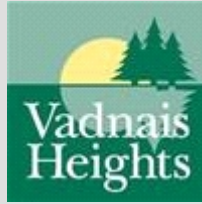


Mayor
Bob Fletcher

Council Members
Terry Nyblom
Craig Johnson
Heidi Gunderson
Greg Urban

City Administrator
Kevin Watson



The City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

Phone: 651-204-6000
Fax: 651-204-6100

**Regular Workshop Meeting of the
Vadnais Heights City Council**

Wednesday, November 7, 2018 - 6:00

pm

Lakes Conference Room at City Hall

A G E N D A

1. Other Staff Items
2. Capital Funding Analysis– ABDO
Documents:
[2.PDF](#)
3. Update on Vadnais Sports Center Dome
Documents:
[3.PDF](#)
4. Future City Council Requests
5. Other Staff Items
6. Adjourn

Bob Sundberg
Finance Director

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651.204.6120 Fax
bsundberg@cityvadnaisheights.com



The City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

Memorandum:

TO: Mayor Fletcher and City Council Members

FROM: Bob Sundberg, Finance Director *kw* *col*

DATE: November 7, 2018

SUBJECT: Capital funding analysis

Background

In July 2017, the Council approved a capital funding analysis proposal from the city's auditing firm of Abdo, Eick and Meyers, and authorized the City Administrator to execute a contract for services.

Before work on that contract could commence, the city commissioned a facility assessment study by LHB to assess the condition of city buildings and to provide financial needs projections for the capital funding analysis. Additionally, the Fire and Public Works departments updated replacement schedules of their equipment to also be used in the analysis.

The current draft is a starting point for discussion purposes. All aspects of the analysis are fluid and subject to adjustment in the future.

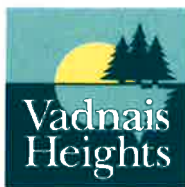
Steve McDonald, from the city's auditing firm of Abdo, Eick and Meyers, will present the draft analysis. As discussed in 2017, the analysis strives to provide a projection of capital costs and present options of funding them.

The capital funding analysis document was not ready in time for the packet. It will be presented at the work session or can be delivered early next week for review prior to the work session.

2

Nolan W. Wall, AICP
Planning/Community Development Director

651.204.6027 Phone
651.204.6100 Fax
nolan.wall@cityvadnaisheights.com



The City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

Memorandum:

TO: Mayor Fletcher and City Council Members

FROM: Nolan Wall, Planning/Community Development Director

DATE: November 7, 2018

SUBJECT: Vadnais Sports Center Dome Update

A handwritten signature in black ink, appearing to be "Nolan Wall", is written over the "FROM:" line.

Background

Since the dome collapsed on April 18 due to a snowstorm, the County has been reviewing their options. The attached presentation was made to the Ramsey County Board of Commissioners on October 9.

Recently, the City learned that the dome would not be open for reservations for the rest of the year and the winter/spring season of 2019. As a result, they plan to deflate the dome and keep the site safe and secure.

Staff is providing this information to the Council to solicit any feedback or questions to pass along to the County in consideration of the plans for the dome. The City Council should also consider whether a formal letter should be sent on the City's behalf. Besides being located in our community, it also affects various community groups within the City.

Attachments:

