

MEETING DATE: November 13, 2014

TITLE: Authorization to Demolish Structures at 8251 State Hwy. No. 7, Minnetrista

RESOLUTION NUMBER: 14-094

PREPARED BY: Laura Domyancich

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REVIEWED BY: Administrator Counsel Program Mgr. (Name): Tiffany Schaufler
 Board Committee Engineer Other

WORKSHOP ACTION:

<input checked="" type="checkbox"/> Advance to Board mtg. Consent Agenda.	<input type="checkbox"/> Advance to Board meeting for discussion prior to action.
<input type="checkbox"/> Refer to a future workshop (date):_____	<input type="checkbox"/> Refer to taskforce or committee (date):_____
<input type="checkbox"/> Return to staff for additional work.	<input type="checkbox"/> No further action requested.
<input type="checkbox"/> 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 lead-based 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 sub-grade 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 Doboszinski 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



Figure 2
Topographic Features
Parcels and Conservation Areas

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

