



City of Corcoran

Community Survey Report

May 28, 2026





Our mission is to help community leaders gather, organize, and use data to make strategic decisions.

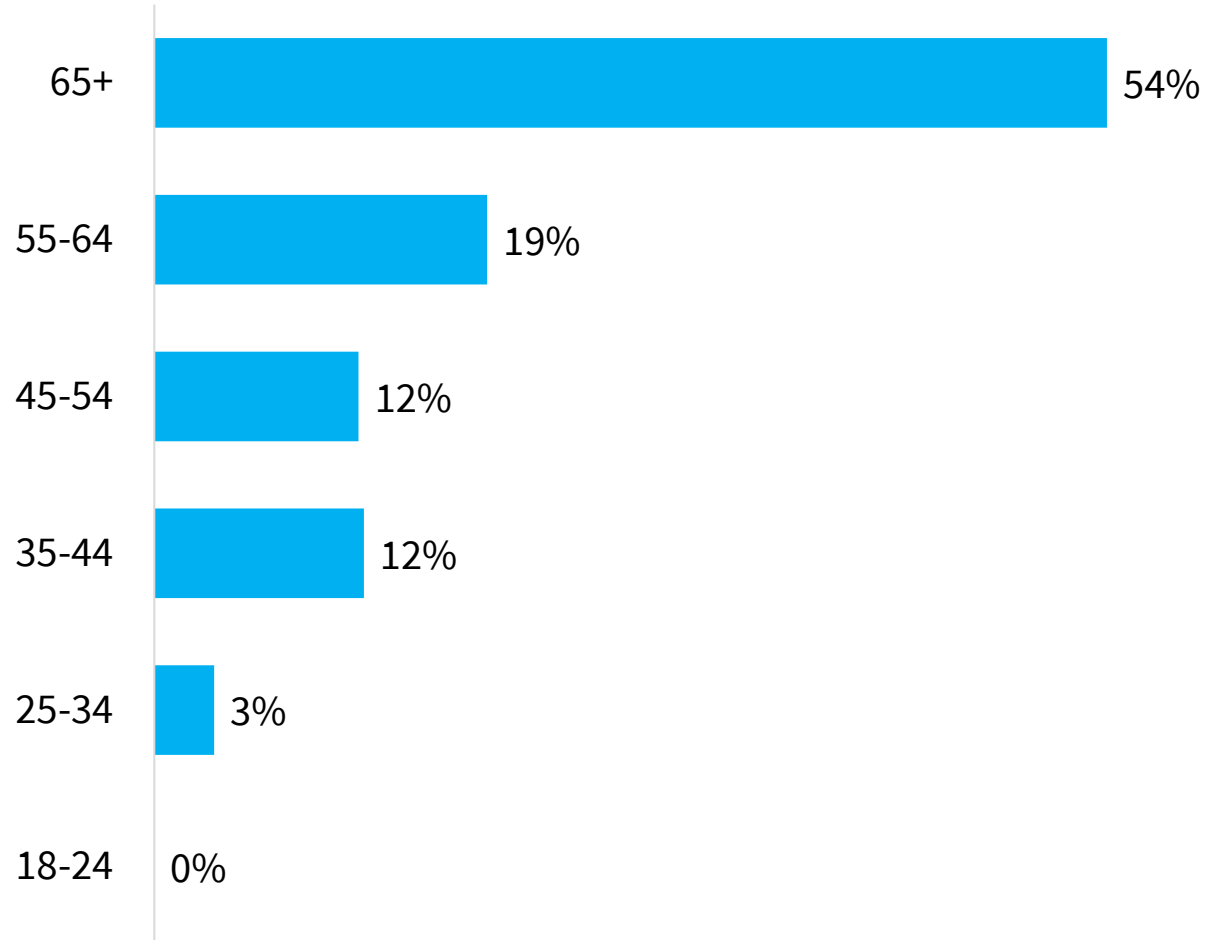
- Founded in **2002** to provide independent research
- Helped more than **1,300** communities navigate the strategic planning and referendum planning process

Survey Information

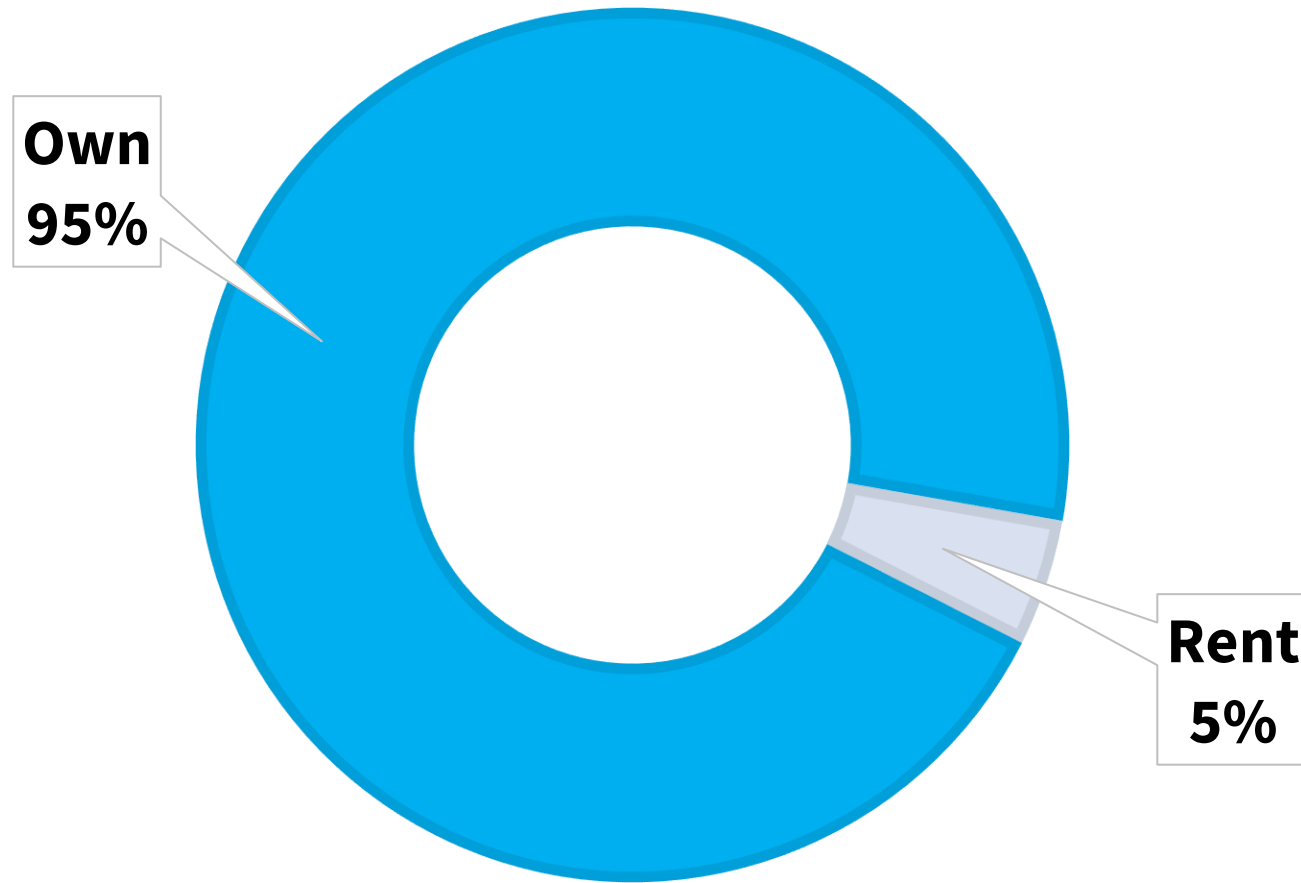
- **May 8, 2026** survey deadline
- **727** respondents
- **19.6%** response rate
- **+/- 3.71%** statistical margin of error



