Chapter 10 - Public Services and Infrastructure

The purpose of the Public Services and Infrastructure Chapter is to gather and analysis the condition and future improvements of public facilities and services. Public facilities and services include physical structures, utilities, public institutions and administration of the community that provide a certain level of service. Following the inventory and analysis of these facilities, a policy plan identifies the goals and strategies the community will follow to achieve the results and improvements desired by the community.

Inventory and Analysis

Community Facilities

The facilities owned and maintained by the city of Sauk Rapids vary in size, age and condition. Due to the extent and nature of the services that these public facilities must provide to Sauk Rapids’ residents, functional structures are a necessity. The purpose of this section is to inventory the various public facilities within the city, focusing on their condition and function. Deficiencies and planned upgrades are also determined to assist the Community’s decision makers in planning those improvements. This analysis will be a useful tool in the city’s capital improvements planning.

Since other important public facilities operated by other units of government and public organizations are also important assets for Sauk Rapids residents, businesses and visitors some of these facilities are reviewed as well.

The following is a listing of the community facilities broken down into two categories: City Facilities and Educational Facilities. This inventory identifies each building or facility, gives its location, describes its condition, and notes the facility’s function and planned or needed improvements. The following community facility information was gathered by appropriate city staff and others during the winter and spring of 2004.

Government Facilities

City Hall
115 Second Avenue North

This structure built in 1991 and is currently in good condition. City Hall houses the city administration offices including the finance, community development, building/assessing departments. Minor repairs and remodeling has been completed over the past 13 years to the roof and carpet replacement. The facility is in very good condition. The largest meeting space is the community room, which has a capacity of 164 people. Other meeting spaces include the City Council Chambers and a small conference room that have a capacity of 66 and 6-10 respectively. The City Hall Departments currently employ 9 persons and the facility has an office for the Mayor.

Planned Improvements

- During the redevelopment planning for the Downtown in relation to the construction of the new bridge, the planners and community leaders have determined expansion of the City Hall would be suitable on site, including additional parking. Future improvements also include extensive landscaping as part of open space concept for a downtown center square.
Due to continue growth of the community, there is an anticipated demand for services provided by city administration to new citizens and businesses. Additional staff may be required to reduce pressure and workload on current city staff in the near future. City Administration and city officials may consider adding the following positions to assist in the operation of the community based on discussion with department heads and needs discussed by the Planning Advisory Committee:

- Additional planning staff under the Community Development Department
- Additional administrative staff under the Public Works Development
- Addition of a City Code Enforcement Official
- Addition of a Fire Inspector
- Creation of a Human Resource Department

It is recommended that a fiscal analysis and needs assessment be completed to address immediate and future needs for these city staffing recommendations.

For further detail regarding improvements to the City Hall, refer to *Chapter 4, Downtown Framework Plan.*

**Fire Station**

**110 Benton Drive North**

The structure was built in 1979 and is currently in good condition. The fire station houses many services including fire suppression, inspector, fire prevention and rescue. The facility is home to 26 fire fighters, “paid-on-call”, which is currently adequate to protect the community. However, response times are getting high as the community continues to grow to the east. The facility holds fire-fighting equipment including one pumper, one ladder truck, one bucket-pumper, two tankers, two grass rigs, and rescue van with equipment. There are no plans for remodeling, but the roof is leaking and in need of repair.

**Planned Improvements**

During the redevelopment planning for the Downtown in relation to the construction of the new bridge, the planners and community leaders have determined the need to relocate the fire station to a new site. One possible location is Benton Drive and 5th Street north.

The fire department is projecting the need to expand to 30 fire fighters. Equipment needs over the next 5 years include one pumper ($275,000 est.), a new brush rig ($35,000 est.), and a new equipment van ($150,000 est.)

The response time to the east side to the community continue to increase at the community has determined the need to study the feasibility of a new fire station in the community. It is recommended in this plan to construct a new fire station east of Trunk Highway 10 to meet the demand in the growth areas. A study is currently underway.

