC over the next five years
- City Hall has been remodeled/modernized over the last 10 years to incorporate the license bureau. The non-fleet plan for maintaining/replacing what we have is expected to cost nearly $1.7 million in the next 10 years.
- Brightwood Hills Clubhouse has maintenance costs that exceed cost of replacement and already exploring public/private partnerships based on Council direction
- Decision point: Invest in maintenance of current NBCC site, or hold off and redirect funds toward potential new construction
  - In particular, the Eagles Nest, Gym Floor, and Parking lot are near failure.

Strategic Priorities and Financial Context

- Council’s Strategic Priority: Address ADA access and safety at City Facilities
- Council’s strategic priority: 40% of general fund revenues from non-property tax sources
- Current footprint at NBCC limits revenue growth and capacity, especially with aging indoor playground and no space for expansion

Strengthen City Assets	• Clarity on Phase 2 of Park Improvement • Meaningful progress on Climate Action Plan • Improved resilience and adaptability of City-owned facilities	• Phase 2 scope and funding in place by 8/2026 • 50% reduction of 2030 greenhouse goal by 12/2027 • 100% of city-owned buildings ADA compliant by 12/2027, and 100% of city buildings compliant with functional-safety standards by 12/2030
Enhance Financial Sustainability	• Adequately funded long-range plans • Minimal tax impact from operations • Diverse revenue sources to fund budget	• At least 10% capital replacement funding by 12/2027 • Total tax levy impact 3% at most annually • 40% of general fund revenues from non-tax sources by 12/2028

Consultant Engagement & Cost Estimates

- Staff contacted multiple consultants for ballpark estimates—costs vary widely (spreadsheet with details)
- Initial recommendation: Continue working with Kraus Anderson, consider additional consultant for financial/operational analysis

Community Engagement Plan

- Staff recommends community engagement (fall/winter, possibly extending into spring)
- Engagement timing aligns with busiest time at NBCC, allows for robust feedback, as well as some of our most popular and diverse special events. (i.e. Pumpkin Walk and Iftar)
- Will pair with site feasibility analysis to inform next steps.

Why This Matters / Next Steps

- Should we want to move forward with the project, clear decision and project scope is needed to pursue outside funding (including legislative asks)
  - Define site, develop budget targets, and finalize scope before seeking external dollars
- There is a clear need for some improvements at the Community Center, that effect operations. Staff needs direction or clarity on how to proceed/not proceed.
  - Gym Floor
  - Eagles Nest
  - Parking Lot