



## City of Albertville Workshop Agenda

**TUESDAY**

**January 18, 2010**

**Following the 7:00 PM regular meeting**

- 1. CALL 2011 WORKSHOP TO ORDER – (starting approximately 7:30 p.m. for one hour)**
- 2. Brief overview of goal setting by City Administrator Larry Kruse**
  - Decision Resources, Inc. – Community Survey (pages 2-17)
  - Comprehensive Plan Proposal (pages 18-23)
  - Live Wright Grant revised scope (pages 24-27)
  - STMA Arena expansion (pages 30-41)
  - Lodging Tax (pages 42-43)
  - Prairie Run Development- Housing initiative
  - Economic Development – Initiate Industrial Business Retention Survey
- 3. Review of current goals**
  - Make good service to residents job one!
  - Complete I-94 (phase I)
  - Seek continuum of care living facility
  - Increase utility e-bill and e-pay participation
  - Negotiate sewer plant re-permitting - .06 Phosphorous
  - Settle Prairie Run development issues
  - Host a spring town hall meeting
  - Complete Towne Lakes Trail segment
  - Complete construction of Kaland Avenue sidewalk
  - Develop 5 years storm water maintenance plan
  - Complete Infrastructure (streets, sidewalks, water, and sewer) inventory and develop maintenance 5 year plan
  - Implement single sort recycling and expand to small business
  - Implement electric franchise program
  - Be frugal and progressive
- 4. Back to #2 to discuss individually**
- 5. What's next?**
- 6. ADJOURN**

DECISION RESOURCES, LTD.  
3128 Dean Court  
Minneapolis, Minnesota 55416

January 12, 2011

Mr. Larry Kruse  
City of Albertville  
5959 Main Avenue NE  
Albertville, MN 55301

Dear Larry:

Decision Resources, Ltd., is pleased to present this survey research proposal to you for the City of Albertville. This prospectus is organized in three parts: a potential design; project schedule; and, estimated project costs. As you will see, I am certain that DRL can provide the City of Albertville with the information it seeks in both a cost-effective and timely manner.

***DESIGN OF THE RESEARCH:***

Decision Resources, Ltd., proposes to conduct a telephone survey of 400 randomly selected households in the City of Albertville. A sample of 400 residents would provide results projectable to the entire city adult population within  $\pm 5.0$  percent in 95 out of 100 cases. The sample is also of sufficient size to permit the district to be divided into a maximum of four categories for more detailed analysis, such as age, mobility, home ownership, location of residence, presence of children, and other demographic characteristics.

To insure the integrity of the sample, DRL places the most exacting sampling standards in the industry on our procedures. Before an alternate household is substituted for a designated target, at least ten tries are made to contact the initial households during a five-day period. The telephone calls take place during various times on weekday evenings and during the weekend. Our interviewers are also instructed to seek convenient appointments with interviewees, cutting our non-contact rate to less than five percent on average. An unbiased selection process is also used to identify the adult member of the household to be interviewed. To validate the completed sample, the latest United States Census updated population characteristics are utilized as a standard of comparison.

The questionnaire would be administered by DRL trained and supervised personnel. The computer analysis will be obtained from our in-house C-MENTOR and SPSS statistical analysis systems, insuring both access to the most current analysis programs and confidentiality of the data set.

The City of Albertville will be presented with bound copies of the final report highlighting all the major findings of the study. DRL will also speak to any major differences from and similarities with the past studies of the community, when applicable, in addition to other maturing communities. A volume of all computer-generated cross tabulations and other multivariate statistical techniques will also be included.

***PROJECT SCHEDULE:***

1. Planning with City Council Members, City Staff, and/or relevant individuals to establish the topics to be covered in the survey. Based on these topic concepts, DRL would word specific, neutral questions. This activity can be completed by telephone and/or fax, depending on client wishes, within two weeks of the initiation of the contract.
2. Structuring of questions and final approval of the survey instrument. These activities are usually completed within three weeks of the discussion of topics to be covered in the survey.
3. Final determination of the field dates for interviewing.
4. Pre-testing and, if needed, approval of resulting revisions. This activity is usually completed by the second day of fieldwork.
5. Completion of all fieldwork within a two-to-three week period.
6. Computer analysis and preparation of written report. All analytical tests and commentary will be available within four weeks after completion of the fieldwork.
7. Delivery of the final written report to the City of Albertville, including presentation graphics. Afterwards, telephone consultation, as the need arises, will be provided about the study's findings and implications.

***PROJECT COSTS:***

The cost of a survey is driven by two factors: sample size and questionnaire length. The cost to conduct a 50 question unit survey with a random sample of 400 residents would be \$12,500.00. Each additional question unit beyond the initial allotment would be \$135.00. A 300 sample of residents with a survey of 50 questions units would be \$10,500.00. Each additional question unit would be \$120.00. The typical city survey is generally between 100 and 130 questions with an estimated cost of between \$15,000 and \$20,000.

*City of Albertville*  
*Residential Survey Research Proposal*  
*January 2011*

As company policy, DRL requires one-half of the cost prior to the commencement of fieldwork; the remainder is due upon delivery of the final written report. Unless otherwise arranged, DRL invoices clients for the initial payment at the time of the initiation of the contract; the remainder is due at the time of the receipt of the final written report.

If you require any further information from us, feel free to contact Bill Morris, Diane Traxler, or me. We look forward to the opportunity to work with the City of Albertville.

Sincerely,

*Peter Leatherman*

Peter Leatherman  
Research Director

DECISION RESOURCES, LTD.  
3128 Dean Court  
Minneapolis, Minnesota 55416

City of \_\_\_\_\_  
Residential Survey  
PROTOTYPE SURVEY

Hello, I'm \_\_\_\_\_ of Decision Resources, Ltd., a polling firm located in Minneapolis. We have been retained by the City of \_\_\_\_\_ to speak with a random sample of residents about issues facing the community. This survey is being conducted because the City Council and City Staff are interested in your opinions and suggestions about current and future city needs. I want to assure you that all individual responses will be held strictly confidential; only summaries of the entire sample will be reported.

1. Approximately how many years have you lived in \_\_\_\_\_ ?
- LESS THAN TWO YEARS.....1
  - TWO TO FIVE YEARS.....2
  - FIVE TO TEN YEARS.....3
  - TEN TO TWENTY YEARS.....4
  - 20 TO 30 YEARS.....5
  - OVER THIRTY YEARS.....6
  - DON'T KNOW/REFUSED.....7

2. As things now stand, how long in the future do you expect to live in \_\_\_\_\_ ?
- LESS THAN TWO YEARS.....1
  - TWO TO FIVE YEARS.....2
  - FIVE TO TEN YEARS.....3
  - OVER TEN YEARS.....4
  - REST OF LIFE.....5
  - DON'T KNOW/REFUSED.....6

3. What do you like most, if anything, about living in \_\_\_\_\_ ?
- \_\_\_\_\_
- \_\_\_\_\_

4. What do you think is the most serious issue facing \_\_\_\_\_ today?
- \_\_\_\_\_
- \_\_\_\_\_

5. How would you rate the quality of life in \_\_\_\_\_ -- excellent, good, only fair, or poor?
- |                         |   |
|-------------------------|---|
| EXCELLENT.....          | 1 |
| GOOD.....               | 2 |
| ONLY FAIR.....          | 3 |
| POOR.....               | 4 |
| DON'T KNOW/REFUSED..... | 5 |
6. Over the next five years or so, do you expect the quality of life in \_\_\_\_\_ to increase, decrease, or remain about the same?
- |                         |   |
|-------------------------|---|
| INCREASE.....           | 1 |
| DECREASE.....           | 2 |
| REMAIN ABOUT SAME.....  | 3 |
| DON'T KNOW/REFUSED..... | 4 |
- IF "INCREASE" OR "DECREASE," ASK:
7. Could you tell me one or two reasons why you feel that way?
- 
- 
8. Which of the following two statements comes closer to your feelings:
- |                         |   |
|-------------------------|---|
| STATEMENT A.....        | 1 |
| STATEMENT B.....        | 2 |
| BOTH OF ABOVE.....      | 3 |
| NEITHER.....            | 4 |
| DON'T KNOW/REFUSED..... | 5 |
- (A) I call \_\_\_\_\_ "home."
- (B) \_\_\_\_\_ is just a place to live; I'd be just as happy elsewhere.
9. How would you rate the strength of community identity and the sense of neighborliness in \_\_\_\_\_ -- excellent, good, only fair or poor?
- |                         |   |
|-------------------------|---|
| EXCELLENT.....          | 1 |
| GOOD.....               | 2 |
| ONLY FAIR.....          | 3 |
| POOR.....               | 4 |
| DON'T KNOW/REFUSED..... | 5 |
10. To which of the following do you feel a closer connection to:
- |                         |   |
|-------------------------|---|
| STATEMENT A.....        | 1 |
| STATEMENT B.....        | 2 |
| STATEMENT C.....        | 3 |
| NONE OF ABOVE.....      | 4 |
| DON'T KNOW/REFUSED..... | 5 |
- A) The City of \_\_\_\_\_ as a whole,
- B) Your neighborhood, or
- C) Your school district?
11. All in all, do you think things in \_\_\_\_\_ are generally headed in the right direction, or do you feel things are off on the wrong track?
- |                         |   |
|-------------------------|---|
| RIGHT DIRECTION.....    | 1 |
| WRONG TRACK.....        | 2 |
| DON'T KNOW/REFUSED..... | 3 |

I would like to read you a list of characteristics of a community. For each one, please tell me if you think \_\_\_\_\_ currently has too many or too much, too few or too little, or about the right amount.