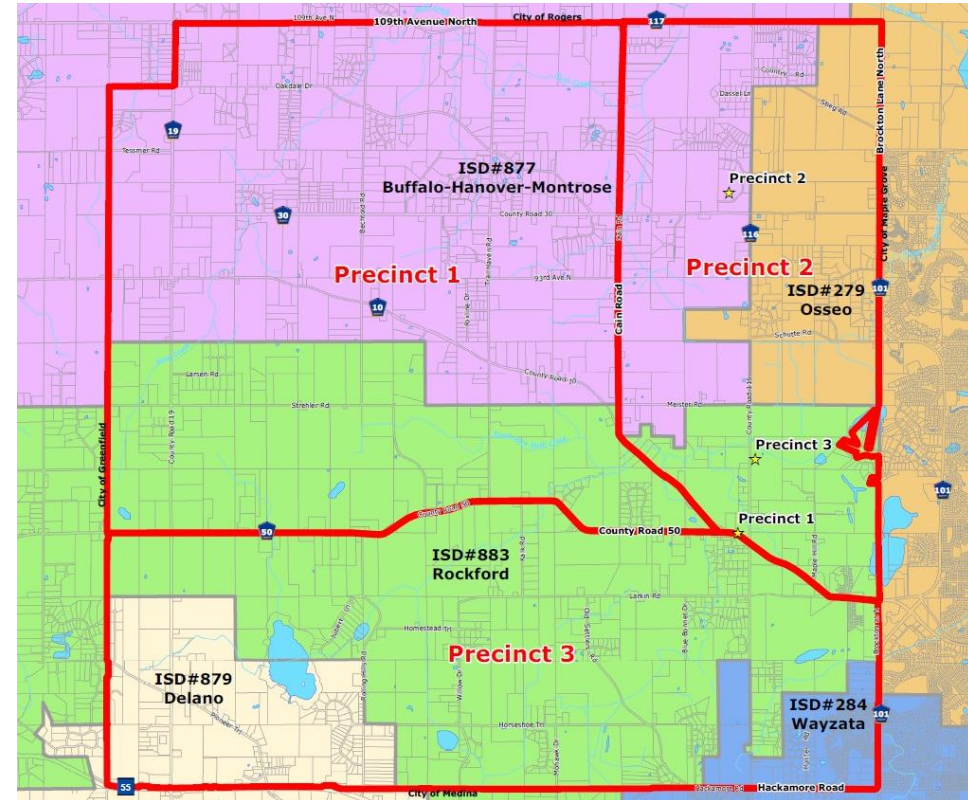
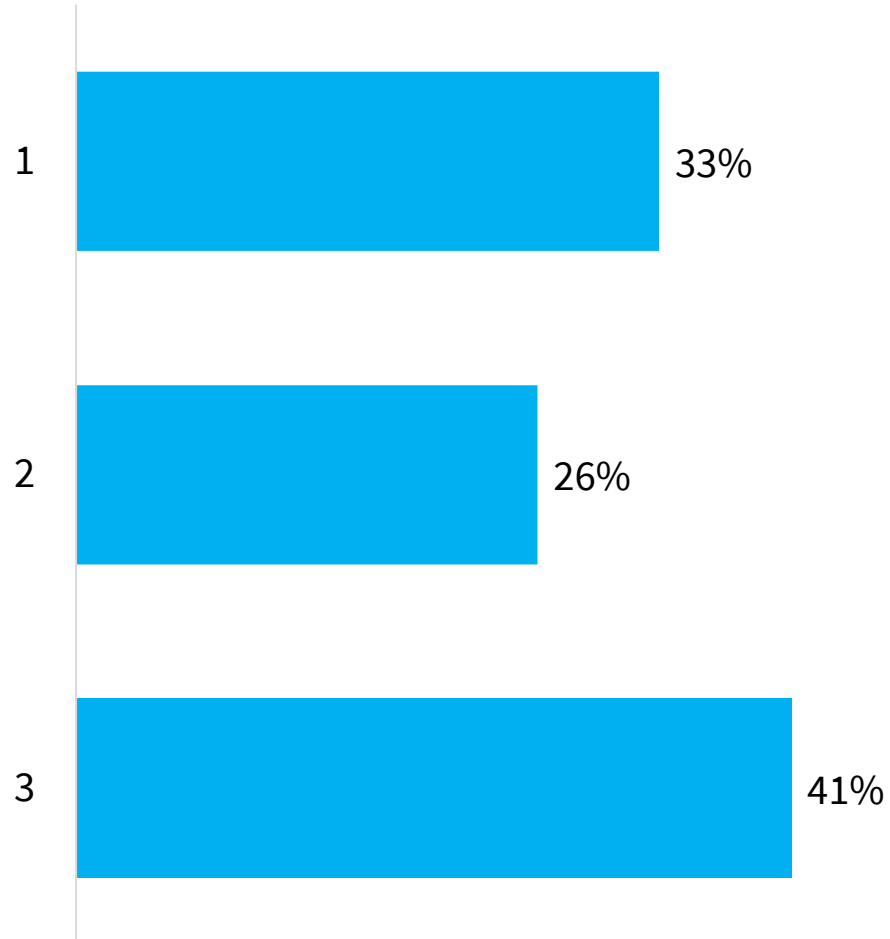
What is your age?



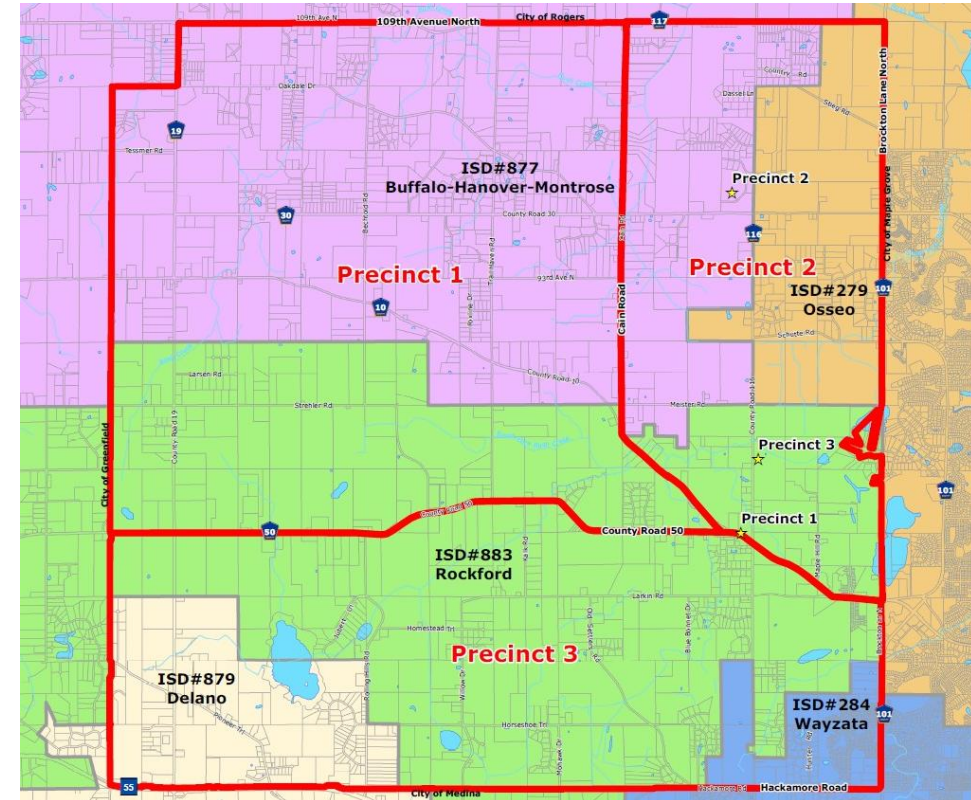
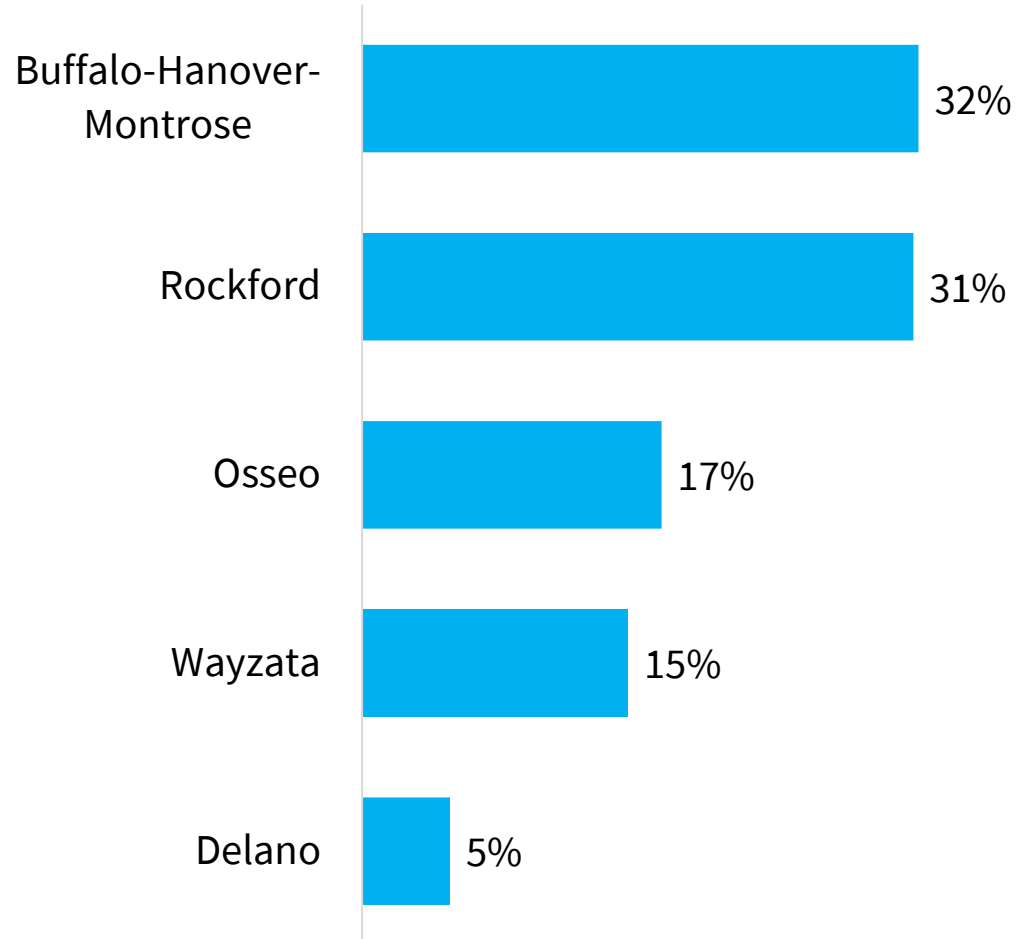
If yes, do you rent or own?



