

Environment Committee

Meeting date: April 26, 2016

For the Metropolitan Council meeting of May 25, 2016

Subject: Authorization to Negotiate and Execute Purchase Agreement for Future Crow River Wastewater Reclamation Plant Site

District(s), Member(s): District #1, Katie Rodriguez

Policy/Legal Reference: MN Statutes 473.504; Council Policy 3-3, Expenditures

Staff Prepared/Presented: Bryce Pickart, 651-602-1091

Division/Department: MCES c/o Leisa Thompson, 651-602-8101

Proposed Action

That the Metropolitan Council authorizes its Regional Administrator to negotiate and execute a purchase agreement for the future Crow River Wastewater Reclamation Plant Site, MCES Project No. 809110.

Background

The Regional Wastewater System plan incorporates a future Crow River Wastewater Reclamation Plant to serve the City of Rogers initially and potentially areas of Corcoran and Dayton in the long-term, when the capacity of the Elm Creek Interceptor is being reached. This plant is envisioned to incorporate wastewater re-use for non-potable purposes. However, to ensure reliable service, a discharge outlet to the Crow River will also be needed. This makes western Rogers, which borders the Crow River, a logical plant site location. The proposed plant site adjoins the Crow Hassan Park Preserve and the Crow River. The property has a total area of 105 acres, of which 41 acres is developable.

This property has been selected for the future plant site based on several years' collaboration with the City of Rogers and Three Rivers Park District, as well as having willing sellers. The plan is to use upland property for the plant site, which will consist of a portion of the subject property plus a parcel to be acquired from Three Rivers Park District (this parcel is separated from the rest of the Park Preserve by roads). In exchange for this parcel, the Council will transfer floodplain property to Three Rivers Park District to expand the Park Preserve. Three Rivers Park District and the City have also indicated an interest in studying the potential for re-using treated wastewater and biosolids.

The appraised property value was \$1,491,000. The settlement agreement increases the purchase price to \$1,741,000, plus the following provisions:

1. MCES will reimburse the property owners for paying property taxes due to removal of land from the Green Acres program (estimated cost of \$17,700).
2. Life estate in the house and buildings.
3. Transferring their farm land lease to MCES.

Rationale

Land acquisition of this value requires Council authorization.

Funding

2016 MCES Authorized Capital Program, Project 809110.

Currently Authorized \$2,000,000

Unencumbered Funds \$1,975,000

Requested Amount \$1,758,700

Known Support / Opposition

The City of Rogers supports this action.