	MANY MUCH	FEW/ LITT	ABOUT RIGHT	D.K./ REF.
12. affordable housing, defined by the Metropolitan Council as a single family home costing less than \$_____?	1	2	3	4
13. affordable rental units?	1	2	3	4
14. luxury rental units?	1	2	3	4
15. condominiums?	1	2	3	4
16. townhouses?	1	2	3	4
17. starter homes for young families?	1	2	3	4
18. "move up" housing?	1	2	3	4
19. higher cost housing?	1	2	3	4
20. senior housing?	1	2	3	4
21. parks and open spaces?	1	2	3	4
22. trails and bikeways?	1	2	3	4
23. service establishments?	1	2	3	4
24. retail shopping opportunities?	1	2	3	4
25. entertainment establishments?	1	2	3	4
26. dining establishments?	1	2	3	4
27. day care opportunities?	1	2	3	4

Property tax revenues are divided among the City of \_\_\_\_\_, \_\_\_\_\_ County, and your local public school district.

28. For each dollar of the property taxes you pay, about what percentage do you think goes to city government? (READ #1-#6)	TEN PERCENT OR LESS.....	1
	11 TO 20 PERCENT.....	2
	21 TO 30 PERCENT.....	3
	31 TO 40 PERCENT.....	4
	41 TO 50 PERCENT.....	5
	OVER 50 PERCENT.....	6
	DON'T KNOW/REFUSED.....	7
29. Do you consider the city portion of your property taxes to be very high, somewhat high, about average, somewhat low, or very low in comparison with neighboring cities?	VERY HIGH.....	1
	SOMEWHAT HIGH.....	2
	ABOUT AVERAGE.....	3
	SOMEWHAT LOW.....	4
	VERY LOW.....	5
	DON'T KNOW/REFUSED.....	6

In 200\_, the actual percentage of your property taxes going to the City of \_\_\_\_\_ was twenty percent.

30. Would you favor or oppose an increase in YOUR city property tax if it were needed to maintain city services at their current level? FAVOR.....1  
 OPPOSE.....2  
 DON'T KNOW/REFUSED.....3
31. And, would you favor or oppose an increase in YOUR city property tax if it were used to improve and enhance current city services? FAVOR.....1  
 OPPOSE.....2  
 DON'T KNOW/REFUSED.....3
32. When you consider the property taxes you pay and the quality of city services you receive, would you rate the general value of city services as excellent, good, only fair, or poor? EXCELLENT.....1  
 GOOD.....2  
 ONLY FAIR.....3  
 POOR.....4  
 DON'T KNOW/REFUSED.....5

I would like to read you a list of a few city services. For each one, please tell me whether you would rate the quality of the service as excellent, good, only fair, or poor? (ROTATE)

	EXCL	GOOD	FAIR	POOR	DK/R
33. Police protection?	1	2	3	4	5
34. Fire protection?	1	2	3	4	5
35. Recycling and brush pick-up?	1	2	3	4	5
36. Storm drainage and flood control?	1	2	3	4	5
37. Park maintenance?	1	2	3	4	5
38. City-sponsored recreation programs?	1	2	3	4	5
39. Animal control?	1	2	3	4	5

Now, for the next three city services, please consider only their job on city-maintained street and roads. That means excluding interstate highways, state and county roads that are taken care of by other levels of government. Hence, Interstate \_\_\_\_, Highway \_\_\_\_, Highway \_\_\_\_, County Road \_\_\_\_ or \_\_\_\_\_, should not be considered. How would you rate  
 ....

	EXCL	GOOD	FAIR	POOR	DK/R
40. City street repair and maintenance?	1	2	3	4	5
41. Snow plowing?	1	2	3	4	5
42. Street lighting?	1	2	3	4	5

Now, I would like to re-read you that list of city services. For each one, please tell me if you consider it be an essential city service, a very important city service, a somewhat important city service, or not a very important service at all.

	ESS	VRI	SMI	NVI	DKR
43. Police protection?	1	2	3	4	5
44. Fire protection?	1	2	3	4	5
45. Recycling and brush pick-up?	1	2	3	4	5
46. Storm drainage and flood control?	1	2	3	4	5
47. Park maintenance?	1	2	3	4	5
48. City-sponsored recreation programs?	1	2	3	4	5
49. Animal control?	1	2	3	4	5
50. City street repair and maintenance?	1	2	3	4	5
51. Snow plowing?	1	2	3	4	5
52. Street lighting?	1	2	3	4	5

Now, for the final time I am going to read the list of city services. Given the current economic and financial environment, the city may have to make some additional tough choices in the next couple of years with respect to scaling back or eliminating certain city services. For each of the following please tell me if you would support an increase in funding for the service, keep the funding for the service at its current level, make cuts in the funding for the service, or eliminate funding for the service.

(ROTATE)

	INC	CUR	ELM	CUT	DKR
53. Police protection?	1	2	3	4	5
54. Fire protection?	1	2	3	4	5
55. Recycling and brush pick-up?	1	2	3	4	5
56. Storm drainage and flood control?	1	2	3	4	5
57. Park maintenance?	1	2	3	4	5
58. City-sponsored recreation programs?	1	2	3	4	5
59. Animal control?	1	2	3	4	5
60. City street repair and maintenance?	1	2	3	4	5
61. Snow plowing?	1	2	3	4	5
62. Street lighting?	1	2	3	4	5

Thinking about another topic....

63. Are there areas in the City of \_\_\_\_\_ where you do not feel safe? YES.....1  
NO.....2  
DON'T KNOW/REFUSED.....3

IF "YES," ASK:

64. In which areas do you not feel safe?

---

65. What would make you feel more safe?

---

66. Do you feel safe in your immediate neighborhood walking alone at night? YES.....1  
NO .....2  
DON'T KNOW/REFUSED.....3

67. Do you generally feel safe in your home? YES.....1  
NO .....2  
DON'T KNOW/REFUSED.....3

68. How would you rate the amount of police patrolling in your neighborhood -- too much, about the right amount or not enough? TOO MUCH.....1  
ABOUT RIGHT AMOUNT.....2  
NOT ENOUGH.....3  
DON'T KNOW/REFUSED.....4

69. How would you rate the amount of traffic enforcement by the police in your neighborhood -- too much, about right amount or not enough? TOO MUCH.....1  
ABOUT RIGHT AMOUNT.....2  
NOT ENOUGH.....3  
DON'T KNOW/REFUSED.....4

70. How serious of a problem is traffic speeding in your neighborhood -- very serious, somewhat serious, not too serious, or not at all serious? VERY SERIOUS.....1  
SOMEWHAT SERIOUS.....2  
NOT TOO SERIOUS.....3  
NOT AT ALL SERIOUS.....4  
DON'T KNOW/REFUSED.....5

71. And, how serious of a problem are stop sign violations in your neighborhood -- very serious, somewhat serious, not too serious, or not at all serious? VERY SERIOUS.....1  
SOMEWHAT SERIOUS.....2  
NOT TOO SERIOUS.....3  
NOT AT ALL SERIOUS.....4  
DON'T KNOW/REFUSED.....5

72. Please tell me which one you consider to be the greatest concern in \_\_\_\_\_? If you feel that none of these problems are serious in \_\_\_\_\_, just say so.

- Violent crime.....0
- Traffic speeding.....1
- Drugs.....2
- Youth crimes and vandalism.....3
- Identity theft.....4
- Business crimes, such as shoplifting  
and check fraud.....5
- Residential crimes, such as burglary,  
and theft.....6
- ALL EQUALLY.....7
- NONE OF THE ABOVE.....8
- DON'T KNOW/REFUSED.....9

Continuing....

The \_\_\_\_\_ park system is composed of larger community parks and smaller neighborhood parks, trails, and community ballfields. Of these facilities, which have you or members of your household used during the past year?

	YES	NO	DKR
73. Larger community parks?	1	2	3
74. Smaller neighborhood parks?	1	2	3
75. Trails?	1	2	3
76. Community ballfields?	1	2	3
77. In general, do you feel that existing recreational facilities offered by the City meet the needs of you and members of your household?	YES.....1	NO .....2	DON'T KNOW/REFUSED.....3

IF "NO," ASK:

78. What additional recreational facilities would you like to see the City offer its residents?

---



---

79. Have you or members of your household participated in any City park and recreation programs? YES.....1  
 NO.....2  
 DON'T KNOW/REFUSED.....3

IF "YES," ASK:

80. Which ones?
- 

81. Were you satisfied or dissatisfied with your experience? SATISFIED.....1  
 DISSATISFIED.....2  
 DON'T KNOW/REFUSED.....3

82. Does the current mix of City park and recreation programming meet the needs of your household? YES.....1  
 NO.....2  
 DON'T KNOW/REFUSED.....3

IF "NO," ASK:

83. What program(s) do you feel are lacking?
- 

84. Do you or members of your household currently leave the city for park and recreation facilities or activities? (IF "YES," ASK:) What would that be?
- 
- 

Moving on....