- October 9, 2018 County Board presentation

3

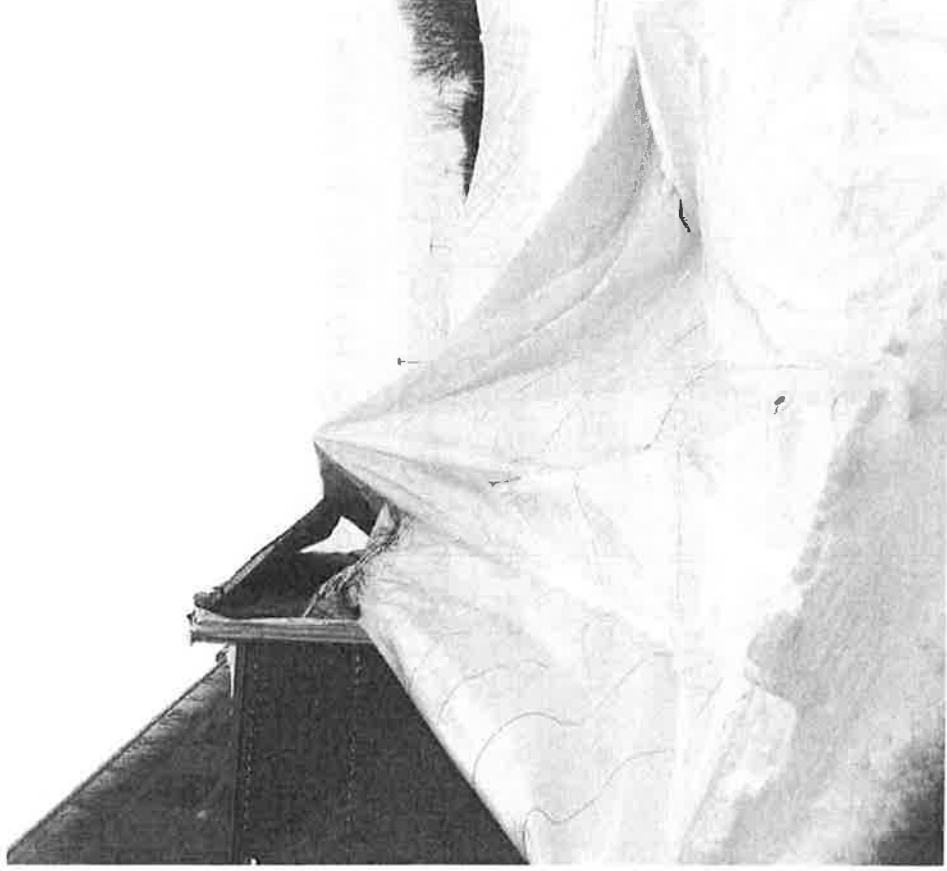


**Vadnais Sports Center Dome
Board Workshop
October 9, 2018**

Strategies for a Stronger Tomorrow

- Vision, Mission and Goals
- Natural Resource based park system
- Arena Task Force Report
- The future development of the Rush Line
- Responsive to the future

