



Meeting the Challenges of Tremendous Growth

State of the City Address

February 19, 2019

Mayor Rita Albrecht

Budget

Budget

\$38.2
million

Levy

2%

\$5.9
million

Gen. Fund

\$12.5
million

Where does the money go?

Police & Fire	42%
Public Works & Streets	17%
General Government	15%
Parks	10%
Equipment	10%
Sanford Center	4%
Other	2%

Capital Investment Plan

2019 CIP

- \$8.74 million

Sanford Center

- \$860,000

16,000 people

Population
Growth
means

- Increasing workforce
- Adding equipment
- Upgrading infrastructure
- Investing in city assets

Police

Successes

- Crime rate dropped more than 15% from previous year
- Clearance rate increased to 72%
- Implemented body-worn cameras

Challenges

- High turnover
- Annexation will require additional staff
- Continued High incidence of alcohol and drug related crime

Fire

Successes

- Purchased a new ladder truck
- Added 4th Fire Hall
- Reduced ISO risk rating from a 4 to 3

Challenges

- Add a full time Fire Marshall
- Increase full time firefighters

Parks and Recreation

Successes

- Created and filled new Parks Superintendent Position
- Completed an outdoor classroom and pavilion at North Country Park
- ***Rec Desk*** online reservation system

Challenges

- Increased staffing needs for new and recently renovated parks
- Ice Study review and recommendations for Neilson Riese Arena