For further detail regarding the relocation of the current fire station, refer to *Chapter 4, Downtown Framework Plan.*
Police Station  
115 Second Avenue North

The Sauk Rapids Police Department moved to a new facility in 1991 and became part of the current City Hall complex. Twelve sworn officers and 1 full-time civilian staff are housed at the station. Additional employees include 3 part-time animal control officers and 2 RSVP volunteers to assist with the traffic accident research project. Services provided by the department include: patrol, crime investigation, medical assistance (First Responder), ordinance enforcement, Crime-Free Multi-Housing, and various general education and speaking engagements. Recent remodeling to the facility included the creation of a property and evidence room in the basement, which freed up space for an interview room.

Planned Improvements

With the additional growth of the community, there is a projected need for additional officers. Based on communities of similar size to Sauk Rapids, the police department should have a minimum of 14 officers and as many as 16-17.

The police department needs additional garage space to house equipment and more efficient use of the existing garage facility. During the redevelopment of Downtown, additional discussion and planning should provide additional space needs for the department.

Public Works Maintenance Building  
360 Summit Avenue North

The city’s public works maintenance building was constructed in 2003. The building was constructed for equipment and material storage. Fifteen people are employed at this facility, which manage the City’s streets, parks, and water and sewer infrastructure.

There are no planned expansions or remodeling in the foreseeable future.

Wastewater Treatment Plant  
18th Street North

This wastewater treatment plant began construction in 2003. Construction of the facility is near completion and provided water treatment for the citizens of Sauk Rapids.

There are no planned expansions or remodeling in the foreseeable future.

Well Houses  
Municipal Park

Four well houses were constructed in Municipal Park at various time period listed below. All the facilities are in excellent condition and provide the water supply for the entire community and to the three city water towers.

Well #2 – 1959
Well #3 – 1965
Well #4 – 2003
Well #5 – 1990

There are no planned expansions or remodeling in the foreseeable future.
Sauk Rapids Water Towers

VARIOUS LOCATIONS

The three city water towers include the Balloon Tower, Public Works Tower and the new High School Tower. The Public Works Tower underwent renovation about 15 years ago, making all the towers in very good condition.

- Public Works Tower – 1965
- Balloon Tower – 1983
- High School Tower – 2003

There are no planned expansions or remodeling in the foreseeable future.

Sauk Rapids Municipal Liquor Store

312 Benton Drive North

The building opened in 1992 to provide off-sale sales for Sauk Rapids. The facility did undergo some remodeling that included the replacement of counter tops, carpet and tile. The Municipal Liquor Store has four full-time and four part-time employees to manage the sale of alcohol for the community, generating income for the city.

**Planned Improvements**

Installation of automatic/handicap accessible entry doors.

With the growth of the community, the managing staff is projecting an additional store located at the intersection of 2nd Street North and Trunk Highway 10.

**Educational Facilities**

During the gathering of information form the Sauk Rapids-Rice School District the District opened its doors to a new High School Facility for the 2003-2004 school year. This facility is a very significant achievement for the community as other communities across the state are cutting budgets and laying-off staff. The commitment made by the community to complete this project is a prime example of citizen pride and commitment to educating its young citizens. The facility is state of the art and is summarized in the chapter.

**Elementary Schools**

**Mississippi Heights Elementary School**

<table>
<thead>
<tr>
<th>Age of Original Building</th>
<th>This is a new elementary facility is opening Fall of 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age of Building Additions and Square Footages:</td>
<td>Renovation to convert this facility from a Middle School to Elementary School began in 2000</td>
</tr>
<tr>
<td>Number of students (2003-2004)</td>
<td>875 (6-8th grades)</td>
</tr>
<tr>
<td>Function:</td>
<td>This facility teaches grades 6-8.</td>
</tr>
</tbody>
</table>

Mississippi Heights Elementary School is currently undergoing significant renovation to convert this existing middle school to a full time elementary school serving grades K-5. The project enrollment for the fall of 2004 is 570-600 students, which will provide a 25:1 student to teacher ratio.