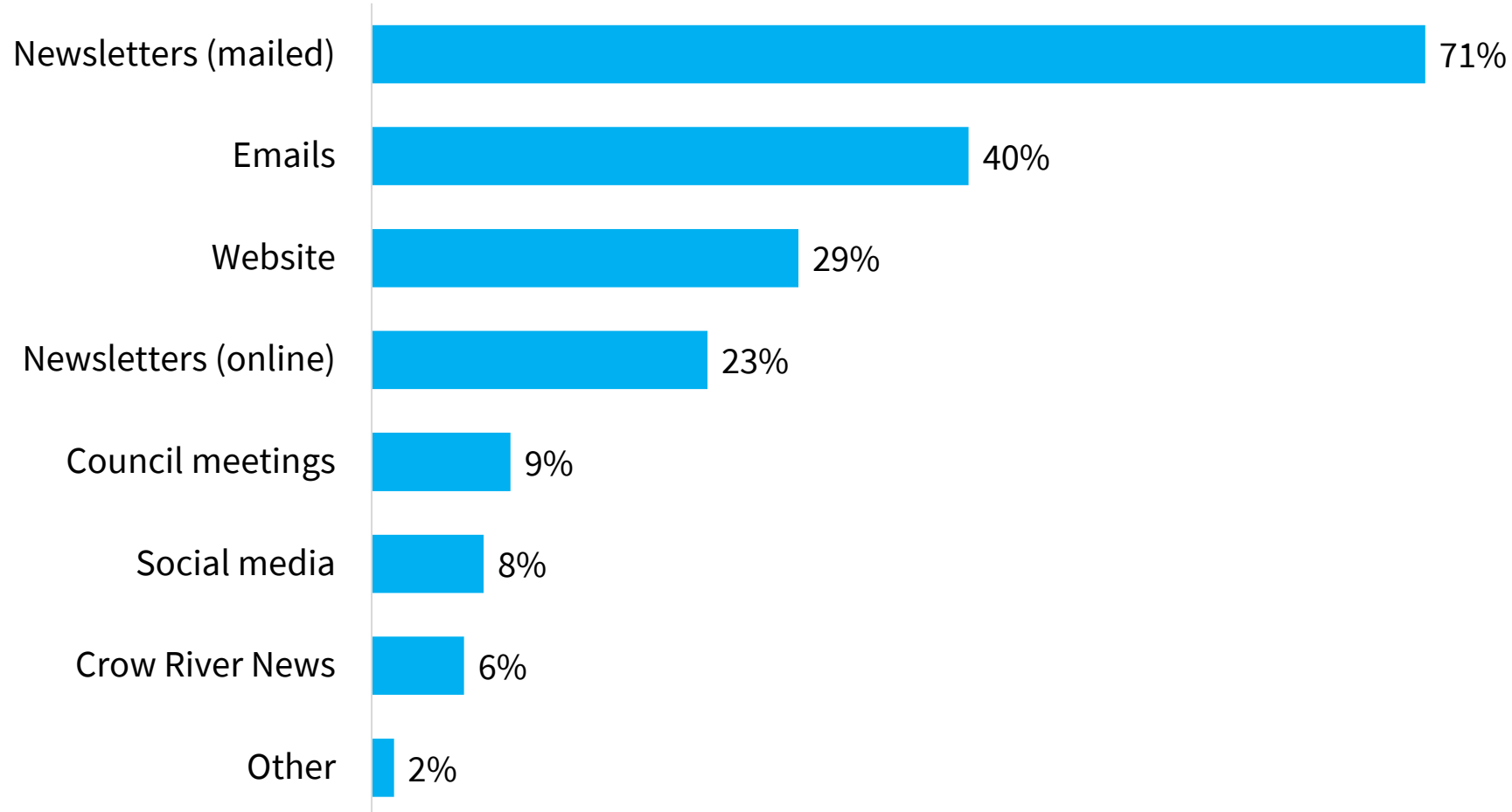
Which precinct do you live in?



Which school district do you live in?



How do you like to receive information from us?



Facility Challenges



The existing City Hall/Police Department was built in 1994 with the Council Chambers, a community room, and office space for six full-time employees. A remodel was completed in 2021 to buy time for a future facility to be built, resulting in the removal of the City's community room. Since then, demands for services have increased faster than projected, which means we outgrew this space 5 years faster than initially expected.

The current building has several challenges:

Lack of space (*Cannot be addressed within the current facility*)

Last year, an outside consultant assessed all city facilities and found that City Hall and Public Safety staff need 41% more space than they have now. Projections show the problem will get worse. We will need almost twice as much space in the next 20 years. More specifically:

- City Hall office space is too small and has limited areas for staff and public meetings.
- There is not enough storage space for records, equipment, and maintenance supplies.
- Police locker rooms are at capacity and do not have adequate ventilation.
- The facility does not have space for officer training or hosting city-wide or staff events.
- The garage is too small. As a result, expensive police equipment is stored outside.