Streets

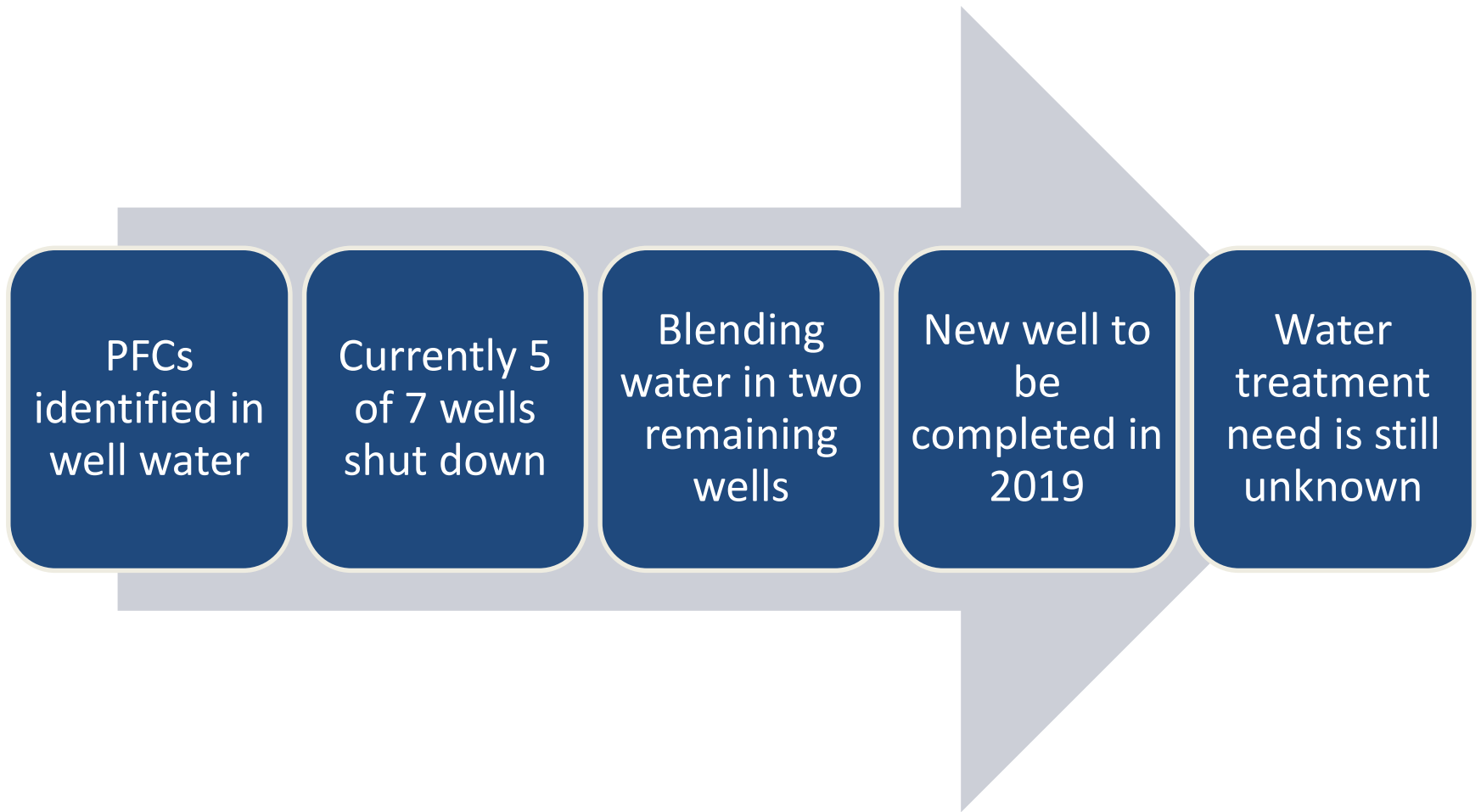
Successes

- \$1.7 million street renewal project completed in 2018
- Installation of decorative thermal plastic crosswalks to make TH 197
- Swept 1809 miles of streets and disposed of 516 cubic yards of debris.

Challenges

- Fix and repave existing paved alleys
- Upgrade Elliot Road to pavement (shared with Northern Township)
- Annexation will require an additional street department employee and motor grader

Public Works – Water



Waste Water Treatment

Operation and maintenance of WWTF

Inflow – 380
million
gallons/year

Land applied
sludge –
1.3million
gallons/year

2019 -
\$500,000
maintenance
project on
aeration
system

Waste Water Treatment

Capacity Analysis

Study considered 22 unsewered areas in and around the city

Showed 3070 additional REUs (residential equivalency units)

System Capacity/Clarifier Redundancy

No redundancy when one is shut down for maintenance

We can meet our permit with current equipment, but additional flows will be difficult to manage

Nitrogen & Permitting

MPCA may establish an ammonia-nitrogen effluent limit for the city in our new permit

Until we know if we have to treat for ammonia-nitrogen, we won't build a new clarifier

Development by the Numbers

Building Permit Value

- 2017 - \$34,882,826
- 2018 - **\$42,250,379**

395 Building Permits

- 7 new commercial structures
- 12 new homes/townhomes
- 3 Multi-family projects

Development by the Numbers

Redevelopment Projects

Gander Outdoors

St. Michael Furniture

Red Stu/Bar 209

Multi Family

South Beach opened
(70 units)

Cedar Ave Apartments
buildings 3 and 4 (58 units)

Stoney Ridge Apartments
(26 units)

Development by the Numbers

Commercial project permitted/under construction

Delta Dental (30,000 sf)

Black Bear Dental (4,000 sf)

Bemidji Community Arena (78,000 sf)

Northern Engineering (4,000 sf)

L&M Fleet (10,000 sf)

Large Institutional Projects

BSU

BSU: Glas Field House renovation and sprinklers

6 major mechanical control projects

Sanford

Joe Lueken Cancer Center

2nd Floor Ortho build out

2nd Floor C-section renovation

Industrialized Modular Cath. Lab

City

Carnegie Library

First City Liquor Store

In the Pipeline

Hagg Sauer demo
and construction

GSA Federal
Building
construction
(30,000 sf)

Gold Pine home
addition
(28,000 sf)

Airplane Hangar

Heart Center

Walmart remodel

Paul Bunyan
Communications
2nd floor remodel

Veteran's Home

Building

Successes

- Retained the Municipal Delegation Agreement with the State
- Inspectors received I-pad devices for field use
- Annual contractor/building department roundtable in March

Challenges

- Increased rental inspections and need for additional staff with annexation
- Develop digital processes for electronic plan review, permitting & inspections
- New codes will require training

