

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 2/9/09
Item No.: 12.d

Department Approval



City Manager Approval



Item Description: Contract for Appraisal and Easement Acquisition Services for the Twin Lakes AUAR Subarea I Infrastructure Improvements

BACKGROUND

On November 17, 2008, the City Council authorized staff to develop final plans and specifications and advertise for bids for the Twin Lakes Infrastructure Improvements- Phase I and to start negotiations with property owners for temporary and permanent easements. The Council authorized the utilization of Centre Pointe TIF funds in addition to state grant money and infrastructure contributions from Metropolitan Council's Park N Ride project to pay for the construction of the Twin Lakes Infrastructure Improvements- Phase I.

The Metropolitan Council is using Urban Partnership Agreement (UPA) funds to pay for their portion of the infrastructure improvement costs. These UPA funds must be spent by December 31, 2008. We are working on an agreement with Metropolitan Council that will be coming to the City Council for approval on February 23, detailing their participation in these improvements. In order for the Twin Lakes Infrastructure Improvements- Phase I to be constructed by December 31, 2009, we will need to start construction by June 15, 2009.

To construct Twin Lakes Infrastructure Improvements- Phase I, the City will need to purchase right-of-way and temporary easements from 6 different property owners. To start the negotiations with property owners, the City will need to conduct appraisals for the land to be purchased as right-of-way and for temporary construction easements. Staff is proposing to use the appraisal firm of Dahlen, Dwyer, and Foley. They have done appraisals for the Twin Lakes project in the past and are currently conducting the appraisal for 2785 Fairview (the Hagen parcel). They will conduct appraisals of the land needed for the construction of the Twin Lakes Phase I infrastructure, primarily property owned by P.I.K Terminal Inc, Roseville Properties, and Xtra Lease Inc. The costs of the appraisals will be \$21,000.

In order to construct these improvements, the City will need to obtain right-of-way and easements from 12 parcels. There are 6 different property owners to negotiate with for these acquisitions. Due to the number of easements and right-of-way parcels needed and the limited time to acquire them, we are recommending that we hire a consultant to conduct easement acquisitions for this project. Staff has received proposals from WSB and Associates (\$19,520) and Evergreen Land Services (\$23,400) to complete this work. Both firms are highly recommended by other clients. At this time we recommend that we amend our existing contract with WSB to include right-of-way acquisition services.

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30 **POLICY OBJECTIVE**

31 Since the appraisal and acquisition services require professional service contracts, the City Council is
32 being asked to authorize the City Manager to execute these agreements.

33 **FINANCIAL IMPACTS**

34 Staff recommends that TIF District 17 fund the appraisals and right- of- way acquisition services.

35 **STAFF RECOMMENDATION**

36 Staff recommends that the City Council authorize staff to enter into a contract to complete appraisals
37 and right- of- way acquisition services for the Twin Lakes AUAR Subarea I Infrastructure
38 Improvements.

39 **REQUESTED COUNCIL ACTION**

40 Motion to authorize the City Manager to enter into a contract with Dahlen, Dwyer & Foley, Inc in the
41 amount of \$21,000 to conduct an appraisal for acquisition of right-of-way and temporary construction
42 easements for the Twin Lakes Phase I Infrastructure project.

43 Motion to authorize the City Manager to amend the Twin Lakes AUAR SubArea I Infrastructure
44 Improvements Contract with WSB and Associates to include right- of- way negotiation and acquisition
45 services in the amount of \$19,520.

Prepared by: Debra Bloom, City Engineer; Patrick Trudgeon, Community Development Director

Attachments: None