Minnehaha Creek Watershed District

REQUEST FOR BOARD ACTION

MEETING DATE: November 13, 2014		
TITLE: Authorization to Demolish Structures at 829	51 State Hwy. No. 7, Minnetrista	
RESOLUTION NUMBER: 14-XXX		
PREPARED BY: Laura Domyancich		
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REVIEWED BY: □Administrator □ Counsel □ Board Committee □ Engineer □ Other	⊠ Program Mgr. (Name): Tiffany Schaufler	
WORKSHOP ACTION:		
Advance to Board mtg. Consent Agenda.	Advance to Board meeting for discussion prior to action.	
Refer to a future workshop (date):	Refer to taskforce or committee (date):	
Return to staff for additional work.	☐ No further action requested.	
Other (specify):		

PURPOSE or ACTION REQUESTED:

MCWD Staff is requesting Board authorization for the Interim Administrator to take all actions required to accomplish demolition and removal of identified structures on the District's property at 8251 State Highway No. 7, Minnetrista, Minnesota and establish a construction budget in the not to exceed amount of \$13,750.

PROJECT/PROGRAM LOCATION:

The former Gould parcel at 8251 State Highway 7, Minnetrista, MN. (See map in Attachment 1)

PROJECT TIMELINE:

- August 2014: MCWD contracts with Wenck and Associates to perform a pre-demolition Asbestos and Regulated Materials Survey for the two structures on the property (a barn and shed) and a contractor's bid sheet for demolition of the structures
- September 2014: The Asbestos and Regulated Materials Survey Report identifies the presence of leadbased paint on the exterior of the structures, which requires special disposal
- October 2014: Quotes sought for building demolition from five contractors. Two quotes received.
- November-December 2014: Bid-Award/ Contractor Approval, Contractor Notice-to-Proceed; Demolition of structures
- November-December 2014: Site re-grading and seeding; Final completion

PROJECT/PROGRAM COST:

Fund name and number: District Land Restoration, 3202

Current budget: \$330,900

Expenditures to date: \$58,930.93 Requested amount of funding: \$13,750

PAST BOARD ACTIONS:

- On January 27, 2005 the Board of Managers held closed sessions (per Minn. Stat. 13D.05, subd. 3(c).), to provide direction to staff on pending negotiations with Nathan and Barbara Gould for the purchase of their property on MN Highway No. 7 in Minnetrista.
- On June 2, 2005 the Board approved Resolution 05-036 to enter into an agreement to acquire from the Goulds 34 acres along Six Mile Creek (Tract 1) in fee title and a conservation easement on an additional 36 acres along Mud Lake (Tract 2) for \$600,000. The purchase agreement between the District and Nathan and Barbara Gould was subject to the District and the Goulds executing an access easement on Tract 1, which would provide the Goulds with the use of the driveway that is part of Tract 1 to access their home on Tract 2.
- On July 7, 2005 the Board approved Resolution 06-039 which approved amending the purchase agreement, which provided the Goulds an access easement on Tract 1 to use the driveway on Tract 1 to access their home on Tract 2, a restrictive covenant on Tract 1 that limits the District from using the southeast portion of the property for vehicle storage facilities, and a conservation easement on Tract 2. Authorization was also given for a survey of the property.
- On September 8, 2005, the Board approved Resolution 05-051 to approve a District Site Management Plan for the property directing the Administrator to explore alternatives for resale of the northeast corner of Tract 1 (the site of the structures currently proposed for demolition.)
- On March 16, 2006, the Board approved Resolution 06-017 authorizing approval to enter into cost-share agreements with the USDA/Natural Resources Conservation Service, Great River Greening, Hennepin County, US Fish and Wildlife Service, and Hennepin Conservation District to assist with funding and complete restoration work.
- On February 1, 2007, the Board passed Resolution 07-044 authorizing to contract with Great River Greening to restore habitat on Six Mile Creek—the Gould Property.
- On November 10, 2011, the Board pass Resolution 11-107 authorizing the second phase of restoration work to manage invasive species and support establishment of oak seedlings and other prairie plantings.

SUMMARY:

The 2007 MCWD Comprehensive Water Resource Management Plan ("Plan") identifies Six Mile Marsh as a key conservation area and the DNR has recognized it as a regionally significant area. The Plan also laid out the need for the Land Conservation program to create connections between ecosystems within Six Mile Marsh and Lake Minnetonka subwatersheds to improve water quality, preserve natural conveyances, facilitate the movement and proliferation of native species and enhance recreational opportunities.