Development

Northern Township
and City plan together

Planning Staff are City
employees

Joint Planning

26 planning cases
reviewed by JPC and JPB
in 2018

Joint Planning Board
Budget – City: \$157,500;
Township: \$ 50,550

Planning

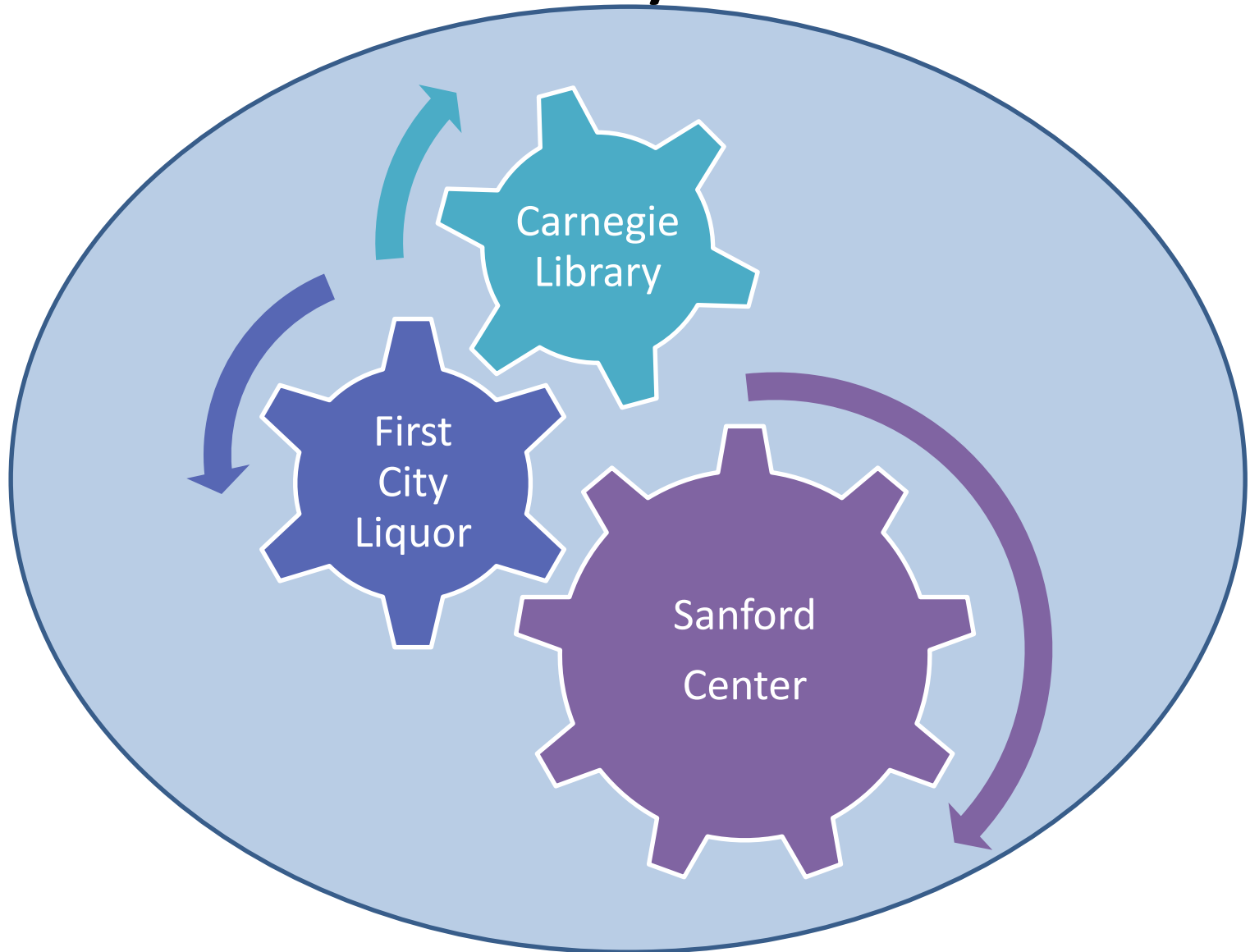
Successes

- Completed the Zoning and Subdivision Ordinance update
- Completed a draft Comprehensive Plan
- Working to update and extend our Joint Powers Agreement

Challenges

- Department is short one code enforcement staff
- Pace of development continues to strain staff resources
- Few development areas in the city for single family housing

Community Assets





City Enterprise

Liquor Store

Two Bemidji stores generate \$645,000 for city coffers

New store construction bonds are paid by liquor profits

After bond payment, profits add \$461,000 to general fund annually

Profits fund projects: Vet's home, Carnegie, Parks, etc.

