

AGENDA REPORT

Regular City Council - 08 Oct 2019



TITLE

Resolution Approving Fire Station 1 Land Purchase

Presenter(s) BJ Jungmann, Fire Chief

ACTION REQUESTED

Adopt the Resolution to purchase the land for fire station 1 and approve a budget amendment to the 2019 Facilities Capital Plan in the amount of \$2,100,000.

BACKGROUND

As part of the 2015 Facility Space Needs Assessment, it was identified that Fire Station 1 currently located at 911 West 140th Street was in need of being replaced as part of Phase 2 of the facilities program. Following the facilities study, the architect provided further conceptual design services to determine the needs of the future fire station facility. The design found that the current location of Fire Station 1 would be very tight for a replacement station leaving no room for modifications in the future to adapt to the evolving needs of the Fire Department to provide service. Further evaluation also determined that Fire Station 1's current location was not ideal given the increasing demand for the Fire Department services and the current road network that requires emergency vehicles to navigate one or two uncontrolled intersections during every emergency response from Fire Station 1.

Staff worked on researching potential locations for the location of Fire Station 1 in the future. This research and analysis included the evaluation of nine separate locations to determine their suitability to the meet the demand for service within the current service level expectations. GIS analysis was used to determine the sites' ability to reach the demand for service within the nine-minute response time expectation. Analysis also included an initial site layout to ensure the fire station would fit on the parcel and that the access and egress was conducive to emergency response. Following this evaluation three sites were determined to be suitable.

Kraus-Anderson was hired to provide Commercial Broker Real Estate services to assist in negotiating the purchase of a site to replace Fire Station 1. Kraus-Anderson also conducted a search within the area of the city that would meet the service level expectations. Kraus-Anderson did not identify or locate any additional sites that would meet the needs for Fire Station 1. Kraus-Anderson explored opportunities to purchase the identified properties. It became evident that the land located on the corner of 143rd Street and Newton Avenue was the best option for relocating Fire Station 1.

Through negotiations with the current landowner, the following purchase terms were agreed upon:

- Purchase 4.42 acres of the land known as Pinnacle Park with addresses of 2100 143rd St W & 14275 Newton Ave, Burnsville, MN with Dakota County property ID #s 02-57675-02-010 & 02-57675-02-020.
- Purchase price of \$1,292,856 or \$6.71 per square foot on the 4.42 acres. Earnest money amount of \$19,500.
- Renaming Corporate Center Drive between Judicial Road and Southcross Drive to Gene Happe Way.

- The city will have a 60 day due diligence period with an option to extend the due diligence period an additional 60 days if further environmental studies need to be conducted. Kraus-Anderson will receive a three percent commission at closing.

The city attorney has drafted the purchase agreement following the above terms, which has been agreed to by the seller. Upon approval of the purchase agreement staff will work to secure the expertise needed to conduct the due diligence on site.

BUDGET IMPACT

The 2019 CIP for the facilities fund included the land purchase and construction in the five-year financial plan projections. Within the 2020 Facilities Fund five-year financial plan, the proposed budget has been prepared to advance the purchase of the land in 2019 with available cash on hand and the construction of the fire station to begin in 2020. Staff requests a 2019 budget amendment in the amount of \$2,100,000 to purchase the land and begin planning and design for the fire station replacement.

STAFF RECOMMENDATION

Staff recommends adopting the Resolution to purchase the land for fire station 1 and approving the budget amendment.

RELATED ENDS & OUTCOME STATEMENT(S)

Safety: Fire and EMS Services are reliably provided to the community.

ATTACHMENTS

[Resolution](#)

Staff Contact: BJ Jungmann

RESOLUTION NO. 19-__

CITY OF BURNSVILLE, MINNESOTA

RESOLUTION APPROVING PURCHASE AGREEMENT WITH EFH REALTY ADVISORS, INC. FOR ACQUISITION OF CERTAIN REAL PROPERTY FOR A FUTURE FIRE STATION AND DISPENSING WITH STATUTORY REQUIREMENTS FOR REVIEW BY PLANNING COMMISSION OF THE ACQUISITION OF PROPERTY

WHEREAS, the City of Burnsville has negotiated a Purchase Agreement with EFH Realty Advisors, Inc. (“Purchase Agreement”) for the acquisition of Property for a future fire station located at 2100 143rd Street W and 14275 Newton Ave and legally described as:

Lots 1 and 2, Block 2, Pinnacle Park, Dakota County, Minnesota, according to the recorded plat thereof.

WHEREAS, Minn. Stat. § 462.356, Subd. 2 provides for an exception from the required Planning Commission review of acquisition of property upon 2/3 vote of the City Council dispensing with the requirement and finding that the acquisition of property has no relationship to the comprehensive municipal plan; and

WHEREAS, the City believes that the acquisition of the Property pursuant to the terms of the Purchase Agreement is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Burnsville, Minnesota:

1. The City Council finds that the acquisition of the Property has no relationship to the comprehensive municipal plan.
2. Review by the Planning Commission of the acquisition of the Property is hereby dispensed with.
3. The Purchase Agreement between City of Burnsville and EFH Realty Advisors, Inc., is approved and the Mayor and City Manager are authorized and directed to sign the Purchase Agreement.
4. The Mayor, City Manager and City Attorney are authorized and directed to execute and record all documents necessary to acquire the Property and comply with the terms of the Purchase Agreement.

PASSED AND DULY ADOPTED by the City Council of the City of Burnsville this 8th day of October, 2019.

Elizabeth B. Kautz, Mayor

ATTEST:

Macheal Collins, City Clerk