



Legislation Details (With Text)

File #: 18-011 **Version:** 1 **Name:**

Type: Motion **Status:** Passed

File created: 12/15/2017 **In control:** City Council

On agenda: 1/2/2018 **Final action:**

Title: Consider Motion Approving Easement Agreements with Tom Gill Construction Inc. and Douglas Ims - Valley View 4th Addition.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1 - Valley View 4th Infiltration Area, 2. 2 - Signed Easement Agreements

Date	Ver.	Action By	Action	Result
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City Council Meeting Date: January 2, 2018

To: Mayor and City Council

From: Sean Simonson, Engineering Manager
David Bennett, Public Works Director/City Engineer

Consider Motion Approving Easement Agreements with Tom Gill Construction Inc. and Douglas Ims - Valley View 4th Addition.

Action Requested:

The Northfield City Council approves a Motion approving a perpetual easement for drainage and utility purposes with the Tom Gill Construction Inc. and Douglas Ims.

Summary Report:

As part of the stormwater requirement for the Valley View 4th Addition, an infiltration basin was constructed on portions of Lot 1, Block 3, currently owned by Douglas Ims, and on Lots 2 and 3 Block 3, currently owned by Tom Gill Construction Inc. in the recently constructed Valley View 4th Addition (Attachment 1). Due to the fact that stormwater from multiple lots drains to this infiltration area, staff recommends the acquisition of these easements (Attachment 2) to ensure proper maintenance activities can be performed by the City on this infiltration area.

Alternative Options:

The City Council could decide not to approve the easement acquisition. However, to be compliant with the MS4 Storm Water Permit from the State, the developer would need to provide private maintenance agreements. There isn't an association and multiple properties receive the benefit of the stormwater best management practice. That is the reason why staff is recommending it be dedicated in public easement and maintained by the City.

Financial Impacts:

A fee of \$1.00 is proposed for the acquisition of each easement, along with staff and legal time to draft the easement agreements.