85. Do you leave the City of \_\_\_\_\_ on a regular or daily basis to go to work? YES.....1  
 NO.....2  
 NOT EMPLOYED/RETIRED....3  
 DON'T KNOW/REFUSED.....4

IF "YES," ASK:

86. In what city is your job located?
-

87. How many minutes does it take you to get to work?
- |                           |   |
|---------------------------|---|
| FIVE MINUTES OR LESS..... | 1 |
| SIX TO TEN MINUTES.....   | 2 |
| 11 TO 15 MINUTES.....     | 3 |
| 16 TO 20 MINUTES.....     | 4 |
| 21 TO 25 MINUTES.....     | 5 |
| 26 TO 30 MINUTES.....     | 6 |
| OVER 30 MINUTES.....      | 7 |
| DON'T KNOW/REFUSED.....   | 8 |
88. How would you rate the ease of getting to and from work -- excellent, good, only fair or poor?
- |                         |   |
|-------------------------|---|
| EXCELLENT.....          | 1 |
| GOOD.....               | 2 |
| ONLY FAIR.....          | 3 |
| POOR.....               | 4 |
| DON'T KNOW/REFUSED..... | 5 |
89. How would you rate the ease of getting from place to place within the City of \_\_\_\_\_ -- excellent, good, only fair or poor?
- |                         |   |
|-------------------------|---|
| EXCELLENT.....          | 1 |
| GOOD.....               | 2 |
| ONLY FAIR.....          | 3 |
| POOR.....               | 4 |
| DON'T KNOW/REFUSED..... | 5 |
- Changing topics....
90. Other than voting, do you feel that if you wanted to, you could have a say about the way the City of \_\_\_\_\_ runs things?
- |                         |   |
|-------------------------|---|
| YES.....                | 1 |
| NO .....                | 2 |
| DON'T KNOW/REFUSED..... | 3 |
91. How much do you feel you know about the work of the Mayor and City Council -- a great deal, a fair amount, very little, or none at all?
- |                         |   |
|-------------------------|---|
| A GREAT DEAL.....       | 1 |
| A FAIR AMOUNT.....      | 2 |
| VERY LITTLE.....        | 3 |
| NONE AT ALL.....        | 4 |
| DON'T KNOW/REFUSED..... | 5 |
92. From what you know, do you approve or disapprove of the job the Mayor and City Council are doing? (WAIT FOR RESPONSE) And do you feel strongly that way?
- |                          |   |
|--------------------------|---|
| STRONGLY APPROVE.....    | 1 |
| APPROVE.....             | 2 |
| DISAPPROVE.....          | 3 |
| STRONGLY DISAPPROVE..... | 4 |
| DON'T KNOW/REFUSED.....  | 5 |
93. How much first hand contact have you had with the \_\_\_\_\_ City staff -- quite a lot, some, very little, or none?
- |                         |   |
|-------------------------|---|
| QUITE A LOT.....        | 1 |
| SOME.....               | 2 |
| VERY LITTLE.....        | 3 |
| NONE.....               | 4 |
| DON'T KNOW/REFUSED..... | 5 |

94. From what you have heard or seen, how would you rate the job performance of the \_\_\_\_\_ City staff -- excellent, good, only fair, or poor?
- EXCELLENT.....1  
 GOOD.....2  
 ONLY FAIR.....3  
 POOR.....4  
 DON'T KNOW/REFUSED.....5
95. During the past year, have you contacted \_\_\_\_\_ City Hall?
- YES.....1  
 NO.....2  
 DON'T KNOW/REFUSED.....3

IF "YES," ASK:

96. On your last telephone call or visit, which Department did you contact -- the Police Department, Fire Department, Public Works, Ice Center, Housing office, Park and Recreation, Building Inspections, Engineering, Planning, Administration, the Assessor's Office, the Finance Department, or the General Information Desk receptionist?
- POLICE DEPARTMENT.....1  
 FIRE DEPARTMENT.....2  
 PUBLIC WORKS.....3  
 ICE CENTER.....4  
 HOUSING OFFICE.....5  
 PARKS AND REC.....6  
 BUILDING INSPECT.....7  
 ENGINEERING.....8  
 PLANNING.....9  
 ADMINISTRATION.....10  
 ASSESSOR'S OFFICE.....11  
 FINANCE DEPT.....12  
 GENERAL INFORMATION....13  
 DON'T KNOW/REFUSED.....14

Thinking about your last contact with the City, for each of the following characteristics, please rate the service as excellent, good, only fair, or poor....

- |  | EXC | GOO | FAI | POO | DKR |
|--|-----|-----|-----|-----|-----|
| 97. Waiting time for the receptionist to help you? | 1   | 2   | 3   | 4   | 5   |
| 98. Courtesy of city staff?                        | 1   | 2   | 3   | 4   | 5   |
| 99. Ease of obtaining the service you needed?      | 1   | 2   | 3   | 4   | 5   |

Moving on.....

100. What is your principal source of information about \_\_\_\_\_ City Government and its activities?
- 
-

101. How would you prefer to receive information about \_\_\_\_\_  
 \_\_\_\_\_ City Government and its activities?

---



---

102. During the past year, did you receive the " \_\_\_\_\_  
 \_\_\_\_\_," the City's monthly news-  
 letter? YES.....1  
 NO .....2  
 DON'T KNOW/REFUSED.....3

IF "YES," ASK:

103. Do you or any members of your household regularly read it? YES.....1  
 NO .....2  
 DON'T KNOW/REFUSED.....3

104. Do you sometimes clip the entire page or a specific article for future reference, or do you throw it away or recycle after you have read it? SOMETIMES CLIP.....1  
 THROW AWAY/RECYCLE.....2  
 BOTH.....3  
 DON'T KNOW/REFUSED.....4

105. Does your household currently subscribe to cable television? YES.....1  
 NO .....2  
 DON'T KNOW/REFUSED.....3

IF "YES," ASK:

106. How often during the past year have you watched \_\_\_\_\_  
 \_\_\_\_\_ City Council Meeting  
 telecasts on Channel \_\_\_\_ -- frequently, occasionally,  
 rarely or never? FREQUENTLY.....1  
 OCCASIONALLY.....2  
 RARELY.....3  
 NEVER.....4  
 DON'T KNOW/REFUSED.....5

107. Do you have access to the Internet at home? (WAIT FOR RESPONSE) Do you have access to the Internet at work? HOME ONLY.....1  
 WORK ONLY.....2  
 BOTH.....3  
 NEITHER.....4  
 DON'T KNOW/REFUSED.....5

IF "YES," ASK:

108. Have you accessed the City's website? YES.....1  
NO.....2  
DON'T KNOW/REFUSED.....3

IF "YES," ASK:

109. Were you able to find what you were looking for? YES.....1  
NO.....2  
DON'T KNOW/REFUSED.....3

110. What information would you like to see on the City of \_\_\_\_\_'s web site?  
\_\_\_\_\_  
\_\_\_\_\_

Now, just a few more questions for demographic purposes....

Could you please tell me how many people in each of the following age groups live in your household.

111. Persons 65 or over? NONE.....1  
ONE.....2  
TWO OR MORE.....3

112. Adults under 65? NONE.....1  
ONE.....2  
TWO.....3  
THREE OR MORE.....4

113. School-aged children and pre-schoolers? NONE.....1  
ONE.....2  
TWO.....3  
THREE OR MORE.....4

114. Do you own or rent your present residence? OWN.....1  
RENT.....2  
REFUSED.....3

115. What is your age, please?	18-24.....1
(READ CATEGORIES, IF NEEDED)	25-34.....2
	35-44.....3
	45-54.....4
	55-64.....5
	65 AND OVER.....6

And now, for one final question, keeping in mind that your answers are held strictly confidential....

116. Is your pre-tax yearly household	UNDER \$50,000.....1
income over or under \$75,000?	\$50,001-\$75,000.....2
IF "OVER," ASK:	\$75,001-\$100,000.....3
Is it over \$100,000? (IF "YES,"	\$100,000-\$125,000.....4
ASK:) Is it over \$125,000?	OVER \$125,000.....5
IF "UNDER," ASK:	DON'T KNOW/REFUSED.....6
Is it under \$50,000?	

117. Gender (DO NOT ASK)	MALE.....1
	FEMALE.....2

118. REGION OF CITY



**MEMORANDUM**

TO: Larry Kruse  
FROM: Alan Brixius  
DATE: January 11, 2010  
RE: Albertville Comprehensive Plan  
FILE NO: 802

Albertville's Comprehensive Plan was prepared in 1995 and revised in 1996 with the dissolution of Frankfort Township. In 1994, Albertville's population was 1,917 and had a household count of 681. Over the years, the City has amended its land use plan a number of times to reflect a desired change in its land use composition, however these map changes only address specific geographic areas.

The 1996 plan addressed issues of fast growth, sizing and extension of utilities, housing stock composition, and the expanding need for services. The 1996 plan established goals and policies to give the City direction to address those issues.

Following its Comprehensive Plan, Albertville has grown over the past 14 years to a population of approximately 6,500 and approximately 2,400 households. The City now has established neighborhoods and a limited supply of residentially zoned land remaining. There are significant commercial areas with remaining vacant land and large areas of industrially guided land.

As the City progresses toward 2020 and beyond, the community issues will move away from the fast growth policies of the 1996 plan and will need to focus on infill development, maintenance of existing neighborhoods and appropriate land uses. Redevelopment may be an option as the City continues to mature. With small parcels for development, the City will need to outline its intentions for land use, quality of development, utility needs, and transportation. In brainstorming with staff, the following areas will need attention as the City grows to saturation:

**City-Wide Issues:**

- Protection, maintenance, and code enforcement within the City's established residential neighborhoods.

- Type, quality and location of Albertville's future commercial and industrial development.
- Implementation of the City's Comprehensive Stormwater Drainage Plan.
- Extension of utilities to unsewered areas of the City.

### **Transportation Issues:**

The City has a number of important transportation issues that require attention including but not limited to:

- I-94/County Road 19 Interchange. The City's preferred design should be part of the Comprehensive Plan. This inclusion is helpful in pursuing Federal or State funding in that it represents the City's commitment to the project.
- Collector streets that will require future attention will include:
  1. The future design, timing and construction of 70<sup>th</sup> Street.
  2. The County's desire to turn back County Road 37 to the City.
  3. Future design, timing and construction of 50<sup>th</sup> Street.
  4. Define the City's position on the extension of Main Street.
  5. Design, timing and construction of County Road 19 improvements north of I-94.
- Local street issues include:
  1. Future alignment and extension of 53<sup>rd</sup> Street to County Road 19.
  2. Design and location of LaCenter Drive frontage road from 57<sup>th</sup> Street to 50<sup>th</sup> Street to accommodate commercial development.
  3. Street access to the Otsego Tool/Oman Bros. site.
  4. Street access to the Fay property off of 67<sup>th</sup> Street.
  5. Street access to the Zachman property south of the Greenhaven neighborhood.
  6. Extension of Kassel Avenue from Albert Villas 6<sup>th</sup> Addition to County Road 18.
  7. Future street access to the remaining Psyk land north of 50<sup>th</sup> Street.