The building is in excellent condition and provides three class options for Kindergarten, Looping, Multi-Age, School within School and Functional Skills Programs. Other facilities include community playground, ball fields, and soccer fields.
Pleasant View Elementary School

<table>
<thead>
<tr>
<th>Age of Original Building</th>
<th>Built in 1970.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age of Building Additions</td>
<td>Conversion to K-5 in the summer of 2004</td>
</tr>
<tr>
<td>Number of students (2003-2004)</td>
<td>800 students</td>
</tr>
<tr>
<td>Function:</td>
<td>This facility teaches grades K-5</td>
</tr>
</tbody>
</table>

Pleasant View is located in the heart of the community a high population of elementary students. The building is over 25 years and is well maintained. In the summer of 2004 the facility will be renovated to provide additional and new facilities to the K-5. The project enrollment for the fall of 2004 is 600 students, which will provide a 24:1 student to teacher ratio. The decrease in the enrollment is due to the transfer of some students to the new Mississippi Heights Elementary School.

In addition to the standard teaching services, the facility is home to Kid Stop, After School Remediation Program, Summer School, Community Ed Activities and the City’s Recreation Department Activities. Other facilities include a gym, ball fields, and a playground. It is adjacent to Pleasant View and Prairie Lane Parks that provide tennis courts, skating rink, warming house, and hockey rink.

Hillside Early Childhood and Adult Basic Education Center

<table>
<thead>
<tr>
<th>Age of Original Building</th>
<th>Built in the mid 1970’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age of Building Additions</td>
<td>Major renovation in the summer of 2004</td>
</tr>
<tr>
<td>Number of students (2002-2003)</td>
<td>300 students</td>
</tr>
<tr>
<td>Function:</td>
<td>Originally an Elementary School - grades K-5</td>
</tr>
</tbody>
</table>

Hillside Early Childhood and Adult Basic Education Center will open its doors in the fall of 2004. The facility is currently under renovation to convert the facility from an elementary school and will be in excellent condition. The facility will provide programs in areas such as Title 1, special education, high potential, Lift Off and technology. The facility also will include a fenced area for Early Childhood playground, ball fields, playground equipment, and soccer fields available to the public.

Rice Elementary School

<table>
<thead>
<tr>
<th>Age of Original Building</th>
<th>Built in various phases from 1957 to 1995 (detailed below)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age of Building Additions</td>
<td>See Below</td>
</tr>
<tr>
<td>Number of students (2003-2004)</td>
<td>330 students</td>
</tr>
<tr>
<td>Function:</td>
<td>This facility teaches grades K-5</td>
</tr>
</tbody>
</table>

Although this facility is not located within the community of Sauk Rapids, it is part of the District’s facilities and the responsibility of the citizens of Sauk Rapids.

Rice Elementary School started in 1957 with four classrooms available for elementary education. In 1963, two more rooms were added and an expansion was completed in 1970. In 1981, the K and 1st grade wing was added and an addition eight classroom were constructed in 1994. The most recent addition was completed in 1995, which included the construction of an office, music room, art room, and student bathroom. The building is in excellent condition and boasts an 18:1 student to teacher ratio.
Additional improvements include new carpet and replacement of the brick fascia. The District is considering air conditioning for the building.

The facility provides Title 1, special education, high potential and a nature site available for environmental education. Recreational facilities include a playground, two baseball fields, soccer and football field areas, and full and half court basketball courts.

**Middle Schools**

**Sauk Rapids-Rice Middle School**

<table>
<thead>
<tr>
<th>Age of Original Building</th>
<th>Built in 1960.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age of Building Additions</td>
<td>Includes 3 major additions detailed below</td>
</tr>
<tr>
<td>Number of students (2004-2005)</td>
<td>838 students projected</td>
</tr>
<tr>
<td>Function:</td>
<td>This facility teaches grades 6-8</td>
</tr>
</tbody>
</table>

The Sauk Rapids-Rice Middle School will open in the fall of 2004. The facility was the original site of the Sauk Rapids-Rice High School and Middle School.

This 44-year-old building is in good condition and is currently being renovated. The facility added a pool in 1970, the middle school was added in 1989 and in 1995 the school was converted again to solely a high school. Throughout the 2003-2004 school year, the entire building is being remodeled to accommodate middle school program. For the 2004-2005 school year, the facility will be operational providing a “model” for delivery of instruction which includes Enrichment/Remediation, after school targeted service program, collaboration with SCSU for Math and Reading camps, collaboration with battered women’s shelter for student groups, conflict resolution program, Co-curricular for academics and athletics, W.E.B (Welcome Every Body student mentorship program) and You In The Middle program (Grades 5-6 transition). Student to Teacher ratio will be 25:1.