Facility Challenges



Inadequate safety/security (*Cannot be addressed within the current facility*)

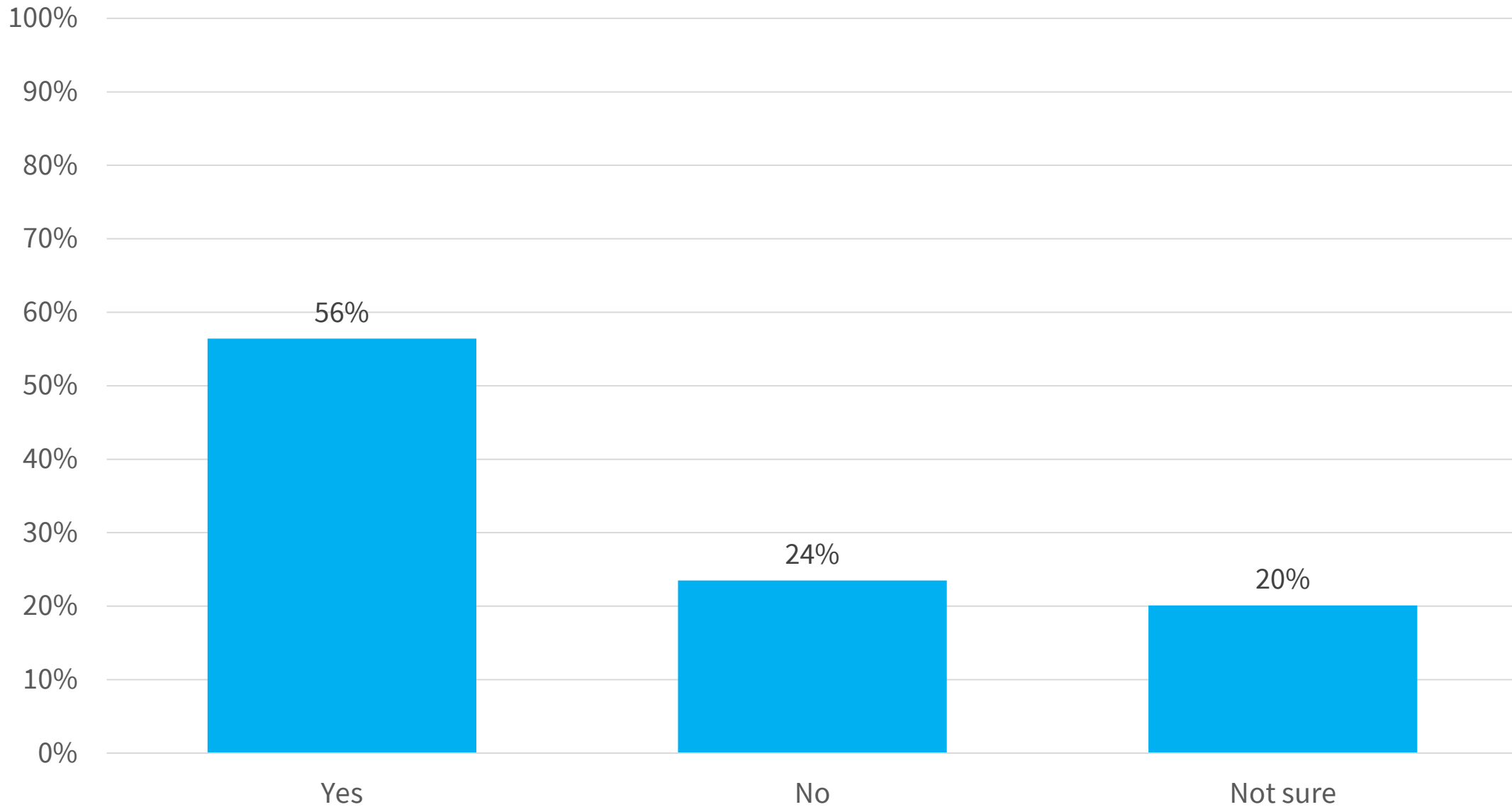
- The facility lacks adequate security measures.
- The police reception layout makes complying with privacy laws difficult.
- The Police Department has only one restroom available for both staff and detainees.
- The booking area is too small, which places staff at risk in the event of a combative detainee.
- Areas of the building lack proper fire protection.
- The evidence room is too small to properly process evidence.
- The weapon cleaning area lacks proper ventilation, exposing officers to lead and chemicals.

Aging infrastructure (*Estimated cost to address: More than \$2 million*)

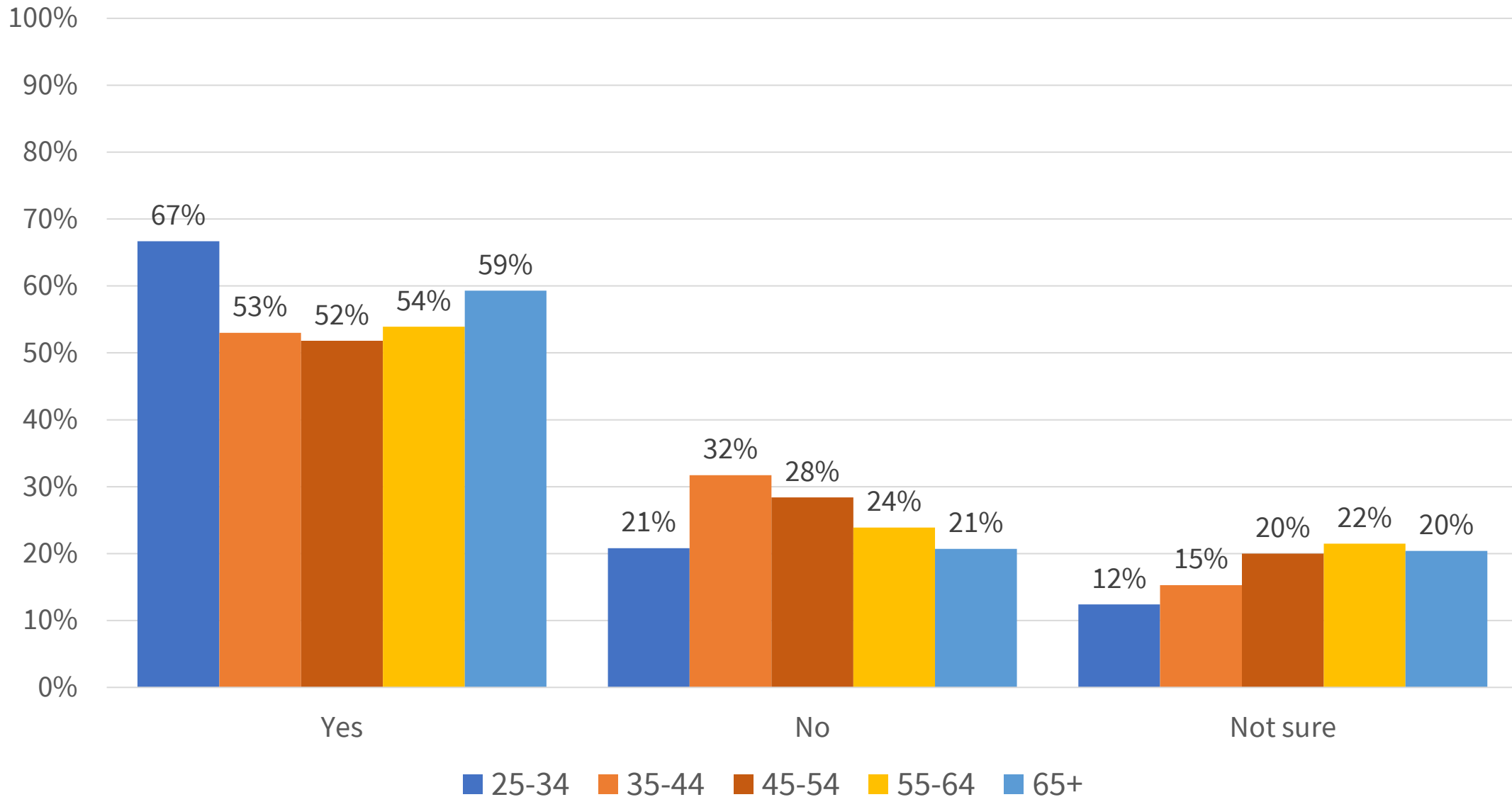
- The HVAC system is inefficient, lacks automated temperature control, and is at the end of its useful life.
- Windows, doors, and roof sections are in poor condition and need to be replaced.

Because we cannot feasibly expand the facility, the City does not believe investing in it is a responsible use of taxpayer dollars. We propose building a new facility on City Center Drive.

