

PUBLIC SAFETY COMMITTEE

09-0673R

RESOLUTION AUTHORIZING LEASE AGREEMENT WITH ST. LOUIS  
COUNTY FOR THE NEW PUBLIC SAFETY FACILITY.

CITY PROPOSAL:

RESOLVED, that the proper city officers are authorized to enter into an agreement, substantially in the form of that on file in the office of the city clerk as Public Document No. \_\_\_\_\_, with St. Louis County for the lease of property upon which the city will construct its new public safety facility, at an annual rental of \$1,000 per year, payable from Fund 110, Department 160, Division 1610, Object 5411 and, in addition, one-half of the costs of reconstructing the access road to the property along with snow plowing and ice treatment, all as set forth in said agreement.

Approved:

Approved for presentation to council:

\_\_\_\_\_  
Department Director

\_\_\_\_\_  
Chief Administrative Officer

Approved as to form:

Approved:

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
Auditor

POLICE/ATTY      REA:blj      11/5/2009

STATEMENT OF PURPOSE: This resolution authorizes an agreement with St. Louis County pursuant to which city will lease property from the county next to the county's existing public safety building adjacent to the Chris Jensen Home and upon which the city will construct and operate a new public safety facility to house its police department.

Since the construction of City Hall in the 1920's, the city's police department has been housed primarily in that building, albeit having occupied garage space and other miscellaneous space in the Government Services Center in more recent years. In recent years it has become undeniable that the existing space was totally inadequate, in terms of size, configuration and facilities needed for modern law enforcement. Consequently, it was determined to be necessary to construct a new facility to meet the needs and those anticipated for the foreseeable future and, on that basis, the city indicated its intention to issue up to \$18,000,000 in bonds to fund the new facility and related costs.

Pursuant to this lease, the city will be entitled to lease property adjacent to the existing county public safety facility and construct its public safety facility thereon. The exact location and potential interactive relationship between the two facilities is currently under study and so the exact location of the city's facility will need to evolve as the design issues are resolved and the potential for interaction is explored. The county will be involved in the design of the city's facility with the hope that cooperation may produce a "whole which is greater than the sum of the parts."

The duration of the lease is 50 years unless the parties were to decide at some point to end it sooner. The city will pay rent to the county in the amount of \$1,000 per year and will in addition agree to certain costs pertaining to the road providing access to the property.

In addition, at the present time the road providing access to the Chris Jensen Home and the county's public safety facility which runs from Arlington Avenue to Rice Lake Road is in need of substantial work and it is anticipated that its use by vehicles involved in the construction of the city's new facility will exacerbate that condition. Therefore, as "rent" for the property, the city would agree to provide one-half of the funding necessary to design and reconstruct the access road and to perform necessary snow plowing and ice treatment during the term of the lease. The city's estimated share of the cost of reconstructing the road is approximately \$225,000 or \$2,275 per year over the term of the lease.