Carnegie Library

Volunteers raised \$2.2 million

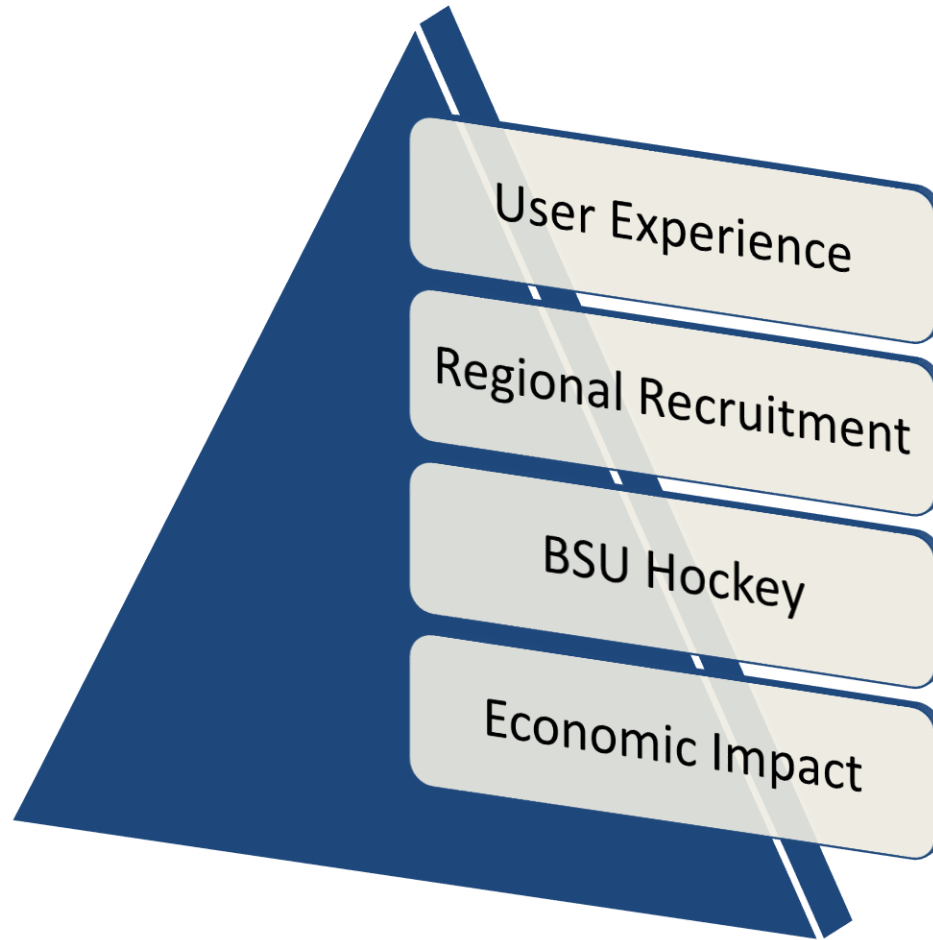
Including two Legacy Grants from Minnesota Historical Society - \$50k and \$350K