### **Land Use Issues:**

- The City recently updated its Comprehensive Plan for northwest Albertville. These changes will be included in the plan update.
- Greenhaven subdivision and surrounding area of the City must guide the land uses in this area with the anticipation of the extension of utilities.

- Land use transition area between the County Road 19 commercial areas and the residentially zoned Psyk property.
- Infill development of the Psyk farm.
- Access and design for the commercially zoned Leuer property north of 53<sup>rd</sup> Street and west of County Road 19.
- Future land use and access for property at the southeast corner of County Road 19 and County Road 18.
- Future land use and access to the property south of the middle school.
- Future land use and access to City land north of the City's waste treatment plant.
- Future land use ambitions for commercial areas along Main Street and County Road 37.

This list of issues represents a sampling of items that may be addressed in the Comprehensive Plan update. We recognize that the planning, development and economic cycles seldom align and that the current state of the economy makes it hard to allocate funds for planning. This being said, the Comprehensive Plan update is more than a land use plan. Through this process, the City will establish its long term vision and incremental goals for the community that will guide future investment and create strategies for financing.

Undertaking the plan update during the current lull in the economy will give the City the change to outline its ideas for assisting property owners and businesses through this recession and also clearly define its long range land use, transportation, and infrastructure objectives. The following work program has the Council and Planning Commission guiding the process, but gives opportunities to the general public for feedback and comment through a community survey, neighborhood open houses, community-wide open house, and public hearing. In preparing this work program, we have attempted to be sensitive to City costs. Typically, an entire Comprehensive Plan would cost twice the price listed. In 2009, NAC prepared a plan for Waverly, MN for \$31,050. However, with our history with Albertville and the previous planning efforts, we believe we can deliver a quality planning document for this reduced price.

We will be available to discuss this proposal with the City Council at next Monday's workshop.

## COMPREHENSIVE PLAN WORK PROGRAM

### TACTICS INTERVIEWS

Individual interviews with City staff, Public Works, Planning Commission, Park Committee, and City Council. The Tactics interviews provide background and perceptions as to the City functions, utility capacity, and future growth goals and opportunities. The Tactics interviews will define the scope of the Comprehensive Plan.

Following the interviews, a summary of community issues and opportunities will be prepared. This summary will present both majority and minority opinions on each issue. The issue and opportunity summary will provide the foundation for goal setting.

### INVENTORY

The City Inventory identifies the physical parameters that will define the City's long range planning consisting of:

1. **Social Profile.** City demographics including population, households, and age. For Albertville, we will use current State demographic information. Forecasts will be based on a community build out of remaining land translated into future household numbers and population. This information will be evaluated against the capacity of City utilities and services.
2. **Physical Profile.** The physical features within the City that influence growth, land use, service delivery, transportation and utilities including:
  - a. Physical barriers.
  - b. Existing land use, available vacant land.
  - c. Zoning.
  - d. Housing stock/age.
  - e. Utilities capacity.
  - f. Streets.
  - g. Park system.
  - h. Environment, stormwater/wetlands.

With City planning efforts related to stormwater planning, I-94, County Road 19 interchange, and street improvements, we are hoping that we can abbreviate much of the Inventory collection and not duplicate past efforts.

### COMMUNITY SURVEY – DECISION RESOURCES

A Community Survey will be crafted and conducted to solicit public opinion on the City's existing operations and conditions, as well as the future issues that require attention as the City grows through 2030.

## **COMMUNITY WORKSHOPS**

At the completion of the Tactics interviews, Inventory and Community Survey, a Community Workshop will be held with the City Council, Planning Commission, Park Committee and City staff. We will present the Tactics summary, Community Survey results, and Inventory to identify key issues and opportunities for the City.

Through the workshop session, the Council and advisory committees will be asked to set and prioritize goals for the City to pursue through the year 2030. These goals and objectives will be the basis for the City's Policy Plan and Development Framework.

## **NEIGHBORHOOD OPEN HOUSE**

We would propose to conduct the following neighborhood open house meetings:

- NE Albertville: Towne Lakes, Hunters Pass, Greenhaven
- SW Albertville: Albert Villas, Cedar Creek, Kolleville
- Central Albertville: Psyks, Main Street, 50<sup>th</sup> Street
- Commercial/  
Industrial: NW Albertville, County Road 19, County Road 37,  
Barthel Industrial Park

Through the neighborhood open houses, staff will present information from the Community Workshop with regard to the City's 2030 goals and objectives. Staff will solicit feedback on the goals and information on issues within individual neighborhoods.

## **PLAN FORMULATION**

Upon completion of the aforementioned tasks, NAC will prepare a complete draft plan that includes:

1. Issues Identification
2. Goals and Policy Plan
3. Development Framework
  - a. Land Use
  - b. Transportation
  - c. Utilities/Community Facilities
  - d. Planning Districts
4. Implementation Plan

## FINAL PLAN REVIEW AND ADOPTION

The draft plan will be reviewed, edited and adopted through the following process:

1. Second Community Workshop meeting where the draft plan will be presented. We take any comments and revisions and work them into the plan.
2. Community Open House. Schedule an open house to present the draft plan to the general public for comments.
3. Public Hearing before the Planning Commission.
4. City Council meeting plan review and Council resolution adopting the plan.

## BUDGET AND SCHEDULE

The aforementioned work plan outlines a process that considers a new Council and the need for public participation in the formulation of the Comprehensive Plan. Fortunately, the City has undertaken an effort to inventory and document its streets, utilities, and stormwater planning. This should reduce time and efforts in the Inventory process. Based on the aforementioned work program, the following budget is proposed:

Tactics Interview & Summary	\$3,600
Inventory	2,800
Community Survey	N/A
Community Workshop	800
Neighborhood Open Houses (4)	1,600
Plan Formulation	6,000
Community Workshop	800
Community Open Houses (2)	800
Planning Commission Presentation/ City Council Action	300
Sub-Total	16,700
10% Contingency	<u>1,700</u>
<b>TOTAL</b>	<b>\$18,400</b>

Tactics Interviews/Summary	February – March 2011
Inventory	February – March 2011
Community Survey	----
Community Workshop	April 2011
Neighborhood Open Houses (4)	May – June 2011
Plan Formulation	June – August 2011
Second Community Workshop	August 2011
Community Open Houses (2)	August – September 2011
Planning Commission Public Hearing	October 2011
City Council Presentation	November 2011



**MEMORANDUM**

TO: Larry Kruse / Adam Nafstad / Tim Guimont  
FROM: Alan Brixius  
DATE: January 11, 2011  
RE: Albertville – Live Wright Grant  
FILE NO: 802

The City has successfully pursued a Live Wright Grant for the formulation of a City-Wide Trail and Sidewalk Plan. Unfortunately, the City only received partial funding of this project in the amount of \$11,766. The following is a revised work program that is offered to fit within the new budget. We are hoping that most of the inventory material is already assembled and we can proceed to issue identification and opportunities for improving the City's local trail system.

**Step 1 – Inventory of Existing Conditions**

City Base Map

Inventory of Existing Street System  
Functional Classification  
Right-of-Way Widths  
Street Width/Boulevard Depth  
Street Jurisdiction  
Intersection Design

Existing Sidewalk/Trails  
Location of Existing Sidewalk Segments  
Location of Existing Trail Segments  
Sidewalk Design Standards  
Trail Design Standards

Adam and Tim – I hope that we have the aforementioned information as part of the City's Street Inventory and Street Improvement Plan. Please let me know what is available.

Physical barriers that divide the City and segregate neighborhoods  
Existing Land Use / Zoning  
Local City Destinations  
County Trail Planning

The Inventory will identify the physical parameters that we must work within to create a comprehensive trail and sidewalk system.

### **Step 2 – Issues Map**

Based on the inventory, staff will prepare an Issues and Opportunity Summary that:

1. Identifies existing trails and sidewalks.
2. Identifies City destinations.
3. Identifies the County's existing and proposed trail system.
4. Identifies physical barriers.

### **Step 3 – Concept Plan Development**

Based on the Inventory and Issues Identification, City staff will prepare an initial Comprehensive Trail and Sidewalk Plan consisting of the following:

1. System Plan overlaid on the City's base map identifying proposed trail and sidewalk corridors related to the Albertville street system, local destinations, and comfortable walking circuits.
2. Establish a hierarchy of trail and sidewalk classifications that may include striped shoulder bike lanes, sidewalks, and trails. This hierarchy will describe the design details of each trail type with a cross-section. The design detail may include locations within the street right-of-way, trail/sidewalk width, and trail amenities.

We are suggesting that we complete Steps 1, 2 and 3 as presentation materials for a public open house to solicit public comments. This would expedite the project, allow us to reduce budget cost, and have materials for the public to respond to.

### **Step 4 – Public Participation**

If we can mutually agree to proceed with Steps 1, 2 and 3, then move public participation, then I would recommend setting dates in February and/or March for public open houses. The open houses could consist of either of the following:

1. Two City-wide open houses to present materials, solicit comments and ideas to improve the plan, and usage of the trail system in the City.

2. Four neighborhood meetings.

If the open houses are limited to just trail planning, we would recommend two City-wide open houses. The County would like to piggyback on one of our open houses to present the County trail planning concepts.

### **Step 5 – Preparation of Final Plan**

Following the public open houses, City staff will prepare a final draft plan consisting of the following:

1. Map showing the City-wide trail and sidewalk system. This plan will outline the type and location of the trail and sidewalk improvements.
2. Trail/sidewalk design details including cross sections, intersection design details, trail amenities, location of benches, trail markers, and bike racks.
3. Policy Plan that outlines the City's criteria for considering trail improvements and maintenance.
4. Implementation that outlines strategies for trails and trail/sidewalk improvements (i.e., coordinate with street improvements, park improvements, new developments, freeway improvements).

