

## Environment Committee

For the Metropolitan Council meeting of June 13, 2018

**Subject:** Lift Station L73 Roadway Easements

### Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to proceed with the sale of two permanent easements along the northern and eastern boundaries of the property located at 4850 Woodbury Drive within the City of Woodbury to the adjacent property owner and the City for a combined amount equal to no less than the appraised value of \$107,925.

### Summary of Committee Discussion/Questions

Committee member observed that according to the map we are selling property where existing interceptor facilities are located. How does this impact our facilities? Staff stated the property will be sold as easements, we will retain underlining ownership. We are working with the developer and City on the roadway design to assure their project does not impact our facilities or if there is a change in grade that we would require them to raise a manhole in order to access our facilities. The widening of the road will not impact the interceptor.

## Environment Committee

Meeting date: May 22, 2018

For the Metropolitan Council meeting of June 13, 2018

**Subject:** Lift Station L73 Roadway Easements

**District(s), Member(s):** District 12, Harry Melander

**Policy/Legal Reference:** Minnesota Statute 473.129

**Staff Prepared/Presented:** Karen Keenan, 651-602-4561

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

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### Background

The City of Woodbury requests that the Council sell two permanent roadway easements along the northern and eastern boundaries of the Lift Station L73 property. The northern easement will be dedicated as a public Right-of-Way to allow a second access to the Highcroft Development. This easement consists of a 36,925 square-foot permanent easement as well as a 109,238 square-foot temporary easement at an appraised value of \$81,425. The eastern easement will be dedicated as a public Right-of Way to allow the widening of County Highway 19 at a future date. This eastern easement consists of a 12,800 square-foot permanent easement at an appraised value of \$26,500. These two easements have a combined appraised value of \$107,925

### Rationale

Development on the east side of Woodbury and the surrounding communities is increasing traffic along Woodbury Drive (County Highway 19). To accommodate the increase in traffic, the City of Woodbury and Washington County are planning to widen Woodbury Drive to 4 lanes, plus turn lanes.

Per Washington County, development of the parcel west of the L73 parcel requires an additional entrance road from Woodbury Drive. The City and Developer have proposed that the existing access road to L73 be reconstructed to allow the use of this road as a second access to the parcel to the west. A northern portion of the L73 parcel will be sold to the Developer and granted to the City as Public Right of Way to permit access to the development, and continued access to the Lift Station.

The Lift Station building is located on the west side of the parcel. MCES staff believe that the parcel can accommodate the proposed easements without any negative impacts to future site use.

### Thrive Lens Analysis

This action advances the Thrive Outcome of Collaboration and Stewardship. The sale of this property will allow the City and County to meet the development needs of the region. The sale of this property will generate financial resources that will be invested efficiently and effectively to maintain and restore existing wastewater infrastructure, which protects the region's natural resources.

### Funding

No funding is required at this time

**Known Support / Opposition**

No known opposition