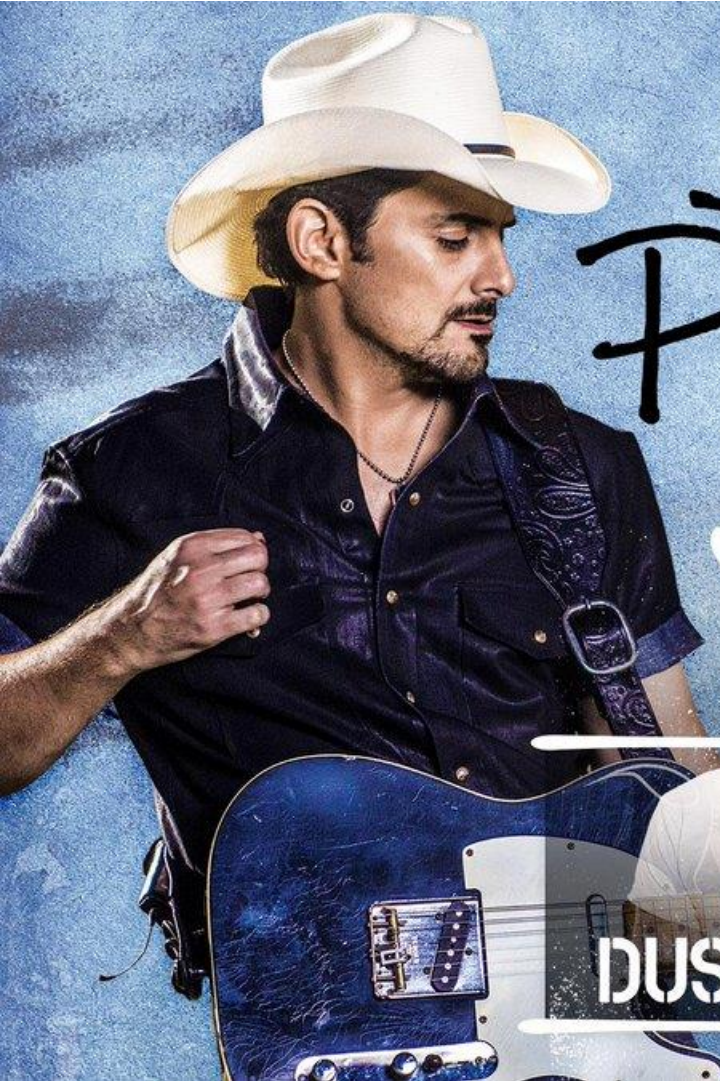
City contributing \$200K for construction shortfall from liquor store profits

