

METROPOLITAN COUNCIL
390 North Robert Street, St. Paul, MN 55101
Phone (651) 602-1000 TDD (651) 291-0904

DATE: June 24, 2008

TO: Metropolitan Parks and Open Space Commission

FROM: Arne Stefferud, Planning Analyst-Parks (651) 602-1360

SUBJECT: (2008-170) Request for CIP reimbursement consideration for costs to remove home from inholding parcel at Hyland-Bush-Anderson Lakes Park Reserve, City of Bloomington

INTRODUCTION

On April 19, 2008 the City of Bloomington took possession of a property located at 6101 West 84th Street as an in holding for Hyland-Bush-Anderson Lakes Park Reserve. The City obtained a life estate on this property in 1977 and the homeowner recently passed away. The land is located just northeast of the Normandale Lake Bandshell.

The City wants to demolish the house on the property in the next couple of months. The house is in very bad shape and is not viable for relocation. The City requests reimbursement consideration in a future regional parks capital improvement program (CIP) for costs associated with demolition of the house and restoration of the site. The expenses are estimated to be \$44,157. (See **Attachment 1**, letter from Randy Quale, City of Bloomington which is the basis for the \$44,157 reimbursement consideration request).

This memorandum contains a review of the request for reimbursement consideration under applicable terms in Strategy 2(f) of the *2030 Regional Parks Policy Plan*.

AUTHORITY TO REVIEW

Minnesota Statute Section 473.315 authorizes the “Metropolitan Council with the advice of the Metropolitan Parks and Open Space Commission to make grants from any funds available to it for recreation open space purposes to any municipality, park district or county located wholly or partially within the metropolitan area to cover the cost, or any portion of the cost, of acquiring or developing regional recreation open space in accordance with the [*Regional Recreation Open Space*] *Policy Plan*”.

BACKGROUND

Hyland-Bush-Anderson Lakes Park Reserve encompasses land surrounding Hyland, Bush, Anderson and Normandale Lakes in the cities of Bloomington and Eden Prairie. The City of Bloomington currently owns about 290 acres of land and manages it along with about 330 acres of lakes (Bush and Normandale). Three Rivers Park District currently owns about 1,400 acres of land and manages the 227-acre Hyland Lake. A joint master plan authored by the City and Three Rivers Park District was approved by the Metropolitan Council in 1984.

The parcel in question is part of the Normandale Lake unit. **Attachment 2** illustrates the location of the property in relation to the park’s approved boundary. The land is proposed for trail access

and a fishing platform in a concept plan as part of the City's park system plan as shown in **Attachment 3**.

REIMBURSEMENT REQUEST ANALYSIS

Strategy 2(f) of the *2030 Regional Parks Policy Plan* states:

Strategy 2(f): Reimbursement

Reimbursement will be considered for development provided the project in question is consistent in timing, scale, type and cost with an approved master plan, that all information required for a development grant is submitted to the Council prior to the regional park implementing agency undertaking the project and that the Council approves the project.

This project is consistent with the terms of Strategy 2(f) for the following reasons:

1. The timing, scale and cost of this project are consistent with the Council-approved development master plan under the following factors:
 - a. The timing of the project is consistent with the acquisition master plan for the park. The land was purchased for the park in 1977 under a life estate agreement with the former landowner. Upon the death of the land owner, the City obtained full possession of the property on April 19, 2008.
 - b. The scale and cost of removing the house and site restoration is comparable to other acquisitions in the Regional Park System. As noted above, the land was acquired for the park consistent within the approved master plan boundary.
2. Enough information has been submitted in this request regarding what would be financed with a Council grant to meet the requirements of Strategy 2(f). In this case, that information is contained in **Attachment 1**.
3. The City of Bloomington is requesting Metropolitan Council approval for this project prior to undertaking it.

DEVELOPMENT CONCEPT

As noted earlier, the City's development concept for this land is to construct an access to the trail around Normandale Lake and a fishing pier. The costs for such development are not included in this request for reimbursement consideration. The City intends to work with Three Rivers Park District on preparing and submitting an updated master plan for the park reserve in 2009 that includes updated acquisition and development plans and associated cost estimates for the park. New development proposed in the updated plan is not eligible for Regional Parks CIP funding until the Metropolitan Council has reviewed and approved the plan.

