



South St. Paul Swimming Pool and Aquatics Center Predesign & Design

Bill #HF 3359 | Hansen

The City of South St. Paul is seeking an appropriation of \$500,000 to fund preliminary design, and final design (construction documents) for a new swimming pool and aquatics center in South St. Paul.

South St. Paul has operated a public swimming pool since 1939, with the current pool at Northview Park being in operation since 1956. However, due to its age and wear, the pool faces significant maintenance issues and is beyond its useful life. An independent analysis reveals an estimated \$1.3 million in critical deferred maintenance items requiring repair through 2025, including pool basin deterioration, plumbing issues, and aging filtration systems. This deterioration has led to pool leaks averaging 12,000 gallons per day, which is roughly 5% of the total volume. The Parks & Recreation Master Plan Update in 2024 identified the urgent need to replace the current Northview Pool.

Critical Need for Infrastructure: The current pool's aging infrastructure poses safety risks and hampers community access to recreational facilities. The estimated \$1.3 million in critical maintenance required through 2025 further emphasizes the urgency of this project.

Community Impact: The new swimming pool and aquatics center will serve a diverse community, including 25% communities of color, 16.5% Hispanic or Latino residents, and 22.5% under the age of 18, providing safe and accessible outdoor recreation for all residents. Additionally, with 12.3% of residents under age 65 living with disabilities and 9.7% living at or below the federal poverty level, this facility will promote inclusivity, well-being and affordable family recreation in our community.

Economic and Tax Capacity Context: South St. Paul has the lowest property tax capacity in Dakota County and ranks 153rd of Minnesota's 200 largest communities in property tax capacity. However, it also has the highest Property Tax Capacity Rate in Dakota County and ranks 38th highest among Minnesota's 100 largest communities. This disparity highlights the need for external funding support to address critical infrastructure needs while ensuring a fair tax burden on residents.

Financial Assistance Required: South St. Paul's capacity to fund this project alone in a timely manner is limited, as in 2024 alone the City is committed to funding more than \$20,000,000 in infrastructure investments, including the urgent construction of a water treatment plant due to Radium exceeding MDH action levels at City Well #3, replacement of failing water infrastructure underlying Interstate 494, and reconstruction of Concord Exchange, the City's former "Main Street" connecting I-494 to U.S. Highway 52