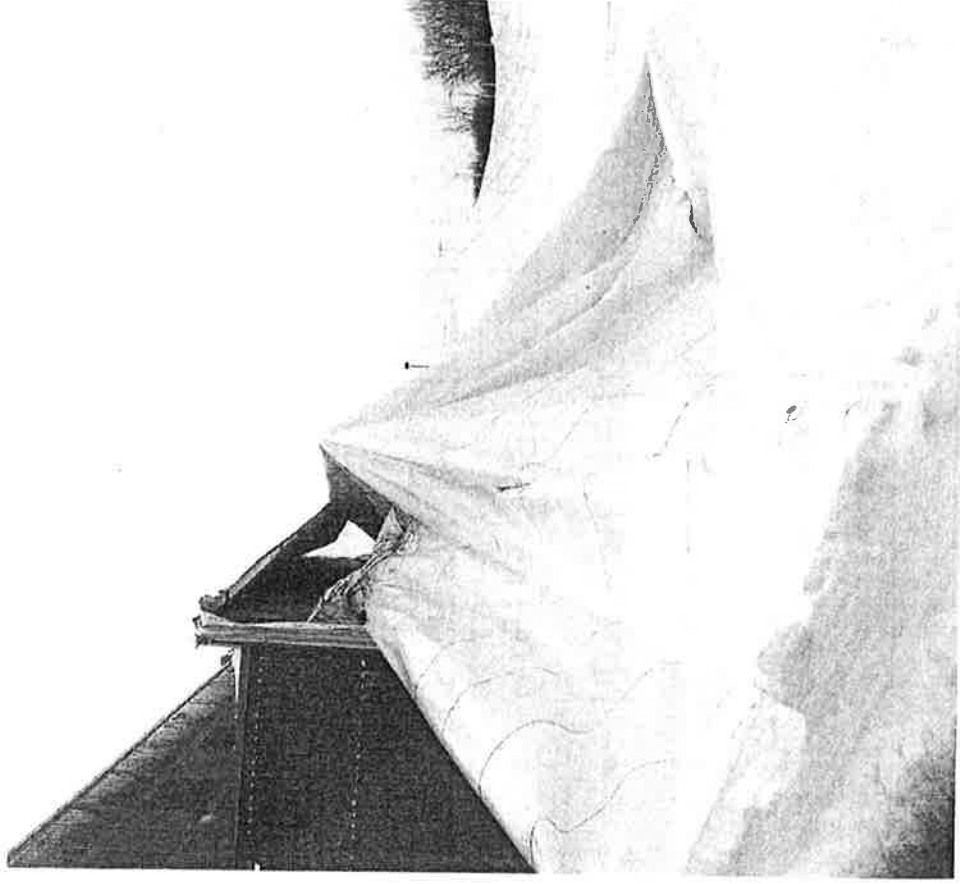
The Collapse



- Blizzard on April 15, 2018
- Actions taken
- Made minor repairs to mitigate damages
- Bid the project

The Collapse

- Blizzard on April 15, 2018
- Actions taken
- Made minor repairs to mitigate damages
- Bid the project



Alternatives

- Demolish dome
- Replace dome with a slightly smaller field with a truss structure
- Repair to pre-existing condition
- Repair to pre-existing condition with improvements
- Replace entire dome with a truss fabric structure
- Build two sheets of ice and small training rink