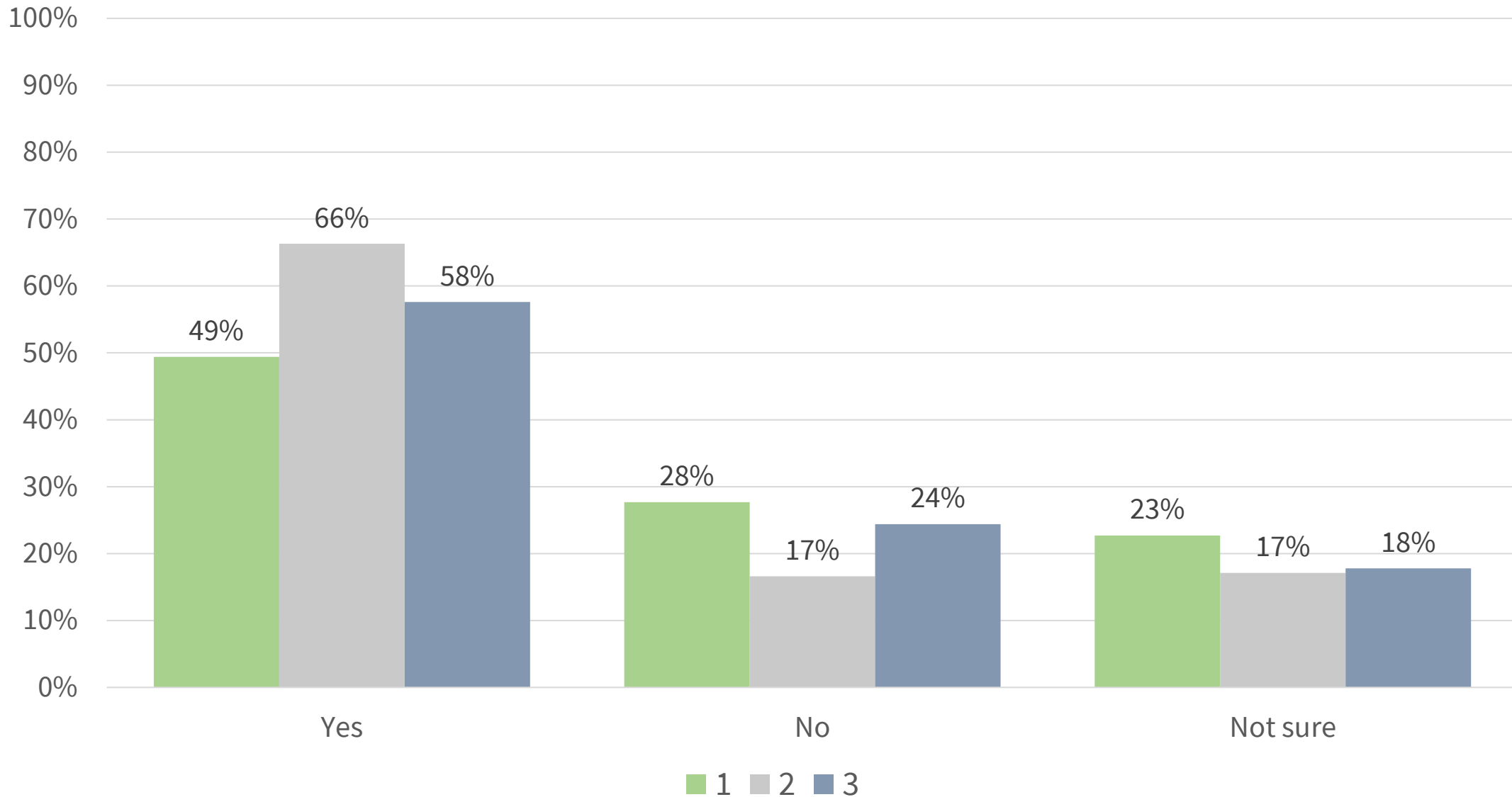
Would you support the City building a new City Hall and Police Department facility?



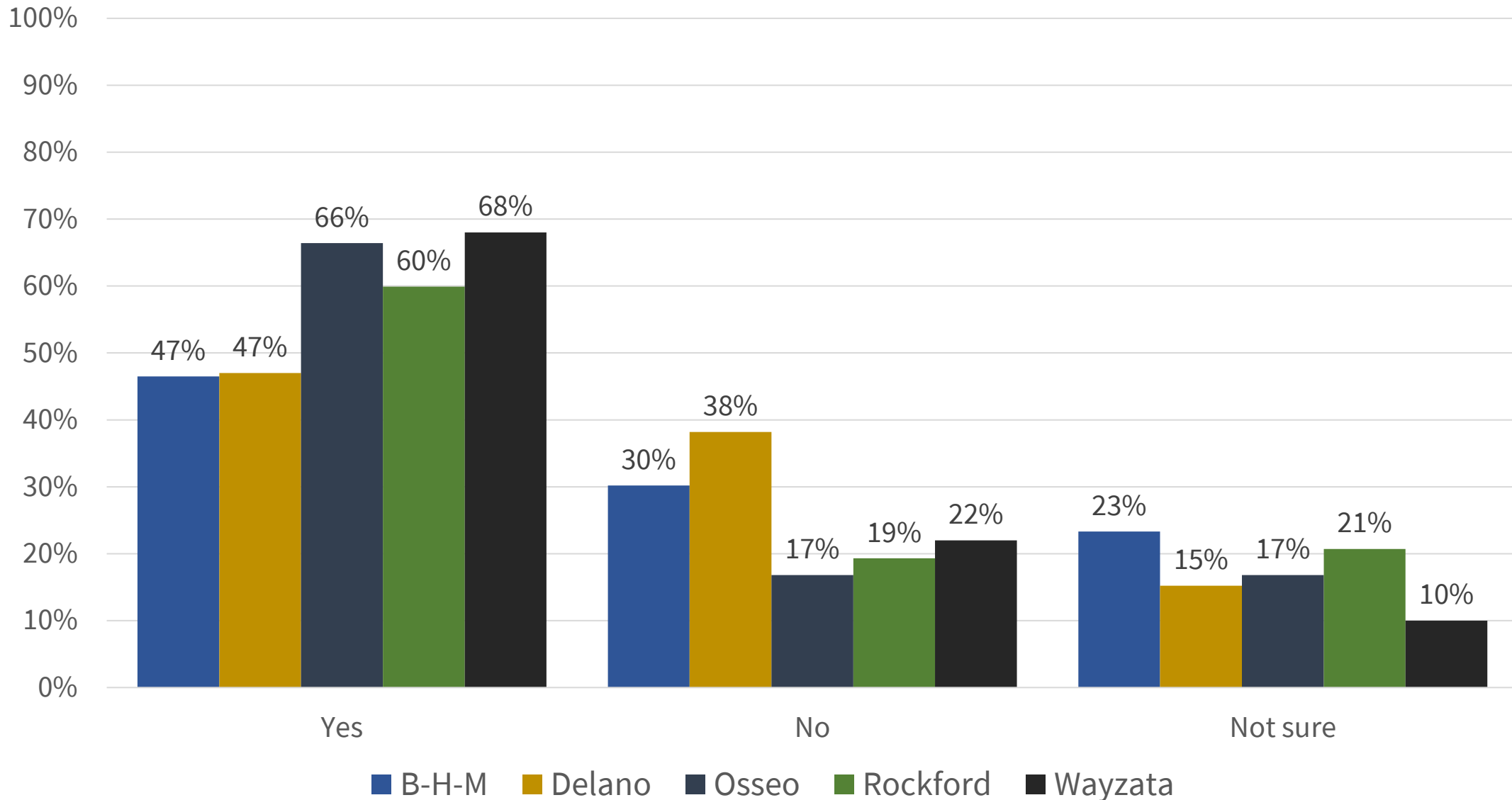
Would you support the City building a new City Hall and Police Department facility? *(By age)*



Would you support the City building a new City Hall and Police Department facility? *(By precinct)*



Would you support the City building a new City Hall and Police Department facility? *(By school district)*



Recommended Plan

The City has been planning to build a new facility for nearly a decade. The City Center Drive site fits our long-range plan to have this area serve as a community hub for services and resident needs.