**High School**

**Sauk Rapids-Rice High School**

<table>
<thead>
<tr>
<th>Age of Original Building &amp; Square Footage:</th>
<th>Built in 2003-2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age of Building Additions</td>
<td>None Planned/New Facility</td>
</tr>
<tr>
<td>Number of students (2002-2003)</td>
<td>1,260 students</td>
</tr>
<tr>
<td>Function:</td>
<td>This facility teaches grades 9-12.</td>
</tr>
</tbody>
</table>

This is the newest building in the school district and is in very good condition. Academic programs include Ninth grade transition, The Academy of Mathematics and Science, The Academy of Business and Media Technology, NASA School, Senior to Sophomore chemistry and physics, Level 4 and STEPS (Alternative Learning).

Facilities include a fitness center, gyms, pool, athletic fields, commons, community room, walking track, sliding hill and wrestling room. The facility is also a critical park to the Mayhew Creek Park and available for environmental study.
Higher Education

St. Cloud State University
720 FOURTH AVENUE SOUTH
ST. CLOUD

St. Cloud State University, while not in Sauk Rapids, serves the Sauk Rapids community and many others in the region and State. It has experienced a decline in enrollment since 1993 because of smaller high school graduating classes and increased enrollment in technical schools and community colleges. The University consists of 48 buildings, most of which are owned with a few that are leased. There is ongoing work to improve and maintain current buildings and grounds.

Major changes since 1993:
- Construction of the James W. Miller Learning Resource Center
- Relocating the bookstore into Centennial Hall (old library)

Projects Underway:
- Lawrence Hall Renovation
  - Completion Date: August 2003
  - Purpose: Center for International Studies, foreign language department.
  - Space: The 36,497 sq. ft. building, 42,725 sq. ft. when completed.
  - Features: Elevator, a computer lab, and approximately 47 bedrooms

- Electrical System Upgrade and Tunnel
  - Start Date: Mid-May 2003
  - Completion Date: July 2004
  - Purpose: Houses the university’s electrical distribution system, chilled water, steam, fire sprinklers lines, telephone cabling and computer network and energy management wiring. The project will extend the current one-mile tunnel by about 450 feet. The extension will connect the current tunnel system with the newly constructed James W. Miller Learning Resources Center. The 50 year-old electrical distribution system will be replaced.

- Atwood Memorial Center
  - Start date: March 2003
  - Completion date: June 2004
  - Purpose: Addition of 15,000 sq. ft. of space to the existing 160,000 sq. ft. building. Remodeling of 19,000 sq. ft. of the existing building.
  - Features: A 130-foot skyway to connect Atwood to Centennial Hall, more office space and meeting space and a larger Cultural Center.

- Stadium and recreation center
  - Start date: Mid-May 2003
  - Completion date: Fall 2004
  - Features: The stadium will have a 21,600 square-foot field, seating for 5,000 people, synthetic turf, and a dome for winter use. The recreation center will have dance, fitness and martial arts space, a rock climbing wall, court space (basketball), and a lounge and leisure space.
Future Plans:
- Convert Centennial Hall (Old Library) to a mixed use facility
- Renovation of Centennial Hall into offices and classrooms
- Renovation of Riverview
- Renovation of Eastman Hall
- Renovation of Whitney House
- Remodel and reassign old bookstore to classrooms and storage. Currently vacant and used for miscellaneous storage.
- Vacate and demolish Colbert houses
- Vacate and demolish North Office Center to make room for additional parking
- Vacate and demolish Center for Continuing Studies to make room for parking
- Construct / Acquire grounds and motor pool facility
- Creation of a river walk along the Mississippi that connects to city trail
- Acquire the remaining 11 of 73 parcels as part of the 6 block area plan

St. Cloud Technical College
1540 Northway Drive
St. Cloud

St. Cloud Technical College was founded in 1965. While not in Sauk Rapids, it is located on the north side of St. Cloud and is very convenient to the Sauk Rapids community. Two buildings on campus include day care facilities. A one-day care facility was completed in July of 2002, and the building is in excellent condition.