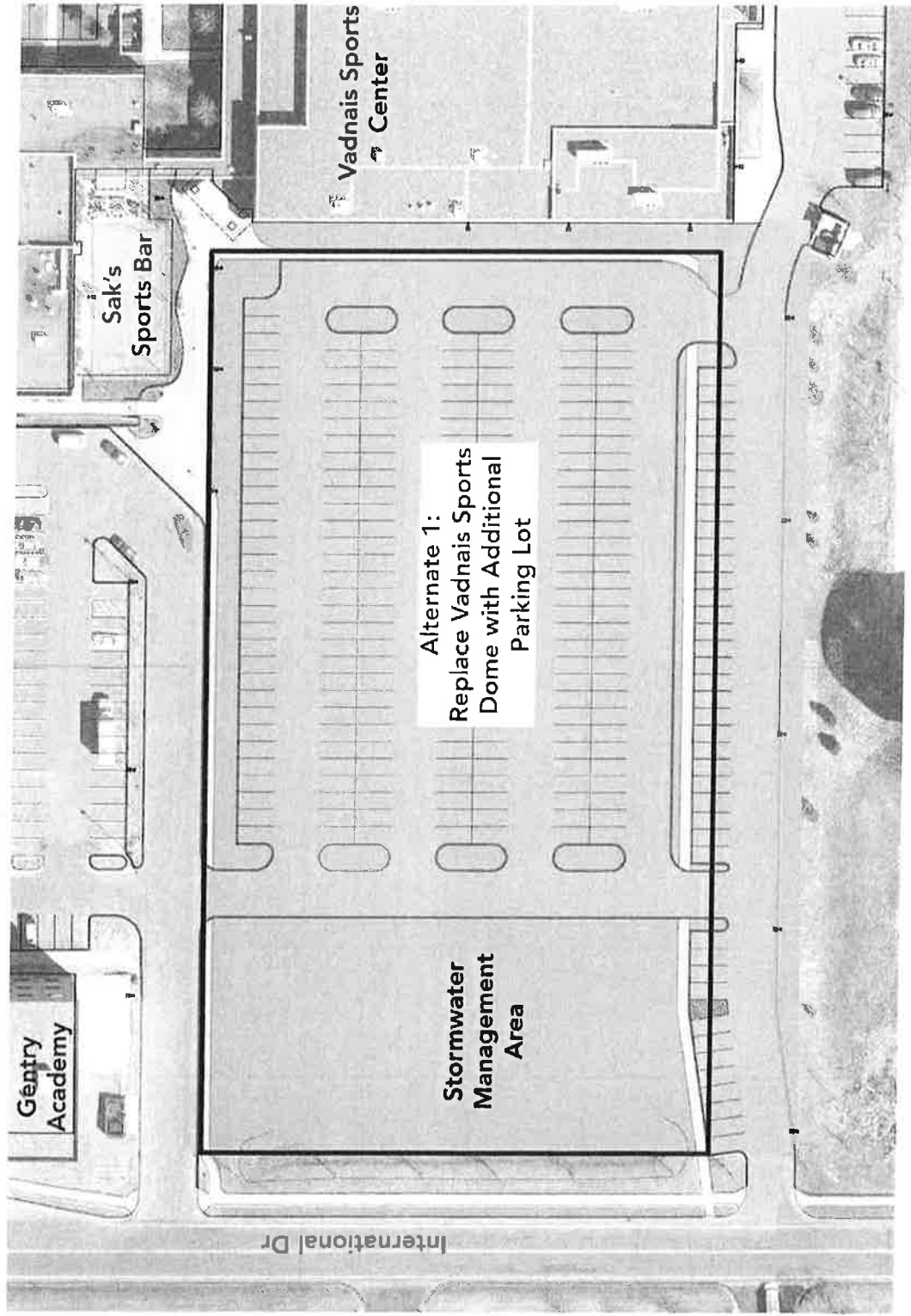
Priorities

At Vadnais Sports Center

- Increase parking
- Create an efficient operation
- Align with Arena Task Force direction
- Market for field space