### **Step 6 – Final Approval**

1. Workshop with Park Board, Planning Commission, and City Council to review and edit final product.
2. Public hearing before the Planning Commission.
3. City Council adoption.

<b>Task</b>	<b>Budget</b>	<b>B&amp;M</b>	<b>NAC</b>
Inventory	\$2,500	\$1,500	\$1,000
Issues Identification	\$800	\$500	\$300
Concept Plan	\$3,000	\$1,800	\$1,200
Public Participation	\$600	---	\$600
Final Plan	\$2,000	\$1,000	\$1,000
Final Approval	\$600	---	\$600
TOTAL	\$9,500	\$4,800	\$4,700

This work program and budget would reserve \$2,266 of grant funds for a community survey, if desired.

Adam – please review this revised work program and budget and give me your comments as to its acceptability. Also, give me a list of inventory materials that you already have.

## 2010 Minnesota Statutes

---

### 469.190 LOCAL LODGING TAX.

Subdivision 1. **Authorization.** Notwithstanding section 477A.016 or any other law, a statutory or home rule charter city may by ordinance, and a town may by the affirmative vote of the electors at the annual town meeting, or at a special town meeting, impose a tax of up to three percent on the gross receipts from the furnishing for consideration of lodging at a hotel, motel, rooming house, tourist court, or resort, other than the renting or leasing of it for a continuous period of 30 days or more. A statutory or home rule charter city may by ordinance impose the tax authorized under this subdivision on the camping site receipts of a municipal campground.

Subd. 2. **Existing taxes.** No statutory or home rule charter city or town may impose a tax under this section upon transient lodging that, when combined with any tax authorized by special law or enacted prior to 1972, exceeds a rate of three percent.

Subd. 3. **Disposition of proceeds.** Ninety-five percent of the gross proceeds from any tax imposed under subdivision 1 shall be used by the statutory or home rule charter city or town to fund a local convention or tourism bureau for the purpose of marketing and promoting the city or town as a tourist or convention center. This subdivision shall not apply to any statutory or home rule charter city or town that has a lodging tax authorized by special law or enacted prior to 1972 at the time of enactment of this section.

Subd. 4. **Unorganized territories.** A county board acting as a town board with respect to an unorganized territory may impose a lodging tax within the unorganized territory according to this section if it determines by resolution that imposition of the tax is in the public interest.

Subd. 5. **Reverse referendum.** If the county board passes a resolution under subdivision 4 to impose the tax, the resolution must be published for two successive weeks in a newspaper of general circulation within the unorganized territory, together with a notice fixing a date for a public hearing on the proposed tax.

The hearing must be held not less than two weeks nor more than four weeks after the first publication of the notice. After the public hearing, the county board may determine to take no further action, or may adopt a resolution authorizing the tax as originally proposed or approving a lesser rate of tax. The resolution must be published in a newspaper of general circulation within the unorganized territory. The voters of the unorganized territory may request a referendum on the proposed tax by filing a petition with the county auditor within 30 days after the resolution is published. The petition must be signed by voters who reside in the unorganized territory. The number of signatures must equal at least five percent of the number of persons voting in the unorganized territory in the last general election. If such a petition is timely filed, the resolution is not effective until it has been submitted to the voters residing in the unorganized territory at a general or special election and a majority of votes cast on the question of approving the resolution are in the affirmative. The commissioner of revenue shall prepare a suggested form of question to be presented at the referendum.

Subd. 6. **Joint powers agreements.** Any statutory or home rule charter city, town, or county when the county board is acting as a town board with respect to an unorganized territory, may

enter into a joint exercise of powers agreement pursuant to section 471.59 for the purpose of imposing the [tax] and disposing of its proceeds pursuant to this section.

**Subd. 7. Collection.** The statutory or home rule charter city may agree with the commissioner of revenue that a [tax] imposed pursuant to this section shall be collected by the commissioner together with the [tax] imposed by chapter 297A, and subject to the same interest, penalties, and other rules and that its proceeds, less the cost of collection, shall be remitted to the city.

**History:** 1987 c 291 s 191; 1989 c 277 art 1 s 30; 1Sp1989 c 1 art 8 s 1-3; 1990 c 604 art 6 s 6-8



## Albertville Ice Arena

### Estimate Summary

March 5, 2009

Architect: Architects Rego + Youngquist

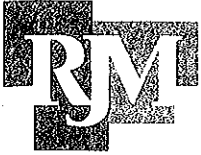
DESCRIPTION	Notes	Base Estimate	\$/sf 36,988
<b>Construction Costs</b>			
Selective Demolition		\$15,000	\$0.41
Earthwork		\$75,325	\$2.04
Asphalt Paving	Allowance	\$140,000	\$3.79
Site Concrete		\$43,300	\$1.17
Site Utilities	Allowance	\$50,000	\$1.35
Landscaping & Irrigation	Allowance	\$10,000	\$0.27
Concrete		\$192,995	\$5.22
Precast Plank		\$71,248	\$1.93
Precast Wall Panels		\$491,521	\$13.29
Masonry		\$98,920	\$2.67
Steel Erection		\$94,650	\$2.56
Structural Steel		\$220,850	\$5.97
Miscellaneous Metals		\$23,369	\$0.63
Carpentry		\$14,795	\$0.40
Finish Carpentry/Millwork		\$32,332	\$0.87
Fireproofing		\$0	\$0.00
Waterproofing		\$2,500	\$0.07
Roofing	60 Mil EPDM	\$176,000	\$4.76
Joint Sealants		\$5,659	\$0.15
H.M. Doors, Frames & Hardware		\$29,700	\$0.80
Overhead Doors		\$9,000	\$0.24
Aluminum Entrances & Storefront		\$63,000	\$1.70
Glass Railing System		\$11,250	\$0.30
Gypsum Wallboard		\$42,536	\$1.15
Tile		\$13,500	\$0.36
Acoustical Ceilings		\$13,200	\$0.36
Sports Flooring		\$51,000	\$1.38
Resilient Flooring		\$4,250	\$0.11
Painting		\$64,729	\$1.75
Miscellaneous Specialties		\$17,500	\$0.47
Louvers		\$3,000	\$0.08
Operable Partition		\$0	\$0.00
Window Coverings		\$0	\$0.00
Seating		\$30,000	\$0.81
Dasher Boards		\$135,000	\$3.65
Ice Systems		\$625,000	\$16.90
Elevators		\$55,000	\$1.49
Fire Protection		\$59,181	\$1.60
Plumbing		\$249,669	\$6.75
HVAC		\$258,916	\$7.00
Electrical		\$212,681	\$5.75
General Conditions		\$169,987	\$4.60
General Liability Insurance		\$47,635	\$1.29
Builders Risk Insurance		\$0	\$0.00
Building Permil		\$39,242	\$1.06
Bond		\$0	\$0.00
<b>Subtotal Construction Cost</b>		<b>\$3,963,440</b>	<b>\$107.15</b>
Contingency		\$193,828	\$5.24
Contractor's Fee		\$173,220	\$4.68
<b>Total Project Estimate</b>		<b>\$4,330,488</b>	<b>\$117.08</b>

#### CORPORATE OFFICE

HWY. 7 CORPORATE CENTER  
7003 W. LAKE ST.  
SUITE 400  
ST. LOUIS PARK, MN 55426  
PHONE 952-837-8600  
FAX 952-832-9600

#### SATELLITE OFFICES

PLAZA VII  
MINNEAPOLIS, MN  
  
NORTHLAND EXECUTIVE  
OFFICE CENTER  
BLOOMINGTON, MN  
  
NORMANDE LAKE  
OFFICE PARK  
BLOOMINGTON, MN



CONSTRUCTION

**Albertville Ice Arena**

Estimate Summary

March 5, 2009

Architect: Architects Rego + Youngquist

<b>Owner Costs</b>			
SAC/WAC	Allowance	\$80,000	\$2.16
Testing & Special Inspections		\$20,000	\$0.54
Printing		\$15,000	\$0.41
Owner Furniture & Fixtures		\$20,000	\$0.54
Score Board		\$0	\$0.00
Interior Signage		\$5,000	\$0.14
Exterior Signage		\$5,000	\$0.14
Ice Surfacing Equipment		\$80,000	\$2.16
Hockey Equipment		\$10,000	\$0.27
Concession Equipment		\$15,000	\$0.41
Owner Equipment		\$10,000	\$0.27
<i>Subtotal</i>		\$260,000	\$7.03
<b>Design Fees</b>			
Arch. Design Fees		\$321,334	\$8.69
Mech./Elect. Design Fees		\$0	\$0.00
Consultants Fees		\$0	\$0.00
<i>Subtotal</i>		\$321,334	\$8.69
<b>Contingency</b>			
Design Contingency		\$0	\$0.00
Owner Contingency		\$0	\$0.00
<i>Subtotal</i>		\$0	\$0.00
<b>Total Project Cost</b>		\$4,911,822	\$132.80

**CORPORATE OFFICE**

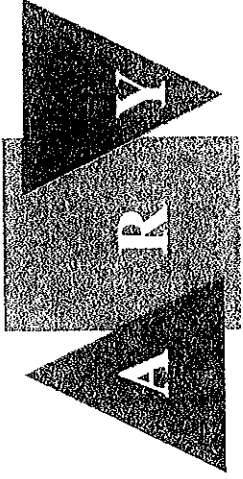
HWY. 7 CORPORATE CENTER  
7003 W. LAKE ST.  
SUITE 400  
ST. LOUIS PARK, MN 55426  
PHONE 952-837-8600  
FAX 952-832-9600

**SATELLITE OFFICES**

PLAZA VII  
MINNEAPOLIS, MN

NORTHLAND EXECUTIVE  
OFFICE CENTER  
BLOOMINGTON, MN

NORMANDE LAKE  
OFFICE PARK  
BLOOMINGTON, MN



## Architects Rego + Youngquist

7601 Wayzata Boulevard,  
Suite 200

St. Louis Park, MN 55426

Phone 952-544-8941 Fax 952-544-0585 [www.ARYarch.com](http://www.ARYarch.com)

