

MEMORANDUM
Comfort Lake-Forest Lake Watershed District

To: Board of Managers

Date: October 12, 2016

From: Mike Kinney

Subject: Land Acquisition Phase II

Background/Discussion

At the July 28, 2016 regular board meeting, the Board reviewed the land acquisition evaluation results for two sites in Forest Lake and directed staff to continue working with the landowner on Site B in order to advance District consideration of the acquisition. Since then, we have confirmed that the landowner is still interested in moving forward with the transfer. Additionally, the landowner has given permission for the District to enter the properties in order to collect additional data as part of phase II of the review.

EOR has provided a scope of work for providing technical assistance with this phase of the site evaluation. Per District resolution 15-04-01, the District Administrator is authorized to enter into contracts in amounts up to \$20,000. Since this scope of work falls into that price range, the District Administrator has already accepted this scope and authorized EOR to proceed with the work.

EOR should be able to begin preliminary collection of data and provide a brief update during the October 27th meeting.

Optional Action

Formal Board action is not required to accept this scope of work, but the Board may use this opportunity to provide comment and additional direction, if desired.

Attached: October 11, 2016 memo from EOR regarding proposed scope of work – phase II

Project Name	Land Acquisition & Management Technical Support- Site B Feasibility & Expanded Area Assessment	Date	10-11-16
To / Contact info	CLFLWD Board of Managers		
Cc / Contact info	Mike Kinney, District Administrator		
From / Contact info	Jason Naber, Greg Graske PE		
Regarding	Proposed Scope of Work- Phase II		

Scope of Work

This is a scope of work for providing technical assistance supporting the District’s Land Acquisition and Management Program (District-Wide 5920). This proposal is a follow-up to a previous effort that evaluated two parcels earlier in 2016. Site B, located west of I35 adjacent to Home Depot was evaluated previously and found to meet many of the land acquisition criteria identified in the 2015 Watershed Management Plan (EOR Technical Memo 7-08-16).

Recent conversations with the landowner have confirmed interest in transferring the property to the District. As recommended in the aforementioned Technical Memo, additional site data such as topography, drainage features and natural resources should be further evaluated to determine site suitability for potential acquisition and improvement project potential. This proposal is for preliminary data collection and project identification only. Further feasibility work will be required if a viable project is identified and prior to acquiring the property.

Also it is important to note the MnDOT is currently developing plans to rebuild the I35/Hwy 8 interchange and overlay portions of the freeway immediately adjacent to the site. Coordination with MnDOT through their design and implementation process will be advantageous to CLFLWD.

This scope of work starts at Task 3 as the previous Tasks 1 and 2 are complete.

Task 3. Background data and concept plans

Site B consists of two parcels (9.85 & 0.30 acres) and is located in the northwest corner of Interstate 35 and West Broadway. The ditched wetlands that drain east towards Bixby Park provide some opportunity for restoration and downstream water quality enhancement.

There are benefits to evaluating parcels located north of Site B up to and including the I35/Hwy 8 interchange currently being designed by MnDOT. Increasing the geographic scope of the assessment will provide the CLFLWD an opportunity to evaluate regional drainage needs and enhance water quality benefits. Recent meetings with MnDOT indicate a willing partner in planning and implementing a broader scale project.

Specific tasks included for this effort are shown below.

- Gather survey data from MnDOT
- Field delineate wetlands on Parcel B- no LGU approval at this time.
- Create basemap with LiDAR contours, wetland delineation and MnDOT surveying data- no survey by EOR
- Develop concepts for Parcel B

- Develop expanded area concept to include property to north (private lands, MnDOT RW)- no site visit of these parcels.

Deliverables

- Site data, concept plans
- Wetland boundary, type and quality assessment

Schedule

- October – November 2016

Costs

- 45 EOR Hours = \$5,029
- Mileage = \$30

Summary

The total cost is \$5,029 to conduct the preliminary data collection and concept plans for Site B and assessment of the expanded project area including the I35/Hwy 8 interchange.