Alternative Options & Opportunities

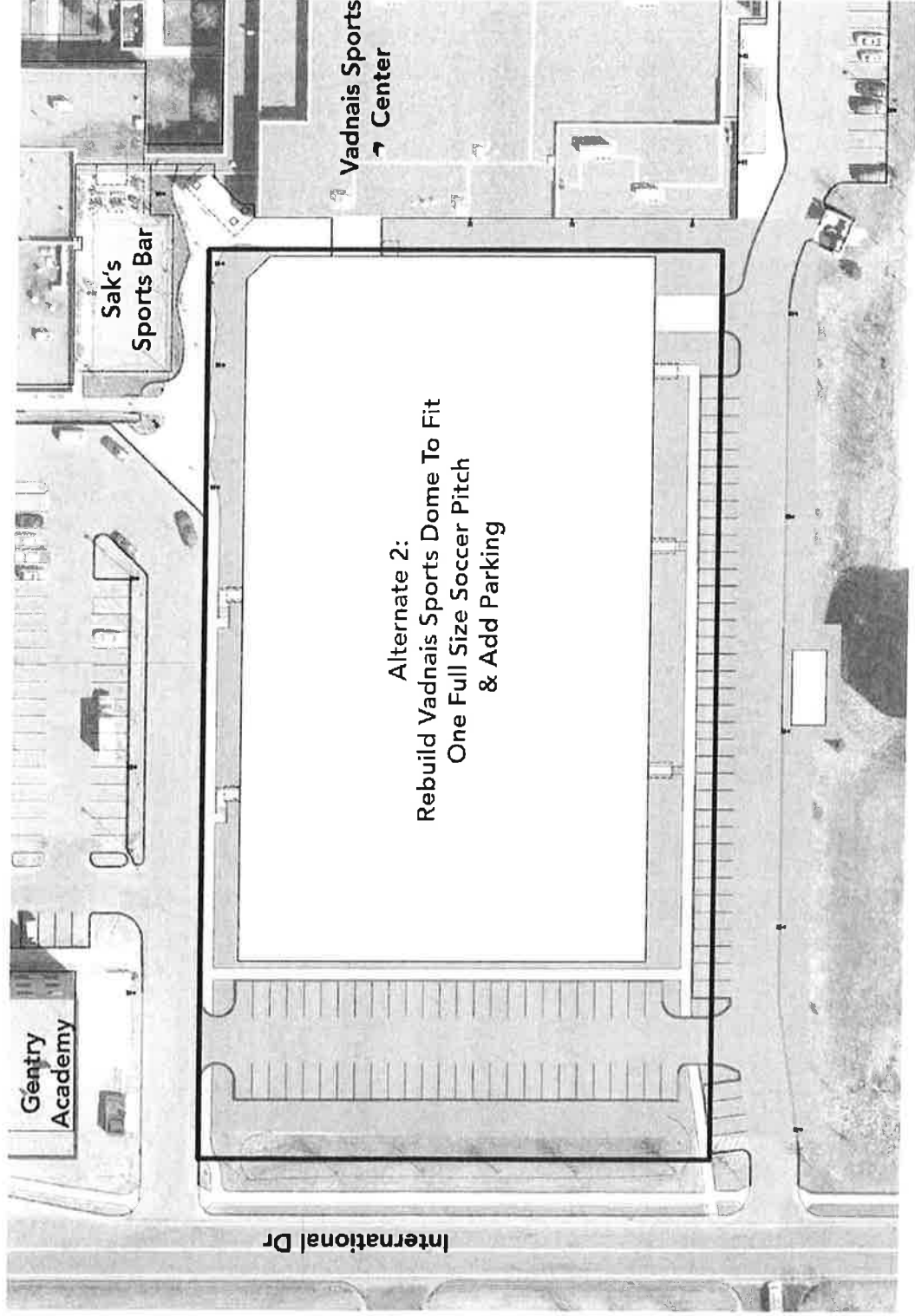
Alternative 1 – Demolish Dome



Alternative 1 – Demolish Dome Outcomes

- Aligns with department’s natural resource mission
- Improves storm water management
- Requires ongoing capital investment and operating expenses
- Exceeds VSC on site parking needs with 213 new parking spaces
- Does not generate revenue
- Community Impact
- Advances the Arena Task Force Direction

Alternative 2 - Truss Structure



Alternative 2 - Truss Structure Outcomes

- Field space market demand is met
- Continues positive revenue stream for debt service
- Meets VSC on site parking needs with 54 new parking spaces
- Reduces risk of fabric dome collapse and increases energy efficiency
- Requires ongoing capital investment and operating expenses

Top user groups by hours rented

• White Bear Soccer Club	1,198
• North Suburban Soccer Association	1,138
• St Paul Blackhawks Soccer	676
• Homegrown Lacrosse	575
• Twin Cities Fire Soccer	304
• North East United Soccer Club	262
• Minnesota Fastpitch Academy	270
• Pickup Ice/Field Rental	202
• Gentry Academy School	482
• Mahtomedi Soccer Association-Academy	195
• White Bear Baseball Association	262
• Roseville Area Youth Baseball	159
• North Oaks Soccer Club	160
• White Bear Fastpitch	211
• Just Between Friends	538

Ramsey County Groups are in BOLD

Financials

Operating Projection

	Alternative 1 (Demolish Dome)	Alternative 2 (Truss Structure)
Revenue	\$0	\$557,086
Expenses	\$31,736	\$394,685
Net Operating Profit (Loss)	\$(31,736)	\$162,401

10 Year Cost of Ownership

Cost	Alternative 1 (Demolish Dome)	Alternative 2 (Truss Structure)
Initial Investment	\$1,784,971	\$5,265,047
Operating	\$413,187	\$1,248,265
Maintenance	\$382,532	\$2,588,080
Energy	\$30,653	\$1,821,524
10 Year Total Cost of Ownership	\$2,611,343	\$10,922,916
Revenue	\$0	\$6,418,498

Summary

Alternative 1 - Demolish Dome

Opportunities

- Reinvest funds – Natural Resource Based System
- Advances the Arena Task Force Direction
- Resolves on site parking

Challenges

- No community engagement
- Cost \$2,611,343

Alternative 2 – Truss Structure

Opportunities

- \$6,413,498 in revenue
- Maintains contracted service level
- Community Expectations

Challenges

- Requires additional capital project funding
- No community engagement
- Cost \$10,922,916