The new building would:

- Be built on land the City already owns (saving \$4 million in land acquisition) and already has infrastructure like sewer, water, and street improvements (saving an additional \$2 million).
- Be designed for future expansion.
- Include a garage for maintenance equipment and police cars.
- Include adequate safety and security features.



Recommended Plan



We could take two approaches to building a new facility to meet our space needs:

Option 1: Meet space needs for 10 years, expand in the future

This option would be less costly now, but more expensive in the future as construction costs rise. Industry estimates show the cost to fully expand would increase by 4% each year.

Current cost	\$42.9 million
+ Cost of future expansion (10 years from now)	<u>+ \$8.3 million</u>
Total	\$51.2 million

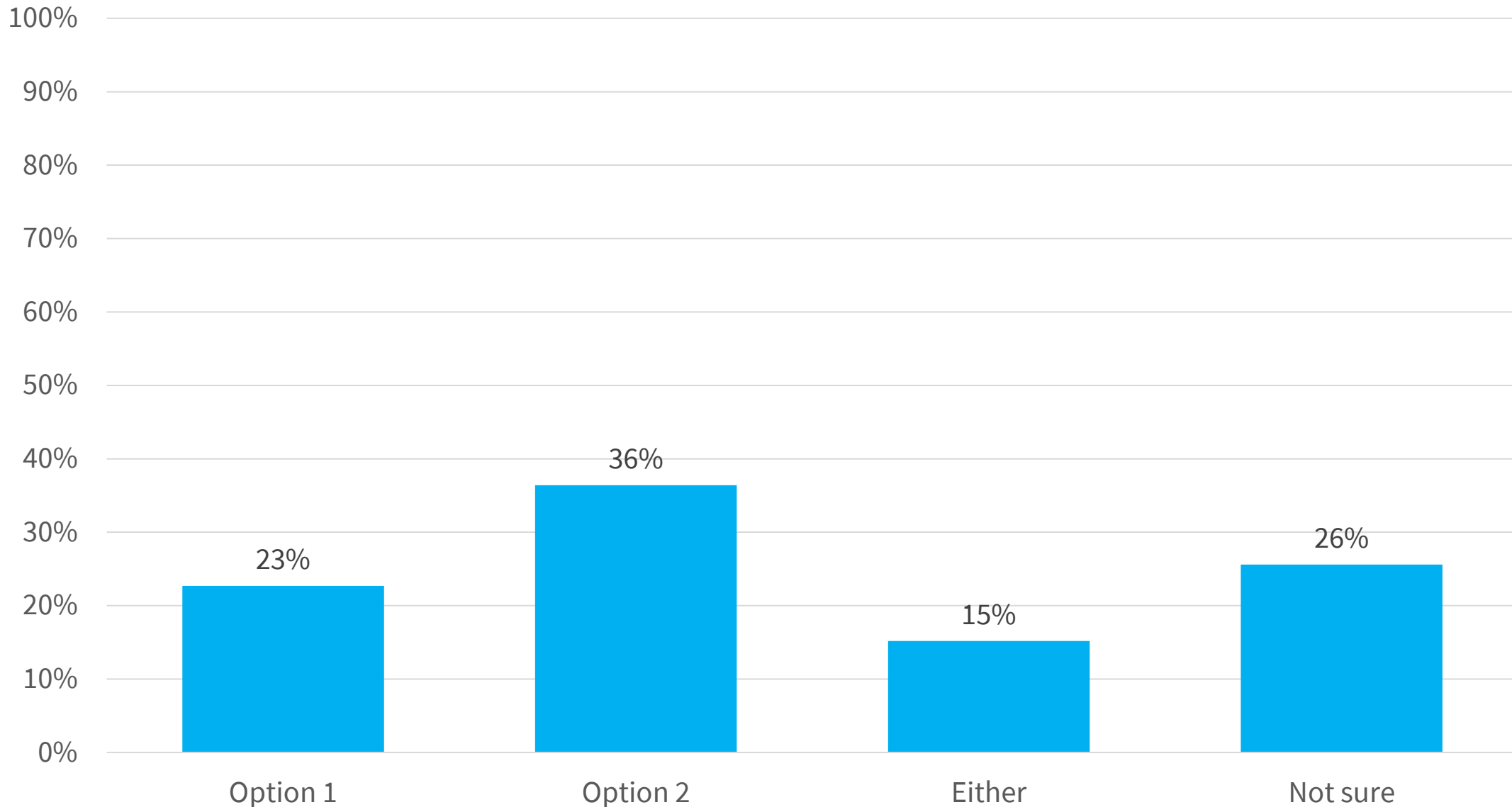
Option 2: Meet space needs for 20 years

This option would be more expensive now, but less expensive in the long-term because the work would all be done at once, and it avoids future increases in construction costs.

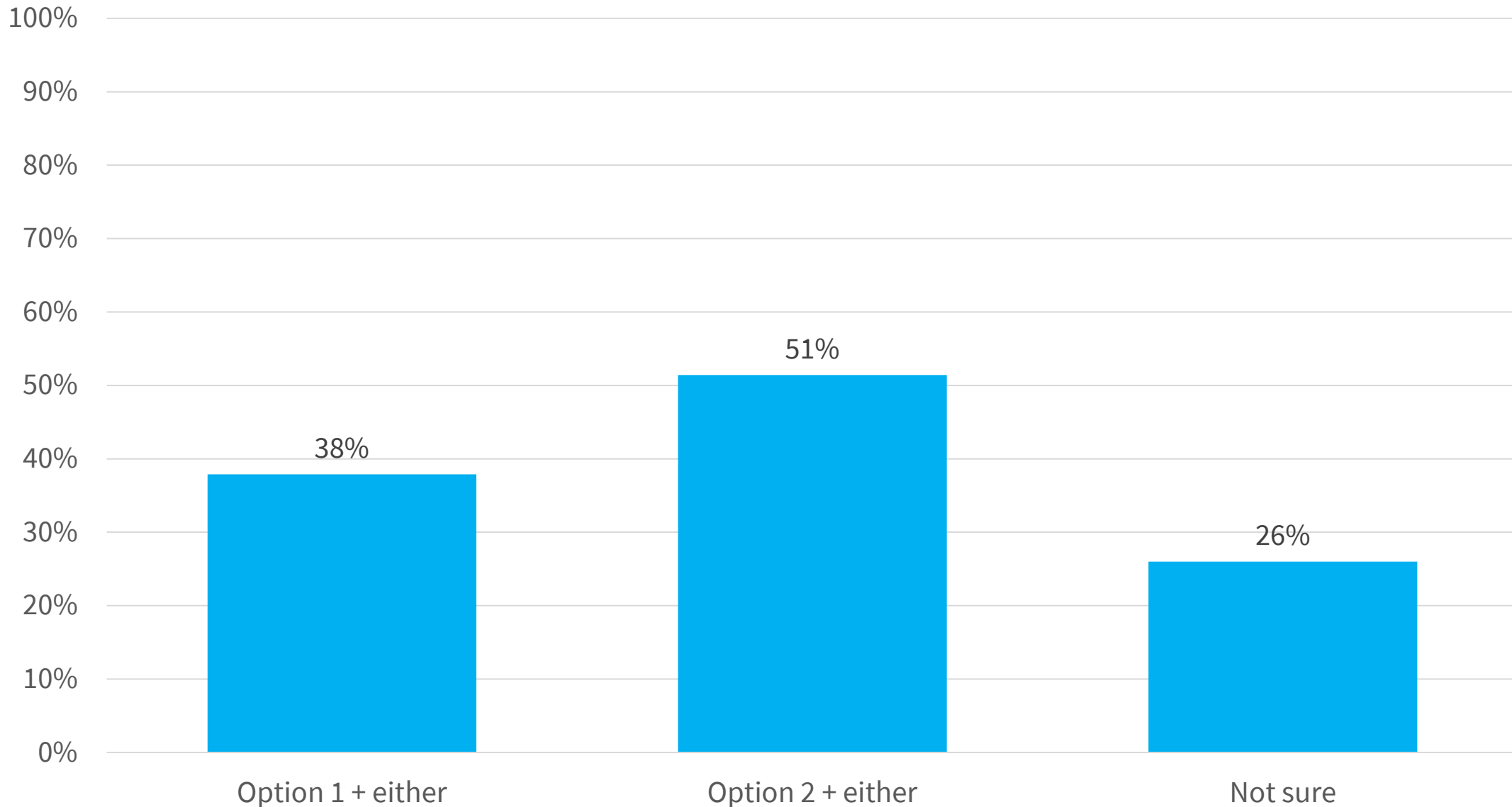
Current cost	<u>\$48.5 million</u>
Total	\$48.5 million

Since 2018, the City has been planning to issue a bond (take out a loan) to pay for this project. We are exploring other funding sources to reduce the impact on our taxpayers.