More than 100 career majors are offered at St. Cloud Technical College. Students can pursue an Associate in Applied Science Degree, a diploma or a certificate. The largest programs on campus include Practical Nursing, Architectural Construction Technology, Sales and Management, Computer Careers, and Carpentry. Unique programs include Echocardiography, Sonography, Cardiovascular Technology, Water Environment Technology, and Land Surveying/Civil Engineering. Job placement rates for St. Cloud Technical College graduates have averaged 98.5% over the last five years.

Changes since 1993:
- Remodel of main building
- Addition of 9,500 sq. ft. to the main building
- Addition of day care facility in 2002

Future needs:
- Additional classroom space
- Addition of a multi-story building that includes up-to-date science lab, classroom space, enhanced information technology support, enhanced student support services.
Utilities Plan

The purpose of this section is to provide a planning-level overview of the sewer and water infrastructure as it relates to the future growth in the city of Sauk Rapids. The material contained in this section is based on information that was gathered from the various sources noted below.

Utility Infrastructure

A planning-level review was done of the city’s sewer and water infrastructure to assess its ability to accommodate future growth of the city of Sauk Rapids and growth areas. The sewer system for Sauk Rapids is linked to the St. Cloud Wastewater Treatment Facility where the City of St. Cloud accepts the wastewater from the community. The St. Cloud Wastewater Treatment facility is located next to the St. Cloud Business Park in South St. Cloud.

The city of Sauk Rapids has its own water supply and treatment facility. Four wells and three water towers supply the community with an adequate water system. Recent improvements include the new water tower and dispersion system at the new High School and a new water treatment facility constructed at 18th Street North.

Wastewater Treatment Facilities

The city of Sauk Rapids and other surrounding communities are provided wastewater treatment by the city of St. Cloud and the St. Cloud Wastewater Treatment Plant. During the Joint District Planning Process, anticipated demand projections were completed for each governmental entity. As mentioned in the Land Use and Growth Chapter of this Plan, a majority of Sauk Rapids growth areas are identified in the Joint District Plan “Ultimate Service Area” and the following summary provides anticipated projections regarding the demand for future wastewater treatment for the City. Figure 10-2, Sauk Rapids Existing Sanitary Infrastructure, shows the current infrastructure for the community. Figure 10-3, Future Sewer Infrastructure Plan, shows the anticipated locations of new trunk sewer lines for the community and within the growth area.

Existing Wastewater Treatment System Inventory

- Current treatment plant capacity is 13.0 million gallons per day (mgd)
- Current wastewater collected on a daily average at the plant is 8.9 to 9.1 mgd
- From January to April of 2004, the treatment plant was receiving an average of XX gpd

Future Wastewater Treatment System Improvement

Local jurisdictions are currently discussing the feasibility of constructing an additional wastewater treatment plant to accommodate the anticipated growth within the region. It is recommended that the city of Sauk Rapids remain an active participant in the planning process and decisions made on behalf of the citizens of Sauk Rapids.
Water Supply and Treatment Facilities
The water supply for the Sauk Rapids area is in good shape from a supply perspective. The wells and water treatment plant have capacity well beyond the city’s needs. Additional analysis may need to be done to identify additional storage facilities needed to maintain adequate water pressures as the system is expanded. These analyses typically are done as the city considers specific annexations or utility extensions. It is evident that additional platting and developments are occurring in this area, and the Joint Planning Boards are requiring new developments must be connected to urban services. Information in this Plan is a summary of a study commissioned by the city and completed by Short Elliott Hendrickson, Inc (city engineering consultants). Some of the recommendations of the “Water Distribution System Analysis, January 2002” are currently being implement and many will be completed in the future. It is the recommendation of this Plan that the community continue to follow, implement and revise the 2002 Water Distribution System Analysis study for the city’s future water system. Following the background information, Figure 10-5, Future Water Infrastructure Plan, shows the anticipated location of major trunk water lines within the growth areas.
**EXISTING WATER SUPPLY SYSTEM INVENTORY (CALLED 5/6/04 TERRY WOTZKA AND CITY)**