### **Project Update to Arena Board Nov 10, 2008:**

#### **STMA Arena Expansion**

City of Albertville

City of St. Michael

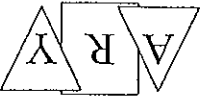
STMA School District 885

STMA Youth Hockey Association

# Project Update

- 1) Process
- 2) Site Plan
- 4) Floor Plans
- 5) Renderings
- 6) Budget
- 7) Discussion





ARCHITECTS REGO + YOUNGQUIST  
 7601 Weyburn Boulevard Suite 200 St. Louis Park, Minnesota 55126  
 Phone: 952-544-8941 Fax: 952-544-0585 arych.com

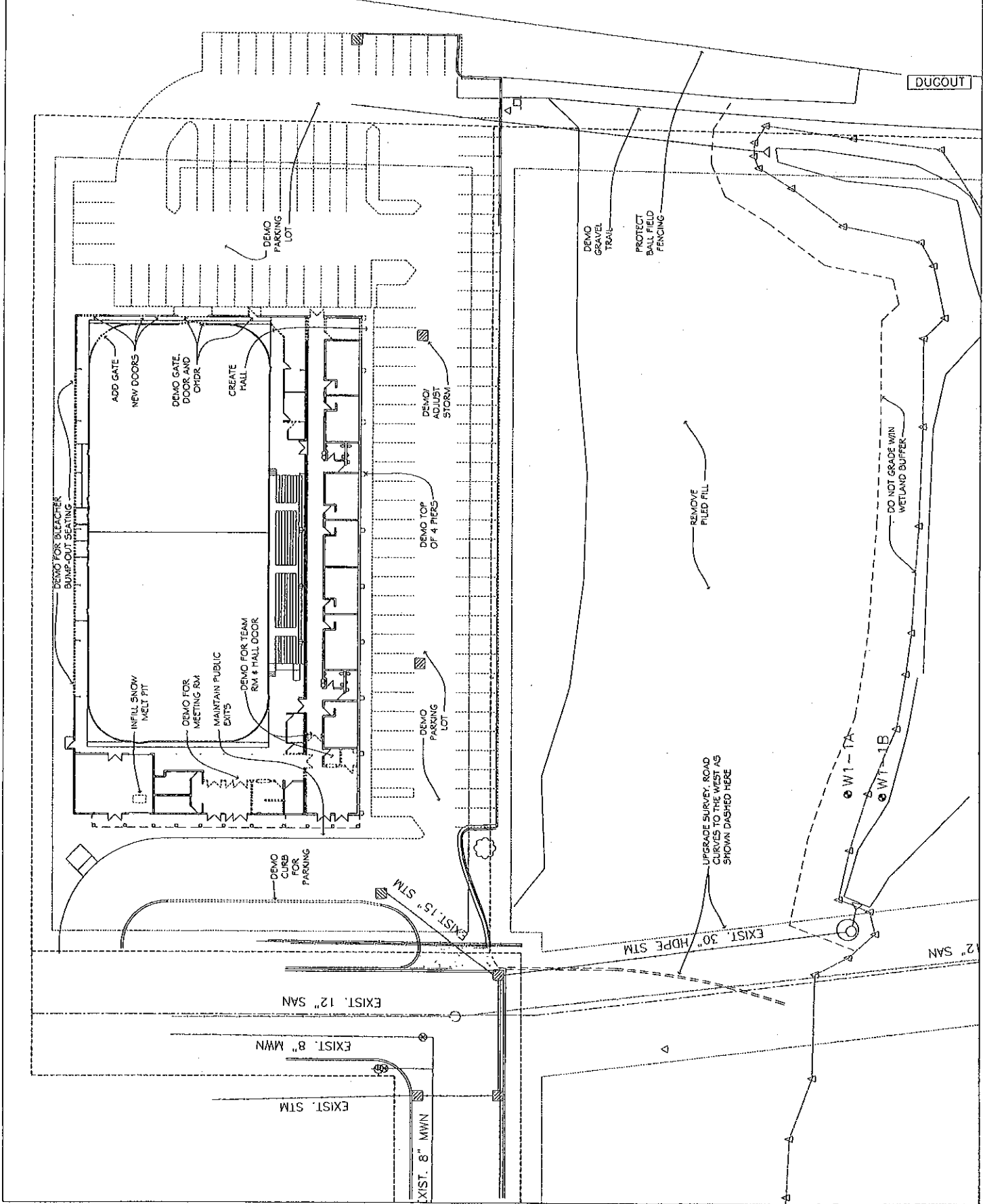
I hereby certify that this plan was prepared by an architect or engineer registered in the State of Minnesota.  
 PAUL YOUNGQUIST  
 License Number 1901

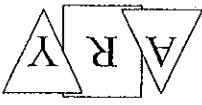
ST. MICHAEL ALBERTVILLE  
 ICE ARENA  
 ADDITIONS AND ALTERATIONS  
 Commission Number 1880  
 2009  
 Project No.

Checked by: JH  
 Date: 11/10/08  
 Drawn by: JH  
 Date: 11/10/08  
 Scale: AS SHOWN  
 DEMOLITION PLAN  
 2009  
 ST. MICHAEL ALBERTVILLE  
 ICE ARENA  
 ADDITIONS AND ALTERATIONS  
 Commission Number 1880



FEASIBILITY STUDY - NOVEMBER 10, 2008





ARCHITECTS REGO + YOUNGQUIST  
 7601 Wyzaria Boulevard, Suite 200 St. Louis Park, Minnesota 55426  
 Phone: 952-544-8941 Fax: 952-544-0585 aryarch.com

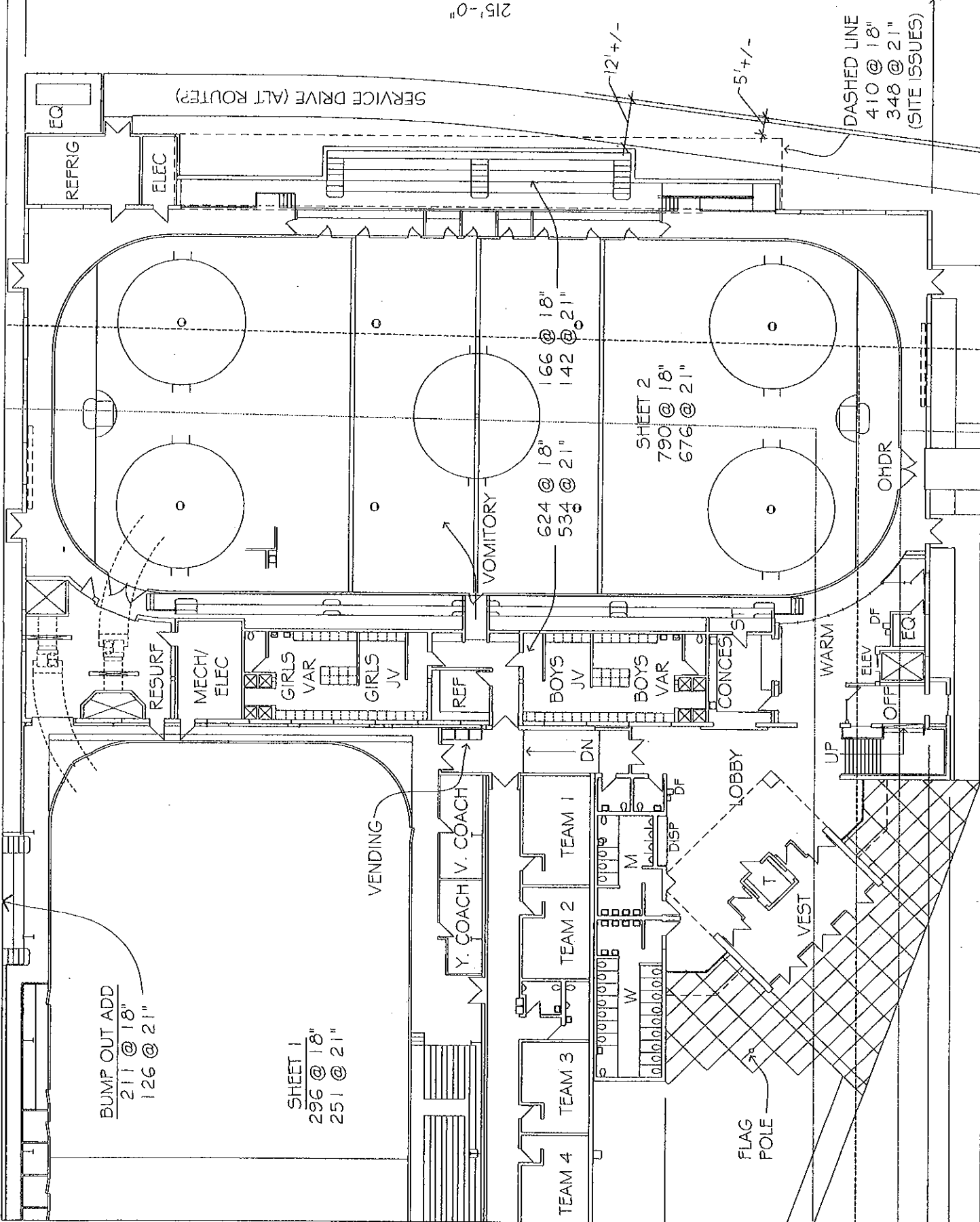
ST. MICHAEL ALBERTVILLE  
 ICE ARENA  
 ADDITIONS AND ALTERATIONS  
 Commission Number 1880  
 City, MN  
 ISD #

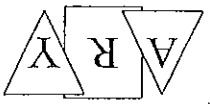
Project Title  
 2009  
 FIRST FLOOR  
 PLAN