In an effort to accomplish these goals and proceed with future restoration work, the dilapidated structures on the site need to be removed. The structures cause an obstruction to future restoration activities, create a disconnect in habitat, and present a safety hazard and liability to the District. Removal of these structures and restoration of the impacted areas will greatly reduce the liability on the property and create contiguous habitat in this key conservation area.

In August 2005, Resolution 05-051 approved a District Site Management Plan, which specified the demolition of the barn and shed. At that time, the buildings were found to be dilapidated, and the safety hazard they presented was seen as a liability to the District. In addition to this determination, The League of Minnesota Cities reviewed

the condition of the buildings in May 2013 as part of the District's participation in their Insurance Trust property casualty insurance program. The subsequent report concluded that the structures are a liability to the District and recommended that they be removed along with the fencing on the property.

Proposed work will include the demolition and removal of the two existing structures: a wood barn with a subgrade milking parlor and a small shed connected to the west end of the barn. Any associated concrete slab and abandoned fencing will also be removed. Fill and topsoil will be imported and the site will be graded to match existing grades. The site will be seeded with a native upland seed mix and protected from erosion and disturbance with weed-free straw mulch.

The District has solicited quotes for demolition from five contractors and has received two quotes: one from Dale's Contracting for \$12,500 and one from Doboszenski and Sons for \$20,080. Staff recommends awarding the contract for demolition to Dale's Contracting in the amount of \$12,500 and establish a construction budget for a not-to-exceed amount of \$13,750.

ATTACHMENT:

Attachment 1: Map of Gould Property

RESOLUTION

RESOLUTION	NUMBER:	<u>14-XXX</u>	
TITLE:	Authorization	to Demolish Identified Structures at 8251 State Highway No. 7, Minnetrista	
WHEREAS,	the District's Comprehensive Water Resources Management Plan includes a Land Conservation Program; and		
WHEREAS,	the District's <i>Comprehensive Water Resources Management Plan (WRMP)</i> established Minnehaha Creek as a key conservation area with goals of collaborating to create and preserve natural stream corridors, provide buffers, supplement other program activities, increasing stormwater runoff abstraction, providing flood control, and promoting public education and access; and		
WHEREAS,	this <i>Plan</i> provides opportunities to treat point source stormwater runoff discharges into Minnehaha Creek, expand the riparian corridor, provide for subwatershed education, increase recreational access, improve overall corridor connectivity, and achieve multiple local community goals; and		
WHEREAS,	the acquisition of the property at 8251 State Hwy No. 7, Minnetrista, and the removal and demolitio of certain impermeable structures at these sites will help to accomplish these objectives; and		
WHEREAS,	in conjunction with the District's participation in the League of Minnesota Cities Insurance Trust, a Loss Control Field Services staff walked the site with District staff in 2013 and identified the structures as a liability to the District recommending that the structures be removed; and		
WHEREAS,	MCWD staff has solicited quotes from 5 (five) contractors for demolition and site restoration services, and has received quotes from 2 (two) contractors, and Dale's Contracting submitted a low quote of \$12,500; and		
WHEREAS,	seconded by M	Board Workshop dated November 13, 2104 it was moved by Manager, Manager and passed that this resolution be forward to the nex g for final action.	
NOW, THEREF	hereby awards	RESOLVED that the Minnehaha Creek Watershed District Board of Managers is the demolition contract to Dale's Contracting in the amount of \$12,500 and Interim Administrator to execute a construction contract for the demolition and site and	
BE IT FUTHER	Interim Administ demolition and	that the Minnehaha Creek Watershed District Board of Managers authorize the istrator, on advice from District Counsel to take all actions required to accomplish diremoval of identified structures at 8251 State Hwy No. 7, Minnetrista, including, I to, entering into agreement(s) and expenditure of funds with a total not-to-exceed 3,750.	
Resolution Nur Motion to adop	nber 14-0XX wat the resolution	vas moved by Manager, seconded by Manager a ayes, nays,abstentions. Date:	
		Date:	
Secretary			



Figure 2 Topographic Features Parcels and Conservation Areas

> MCWD NRMP 8251State Hwy.7 & 4500 Six Mile Creek Rd. Minnetrista, MN