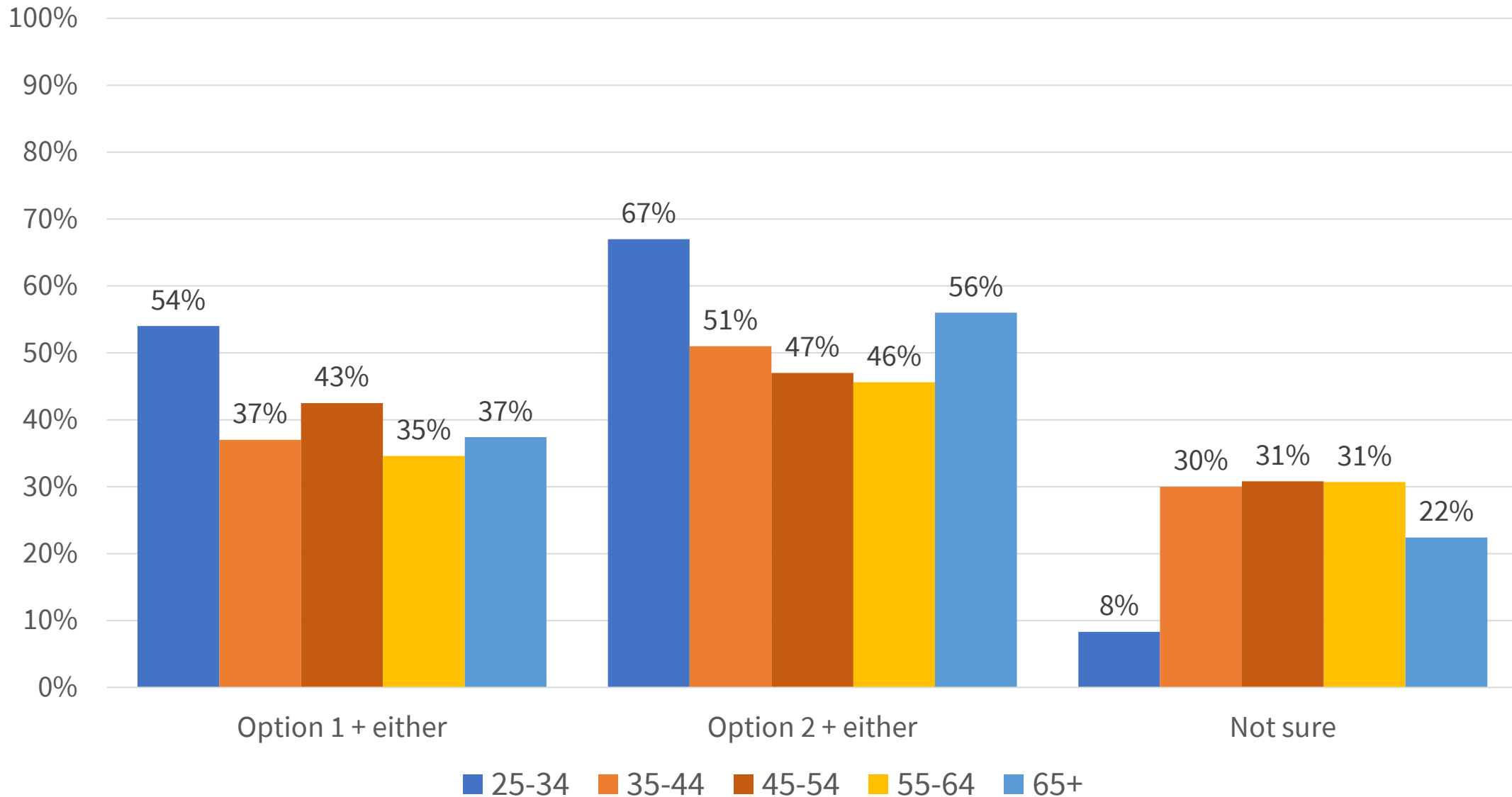
Which approach should the City take to building a new City Hall and Police Department facility?



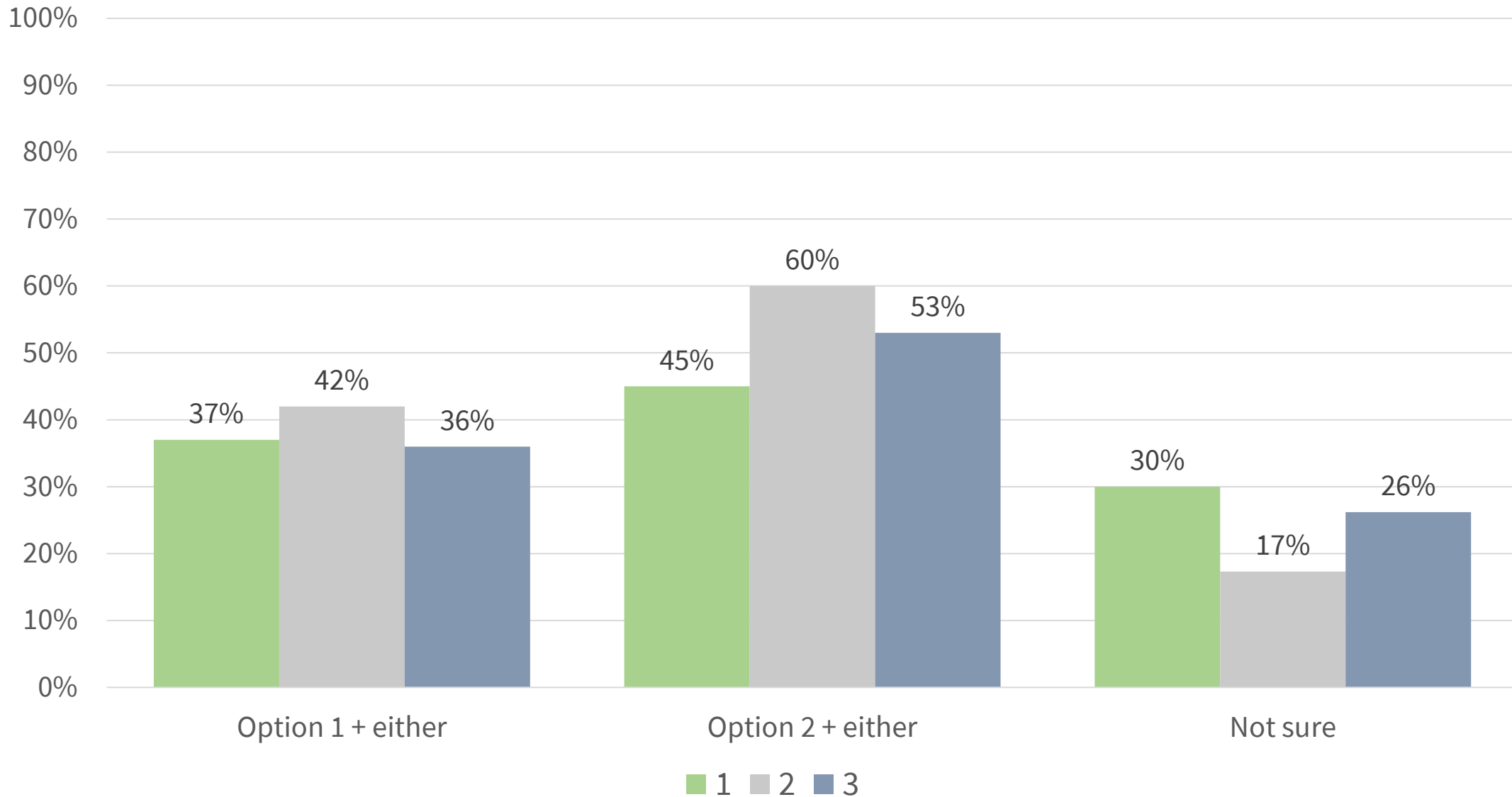
Which approach should the City take to building a new City Hall and Police Department facility?