Drawn by: ESI  
 Checked by: JH  
 Date: 11/10/08  
 Scale: As Shown  
 FPI

FEASIBILITY STUDY - NOVEMBER 10, 2008

215'-0"





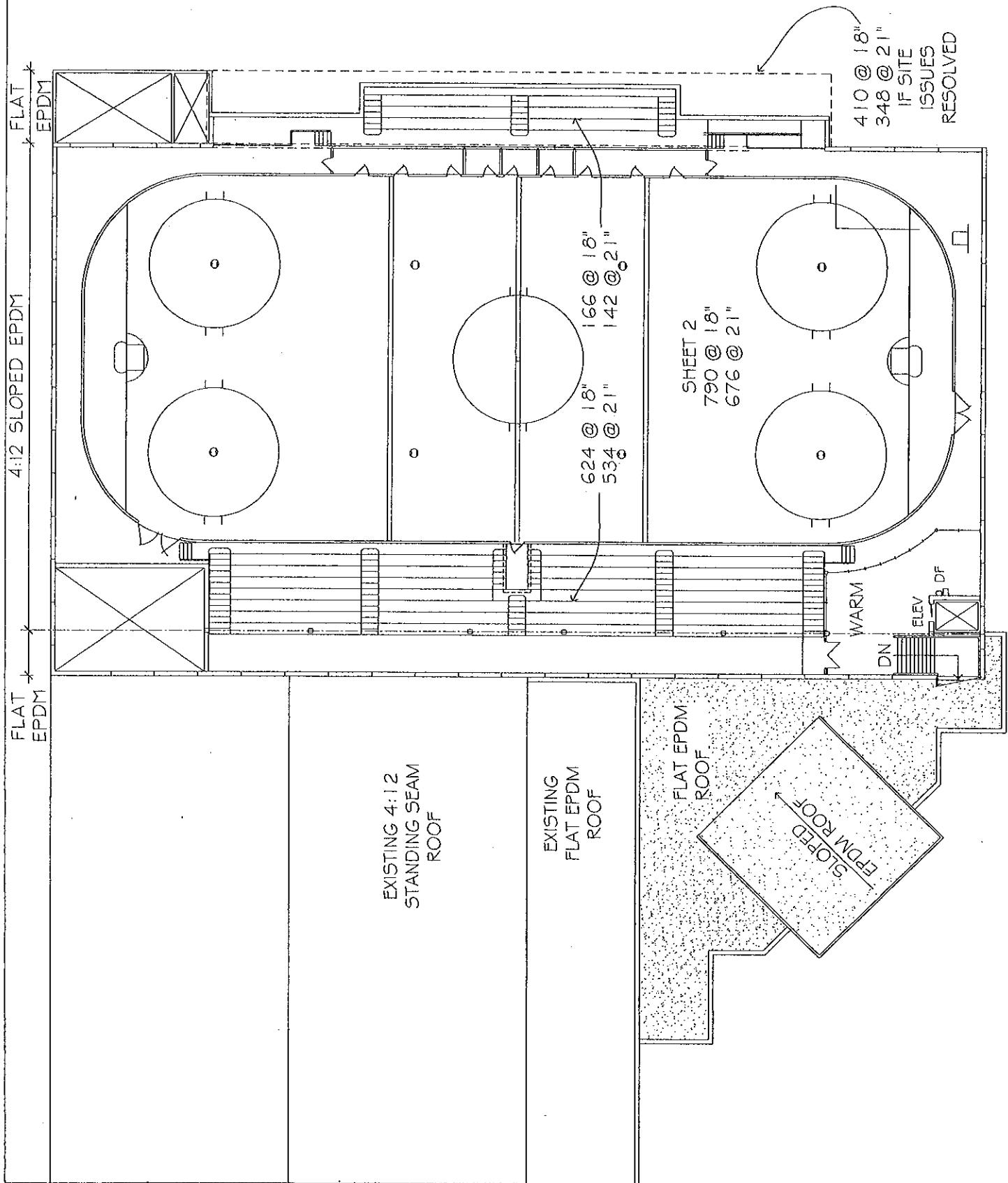
ARCHITECTS RBGO + YOUNGQUIST  
 7001 Wyzala Boulevard Suite 200 St. Louis Park, Minnesota 55426  
 Phone: 952-544-8941 Fax: 952-544-0585 ary@rbgo.com

Professional Seal and Stamp  
 Registered Professional Engineer  
 License No. 1901  
 PAUL YOUNGQUIST

ST. MICHAEL ALBERTVILLE  
 ICE ARENA  
 ADDITIONS AND ALTERATIONS  
 ISD # City, MN  
 Commission Number 1880

Project No. 2009  
 SHEET THE SECOND FLOOR PLAN  
 Drawn by: [Signature]  
 Checked by: [Signature]  
 Date: [Signature]  
 Scale: [Signature]  
 Sheet Number: FP2

FEASIBILITY STUDY - NOVEMBER 10, 2008



Preliminary Project Budget (Not an Estimate)  
 St. Michael - Albertville Ice Arena  
 10-Nov-08

Contractor Work	Base Building	
Building Construction	\$5,384,676	See RJM estimate, pg. 1
Dessicant System	\$150,000	See Steven's Options
Reverse Osmosis	\$20,000	See Steven's Options
<b>Sub-Total</b>	<b>\$5,554,676</b>	<i>\$246,551 contingency included</i>

**Other Costs:**

A&E Fees, Permits, SAC/WAC, Bonds, Testing, Insurance, Geotechnical (20% of bid)	\$1,110,935	
Owner costs - see RJM outline for list	TBD	See RJM estimate, pg. 2
Winter Construction Allowance (if req'd)	\$0	
<b>Sub-Total</b>	<b>\$1,110,935</b>	

**PROJECT TOTAL**                      **\$6,665,611**



## Albertville Ice Arena

Estimate Summary

November 7, 2008

Architect: Architects Rego + Youngquist

DESCRIPTION	Notes	Base Estimate	\$/sf 40,000
<b>Construction Costs</b>			
Selective Demolition		\$15,000	\$0.38
Earthwork		\$79,600	\$1.99
Asphalt Paving		\$150,000	\$3.75
Site Concrete		\$43,300	\$1.08
Site Utilities	Allowance	\$50,000	\$1.25
Landscaping & Irrigation	Allowance	\$35,000	\$0.88
Concrete		\$162,000	\$4.05
Precast Plank		\$268,400	\$6.71
Precast Wall Panels		\$450,000	\$11.25
Masonry		\$237,300	\$5.93
Steel Erection		\$112,000	\$2.80
Structural Steel		\$252,000	\$6.30
Miscellaneous Metals		\$60,000	\$1.50
Carpentry		\$30,000	\$0.75
Finish Carpentry/Millwork		\$40,000	\$1.00
Fireproofing		\$0	\$0.00
Roofing	Built Up	\$224,000	\$5.60
Joint Sealants		\$10,000	\$0.25
H.M. Doors, Frames & Hardware		\$53,332	\$1.33
Colling Doors		\$7,000	\$0.18
Overhead Doors		\$9,000	\$0.23
Aluminum Entrances & Storefront		\$60,000	\$1.50
Gypsum Wallboard		\$40,000	\$1.00
Tile		\$40,000	\$1.00
Acoustical Ceilings		\$30,000	\$0.75
Soft Flooring		\$60,000	\$1.50
Painting		\$100,000	\$2.50
Miscellaneous Specialties		\$5,000	\$0.13
Louvers		\$4,000	\$0.10
Operable Partition		\$0	\$0.00
Rugs & Mats		\$3,000	\$0.08
Sealing		\$60,000	\$1.50
Dasher Boards		\$135,000	\$3.38
Ice Systems		\$625,000	\$15.63
Elevators		\$60,000	\$1.50
Fire Protection		\$60,000	\$1.50
Plumbing		\$320,000	\$8.00
HVAC		\$480,000	\$12.00
Electrical		\$280,000	\$7.00
General Conditions		\$186,297	\$4.66
General Liability Insurance		\$53,199	\$1.33
Builders Risk Insurance		\$0	\$0.00
Building Permit		\$41,594	\$1.04
Bond		\$0	\$0.00
<b>Subtotal Construction Cost</b>		<b>\$4,931,022</b>	<b>\$123.28</b>
Contingency		\$246,551	\$6.16
Contractor's Fee		\$207,103	\$5.18
<b>Total Project Estimate</b>		<b>\$5,384,676</b>	<b>\$134.62</b>

5455 HWY. 169  
PLYMOUTH, MN 55442

PHONE 763-383-7600

FAX 763-383-7601

www.rjmconstruction.com



**Albertville Ice Arena**

Estimate Summary

November 7, 2008

Architect: Architects Rego + Youngquist

<i>Owner Costs</i>			
SAC/WAC		\$0	0
Testing & Special Inspections		\$0	0
Owner Furniture & Fixtures		\$0	0
Score Board		\$0	0
Interior Signage		\$0	0
Exterior Signage		\$0	0
Ice Surfacing Equipment		\$0	0
Hockey Equipment		\$0	0
Concession Equipment		\$0	0
Owner Equipment		\$0	0
<i>Subtotal</i>		\$0	0
<i>Design Fees</i>			
Arch. Design Fees		\$0	0
Mech./Elect. Design Fees		\$0	0
Consultants Fees		\$0	0
<i>Subtotal</i>		\$0	0
<i>Contingency</i>			
Design Contingency		\$0	0
Owner Contingency		\$0	0
<i>Subtotal</i>		\$0	0
<b>Total Project Cost</b>		<b>\$5,384,676</b>	<b>\$134.62</b>