Letters of Intent from two tenants

Expected to be completed in May

Sanford Center Success Pyramid

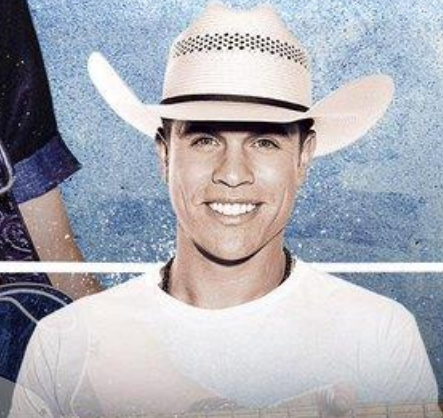




BRAD PAISLEY

WEEKEND
WARRIOR
WORLD TOUR

APRIL 28



DUSTIN LYNCH



CHASE BRYANT



LINDSAY ELL

WITH SPECIAL GUESTS

Sanford Center

Brad Paisley – building's largest concert

Hockey Day Minnesota host

Successful 300-600 person conventions

Many weddings and meetings

Community group fundraising partnerships

Sanford Center



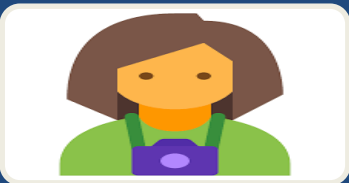
\$19 million annual economic impact



Essential asset for recruiting businesses and employees



Essential asset for recruiting BSU students



Attracts visitors to concerts, meetings, and events

Sanford Center

\$450,000 annual subsidy paid by city property owners

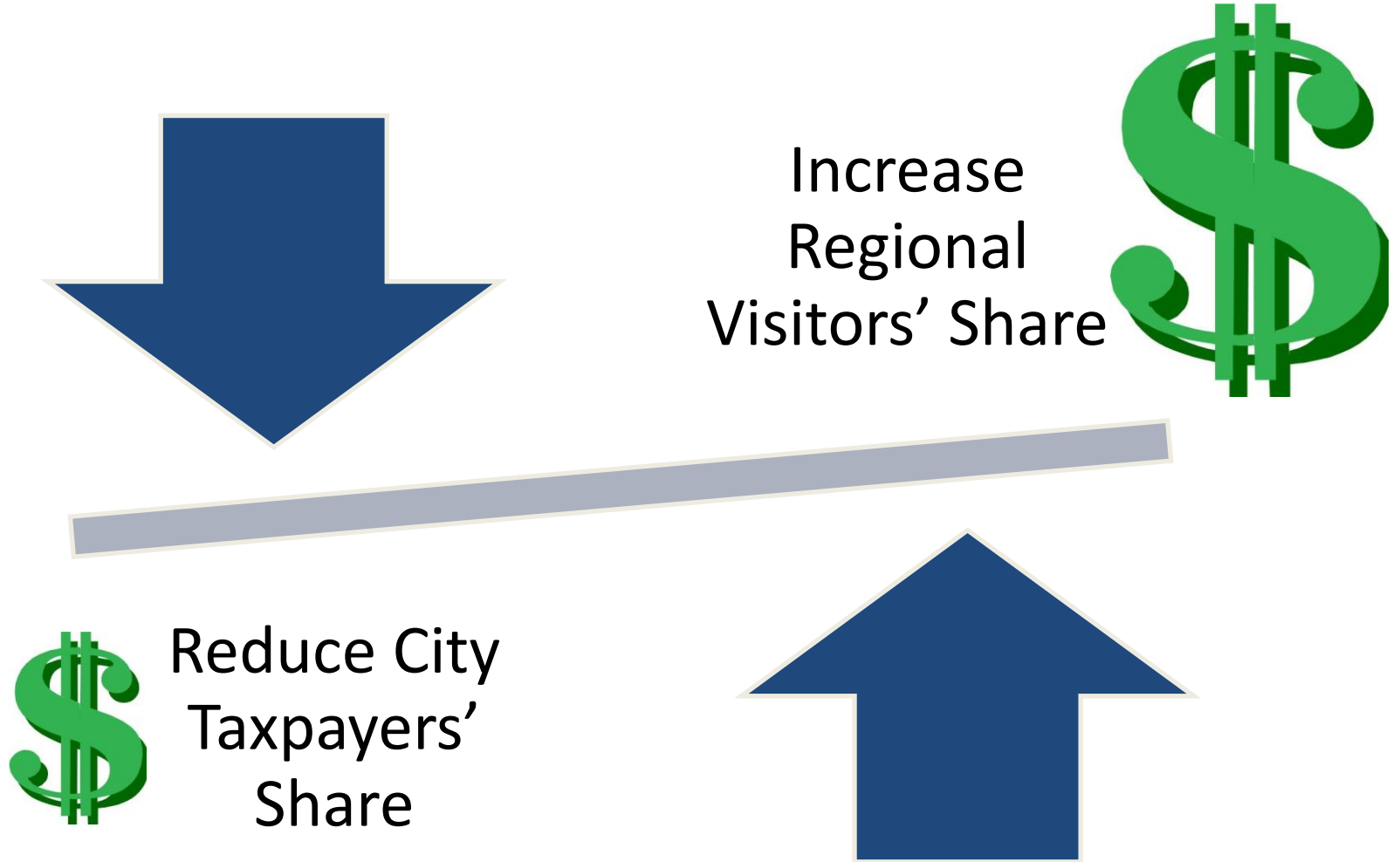


\$750,000 annual capital improvement needs
(currently funding \$230,000 annually)



Committee formed to discuss Special Use/Hospitality Tax
to support Operations and Maintenance

Supporting a Regional Amenity



Looking Forward

Well contamination
and new well

Waste Water
Treatment Facility
upgrades

Public engagement
– communications,
website, and social
media

Continue to Market
South Shore
property

Looking Forward

Future of Joint
Planning –update
joint agreement

Neilson Reise
Arena decision

Ice study –
second sheet at
Sanford Center?

Community
Visioning

Looking Forward

Committee –
capture regional
spending for Sanford
Center O & M

2020 Annexation
costs - street
employee, police
officer, motor grader

Rail Corridor
redevelopment

City Hall
remodel/expansion?



Thank you!

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