

Watertown City Council

January 13, 2026

Agenda Item: 2026 Facility Study**Request for Action:** Authorization for the 2026 Facility Study**Employee/Dept.:** Philip Schrupp, Engineering**Background:**

The 2026 Capital Improvement Plan (CIP) has identified the need for a comprehensive Facility Study of three key municipal buildings: the Fire Station, Public Works Building, and Water Plant. This study is essential to assess the current condition, functionality, and future needs of each facility. It will provide the City with a clear understanding of necessary repairs, upgrades, and potential expansions, along with cost estimates and recommended timelines. The findings will inform strategic decisions on whether to renovate, expand, or replace these facilities to best serve the growing community.

Facility Summaries:**Fire Station**

The existing fire station is in good condition and has been modified in recent years to meet the department's short-term needs by repurposing existing spaces. Maintaining and investing in the current facility is cost-effective, as it can be further adapted for future city needs at a lower cost than rebuilding. The station's central location within the fire district supports efficient response for both city and township calls, and any expansion at this site would not require land acquisition.

Triggers for future expansion or addition include:

- Increased call volume, which can lead to responder fatigue in paid-on-call departments. The Watertown Fire Department is currently experiencing call volumes in this range.
- Population growth, which would drive higher call volumes and service needs.
- Desire to lower response times, which may require on-duty staffing and living quarters for firefighters.
- Expanded scope of Fire Department duties or additional administrative needs, which would require more office space.
- Potential use of the facility for law enforcement office and vehicle storage.

Potential scope for a fire station addition includes office space, living quarters, fitness and training areas, historical display space, restroom and locker facilities, additional staff vehicle storage, ADA compliance upgrades, and fire/life safety improvements.

Staff will continue to work with department leadership to ensure all operational needs are considered in the facility study.

Public Works Building

The existing Public Works building is in fair condition but requires updates to better serve the needs of the department and the community. As Watertown continues to grow, the department is running out of space to store and maintain all the equipment necessary for operations. A high-level review suggests that a portion of the property acquired by the City in 2024 for the water tower site could be developed for a new Public Works

facility. The remaining portion of the property could be considered for sale or a land swap to support future development opportunities.

Water Plant

The water plant is facing several urgent maintenance needs. The roof is in dire need of repairs, and ongoing leaks have resulted in damage to equipment within the facility. In addition to the roof, electrical systems and other general equipment require repair or replacement to ensure reliable operation. The plant’s filters also need to be replaced to maintain water quality standards.

With Watertown’s population increasing, water demand continues to rise. This growth will require expanded water production capacity, including the addition of a new well and, eventually, either a new water plant or an expansion of the existing facility to meet future needs.

If authorized, the completion of the 2026 Facility Study will be completed this summer, and the findings will be presented to the City Council.

Budget Impact:

2026 Facility Study Fire Station & Public Works Remodel:	CI#160	\$30,000
<u>2026 Facility Study Water Plant:</u>	<u>CI#160</u>	<u>\$15,000</u>
Total Budget:		\$45,000

Funding Source:

Capital Improvement General Fund and Water Capital Fund

Recommendation:

Staff recommends authorizing the completion of the 2026 Facility Study for the Fire Station Remodel, Public Works Building, and Water Plant.

Motion Type:

Simple majority vote of members present.

Requested Action/Motion:

“I move to authorize staff to proceed the 2026 Facility Study for the Fire Station Remodel, Public Works Building, and Water Plant.”