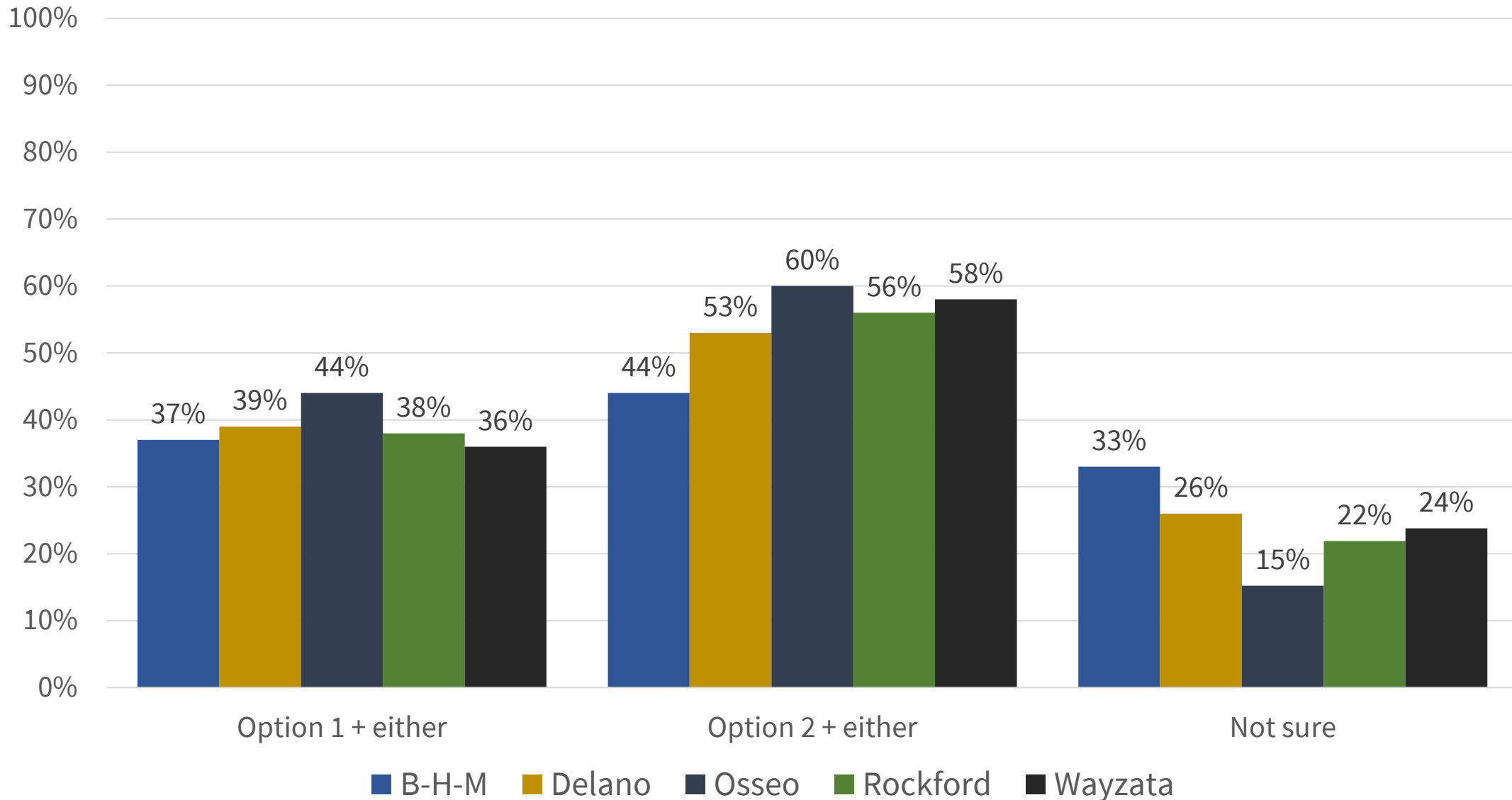
Which approach should the City take to building a new City Hall and Police Department facility? *(By age)*



Would you support the City building a new City Hall and Police Department facility? *(By precinct)*



Would you support the City building a new City Hall and Police Department facility? *(By school district)*

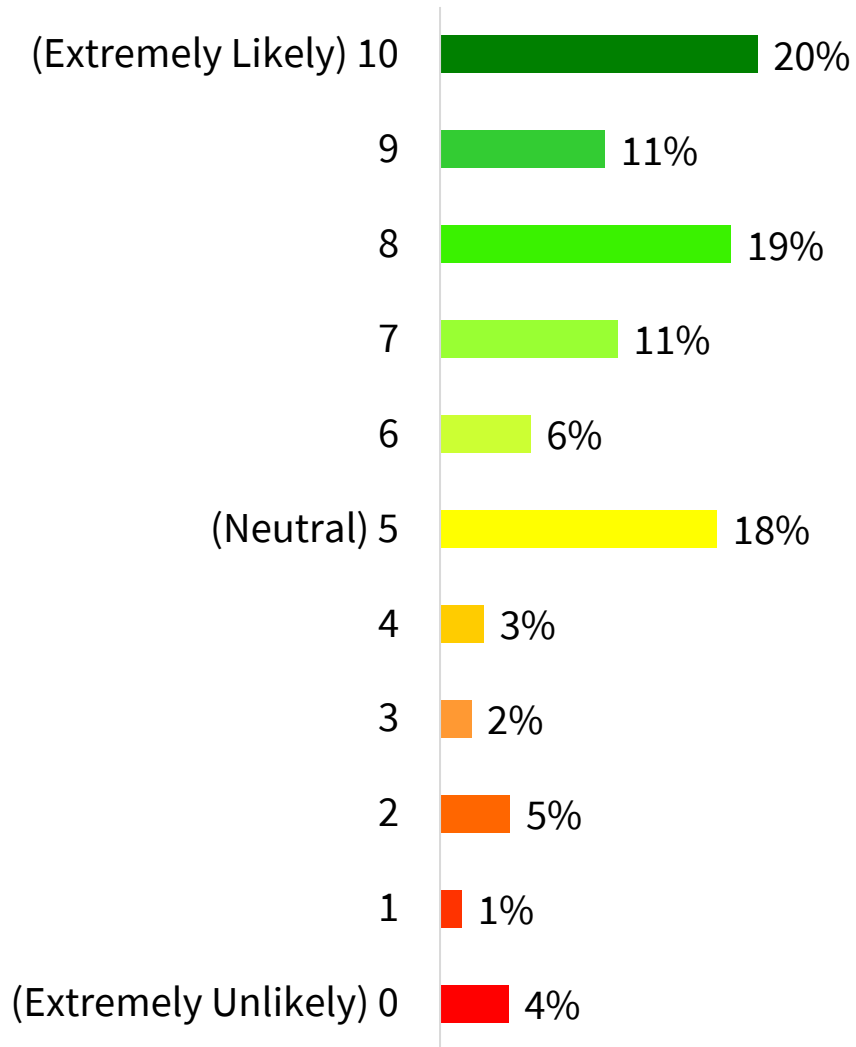


Future of Current Building



- Comments indicate interest in repurposing the building for community use. Suggestions include:
 - Community Center for meetings or event rentals
 - A Senior Center
 - Recreational space for youth/families
- Other comments suggest selling the building to an outside entity to generate revenue and offset the costs of the new facility.

On a scale of 0 – 10, how likely would you be to recommend Corcoran to a friend or family member?



Corcoran Score: 6.81

What did we learn?



- A majority of respondents support building a new City Hall and Police Station.
- A majority of respondents prefer Option 2 (meet space needs for 20 years) to Option 1 (meet space needs for 10 years)
 - This is the preferred option for respondents in all age groups, precincts, and school districts.



Thank you!



COMMUNITY PERCEPTIONS