5455 HWY. 169  
PLYMOUTH, MN 55442

PHONE 763-383-7600

FAX 763-383-7601

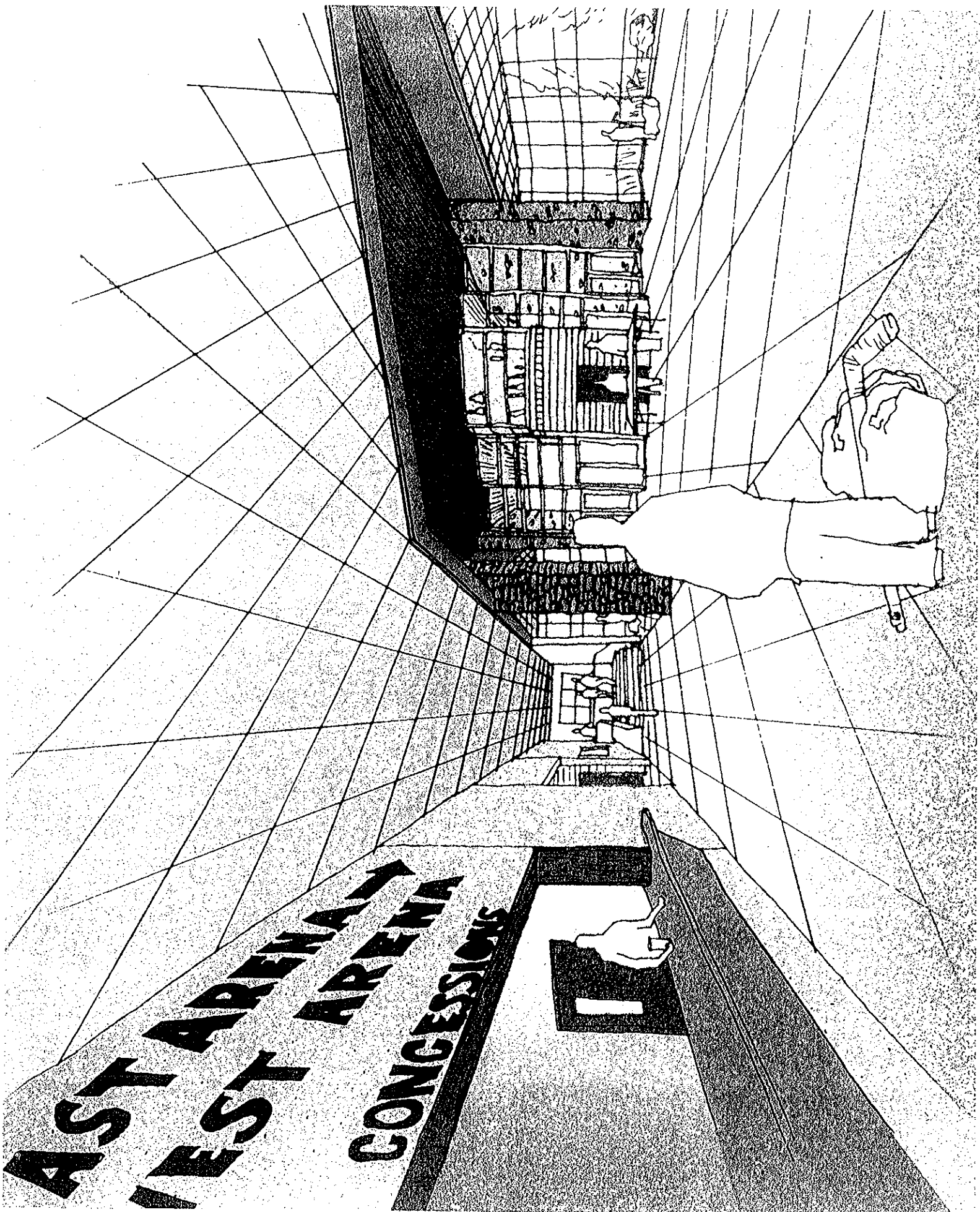
www.rjmconstruction.com

Pricing from Stevens, Inc.

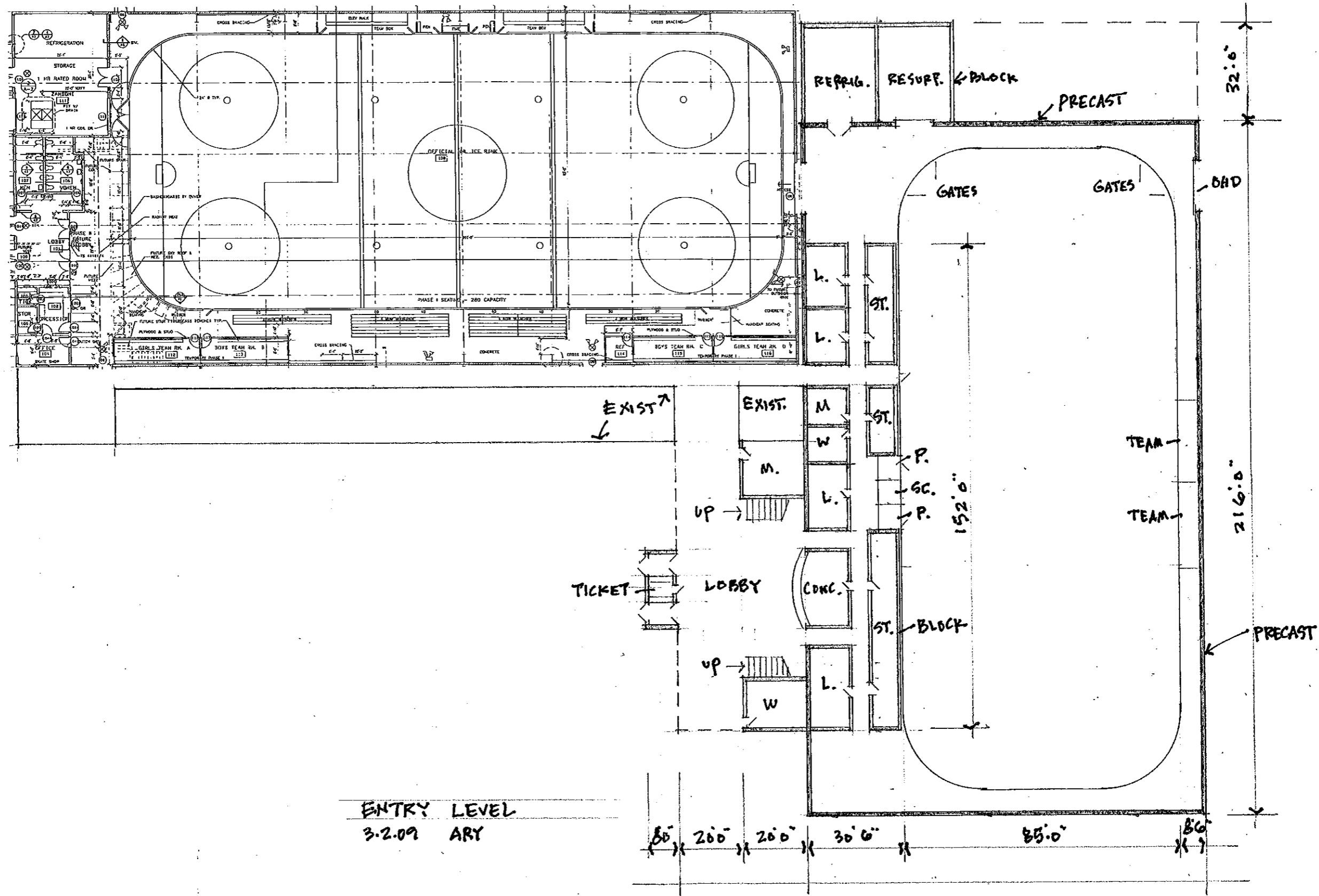
**Base 72 tons commercial grade system with heat reclaim for snow melting and subfloor**

<b>1 heating (15-20 year life)</b>	<b>\$625,000.00</b>	<b>included</b>
<i>Increase tonnage to 90 tons – highly</i>		
2 <i>recommended (add to #1)</i>	\$50,000.00	<i>option to add</i>
<i>Replace commercial grade compressors with industrial grade compressors (25+ year life) (add</i>		
3 <i>to #1 and #2)</i>	\$50,000.00	<i>option to add</i>
4 <i>R-22 industrial grade, 90 ton system (add to #1):</i>	\$225,000.00	<i>option to add</i>
<i>Replace R-22 with new blended refrigerant (add</i>		
5 <i>to #1)</i>	\$12,000.00	<i>option to add</i>
<i>Ammonia industrial grade, 90 ton system (add to</i>		
6 <i>#1)</i>	\$325,000.00	<i>option to add</i>
<i>Increase size of refrigeration equipment to serve</i>		
7 <i>to two sheets of ice (add to #4, #5 or #6)</i>	\$70,000.00	<i>option to add</i>
<i>Use waste heat off the refrigeration system for</i>		
8 <i>dehumidification system (add):</i>	\$40,000.00	<i>option to add</i>
<i>Also need to add \$ to dehumidification unit cost if</i>		
8a <i>desiccant is used.</i>	\$30,000.00	<i>option to add</i>
<b>Dasher board system: \$. Does not include</b>		
<b>9 advertisement panels.</b>	<b>\$135,000.00</b>	<b>included</b>
<i>Increase size of ice rink so dashers can be on</i>		
10 <i>the ice rink floor (add to #1)</i>	\$10,000.00	
<i>Sub-soil drainage system beneath rink floor if</i>		
11 <i>water table is high (add to #1)</i>	\$10,000.00	<i>add as required</i>
<b>12 Cost of Dessicant system</b>	<b>\$150,000.00</b>	<b>included</b>
13 <i>Cost of Infrared Heating (seating)</i>	\$20,000.00	<i>option to add</i>
14 <i>Automatic Ventilation Controls</i>	\$6,000.00	<i>option to add</i>
15 <i>Sensors and Controls</i>	\$5,000.00	<i>option to add</i>
<b>16 Reverse Osmosis</b>	<b>\$20,000.00</b>	<b>Included</b>





620 → 800 seating



SEATING LEVEL  
3-2-09 ARX