- Four wells can supply a total of 31.9 million gallons per day (mgd)
- The water treatment plants can treat 3.17 mgd and 2,400 gpm
- Four elevated and/or ground storage reservoirs have a capacity of 3.4 mgd
- Average daily water usage is 2.57 mgd
- Existing water infrastructure is shown in Figure 10-4, *Sauk Rapids Water System*

**FUTURE IMPROVEMENTS**

- During the Comprehensive Planning Process the construction of the Sauk Rapids Water Treatment Plant, Well #4 and the High School Water Tower was underway to adequately serve the growth areas.
- Additional trunk water lines are shown in Figure 10-5, *Future Water Infrastructure Plan*, to handle an anticipated demand of 3.26 mgd, with a maximum daily demand of 8.2 mgd or 5,670 gpm.
Goals and Strategies

**Comprehensive Plan Public Services and Infrastructure Goals and Strategies**

Sauk Rapids recognizes the importance of planned and orderly growth in accordance to previous planning efforts, availability of municipal services and the Orderly Annexation agreements with Minden and Sauk Rapids Townships. As the community grows the demand for services will increase and pressure for administrative services. Improvements to roads, availability of municipal services and access to city staff are a few of those potential demands. Following are the goals and strategies of Sauk Rapids to address these issues. These are not listed in order of importance, priority or sequence for implementation.

**Summary of Public Services and Infrastructure**

- Strong and Active Development (Commercial, Industrial, Residential)
- Need for More Industrial Property
- Lack of Infrastructure to Accommodate Growth

**Public Services and Infrastructure Goal #1**

Promote a proactive approach to planning and development through communication and coordination.

**Strategies:**

1. Actively participate in continued intergovernmental planning through representation on the Joint Planning Area District Board, Joint Planning Commissions for Sauk Rapids and Minden Townships and Benton County Planning Department, including any subcommittees and task forces appointed.

2. Continue to participate in temporary and ongoing intergovernmental planning efforts as issues arise, such as the Area Planning Organization, the St. Cloud Area Economic Development Partnership, the Central Minnesota Task Force on Affordable Housing, the Northstar Corridor project, and others.

3. Support and follow the Orderly Annexation Agreements established between the city of Sauk Rapids and Minden and Sauk Rapids Townships.

4. Maintain a strong working relationship with the Sauk Rapids and Minden Joint Planning Commissions and Benton County to efficiently plan development in growth areas.

5. Develop a common set of zoning regulations for both orderly annexation areas to ensure uniformity, fairness and enforceability in all growth areas of the city.

6. Coordinate new transportation corridors with Benton County’s Engineering Office to promote the mobility and alignment of future road corridors in growth areas to the existing transportation system.

7. Support and continue existing joint governmental ventures in the delivery of services in the areas of sewer and water, the Metropolitan Transit Commission (MTC), emergency services, solid waste, and education.

8. Participate in a joint task force among local governments to identify additional areas where consolidation and/or collaboration could reduce overall cost and increase effectiveness of government in the region.
Public Services and Infrastructure Goal #2
Work to provide city services in an equitable and cost-effective manner within existing facilities and in new growth areas.

Strategies:

1. Work with the Orderly Annexation Planning Boards to prevent premature urban development within the planned growth areas that is located beyond the city’s long-term ability to provide services, such as streets, sewer and water.

2. Utilize conceptual land use plans for growth areas that will identify, map, and preserve future utility and road corridors.

3. Work with the City Engineer to develop and implement a long-range plan for a water distribution system and sewer system for the community.

4. Continue to communicate with the city of St. Cloud to anticipate sewer capacity needs for the community by providing information of future residential, commercial and industrial development.

5. Identify location(s) for the construction of an additional fire station and other city facilities in the growth areas to ensure the protection of the public’s health and safety.

6. Continue to require the dedication, acquisition and maintenance of parkland in the planned growth areas to meet future park needs of the community.

7. Address storm water management needs in developing areas by utilizing natural drainage corridors when possible and protect adjoining properties from drainage impacts with efficient holding and dispersion systems.

8. Work with the City Engineer to explore the development of an overall storm water management plan for existing and new developments in the community.