CONCLUSIONS

1. The *2030 Regional Parks Policy Plan* requires that requests for CIP reimbursement consideration are consistent with the terms of Strategy 2(f). This review concludes that

the reimbursement consideration request of \$44,157 for removal of a structure and site restoration of the inholding parcel located at 6101 West 84th Street as part of Hyland-Bush-Anderson Lakes Park Reserve as shown in **Attachment 1** is consistent with the terms of Strategy 2(f). The timing of when the City of Bloomington is reimbursed for any portion of the \$44,157 is dependent on when funds are provided in future regional parks capital improvement programs. However, the Council does not under any circumstances represent or guarantee that a reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

2. An updated joint master plan for Hyland-Bush-Anderson Lakes Park Reserve will be prepared by the City of Bloomington and Three Rivers Park District in 2009 for Metropolitan Council review. New development proposed in the updated plan is not eligible for Regional Parks CIP funding until the Metropolitan Council has reviewed and approved the plan.

RECOMMENDATIONS

That the Metropolitan Council:

1. Consider reimbursing the City of Bloomington up to \$44,157 for expenses related to the removal of a structure and site restoration of the inholding parcel located at 6101 West 84th Street as part of Hyland-Bush-Anderson Lakes Park Reserve in a future regional parks capital improvement program. However, the Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.
2. Request the City of Bloomington and Three Rivers Park District to prepare and submit to the Metropolitan Council an updated master plan for Hyland-Bush-Anderson Lakes Park Reserve in 2009, and inform the City and Park District that new development proposed in the updated plan is not eligible for Regional Parks CIP funding until the Metropolitan Council has reviewed and approved the plan.

Attachment 1: Letter from Randy Quale, City of Bloomington



June 16, 2008

Mr. Arne Stefferud
Senior Park Planner
Metropolitan Council
390 Robert Street North
St. Paul, MN 55101-1805

RE: Reimbursement Funding Request – 6101 West 84th Street (Sharratt Property)

Dear Mr. Stefferud:

On April 19, 2008 the City of Bloomington took possession of a property located at 6101 West 84th Street, Bloomington, MN 55437. The City obtained a life estate on this property in 1977 and the homeowner, Mrs. Lola Sharratt passed away this past winter. This property is already included in the Normandale Lake Park Unit of the Hyland-Bush-Anderson Lakes Park Reserve. Maps detailing the location of the property are enclosed.

The City of Bloomington requests that expenses related to the demolition of structures, asbestos removal and turf restoration be eligible for reimbursement funding in a future Metropolitan Regional Parks System CIP. Pending Metropolitan Council approval of this reimbursement funding request, the City will proceed with the demolition the house and other structures on the property, then restore the turf. The house is in very bad condition and is not viable for relocation. The total estimated expenses for asbestos removal, demolition and turf restoration is \$44,157. Below is a breakdown of the estimated expenses.

<u>Demolition and Turf Restoration</u>		
1.	Mobilization	\$1,445.00
2.	Building removal	5,000.00
3.	Disconnect sanitary sewer	850.00
4.	Basement fill	3,289.50
5.	Removal of other structures (chain link fence, shed, detached garage, electrical breaker box, etc.)	5,650.00
6.	Silt fence	3,715.25
7.	Inlet protection	400.00
8.	Erosion control, top soil and turf seeding	6,600.68
9.	Contingency – 15%	<u>4,042.57</u>
	Total	\$30,993.03

PARKS AND RECREATION DIVISION
1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8877 FAX 952-563-8715 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

Asbestos Removal

1.	Asbestos/hazardous materials removal except vermiculite	\$8,170.00
2.	Vermiculite handling/disposal	2,800.00
3.	Contingency – 20%	<u>2,194.00</u>
	Total	\$13,164.00
	Grand Total	\$44,157.03

Future development plans for this property include the installation of a trail connecting 84th Street and the Normandale Lake loop trail, and a fishing platform. Enclosed is the concept park development plan for the northeast portion of the Normandale Lake Park Unit.

Please contact me at 952-563-8876 or at rquale@ci.bloomington.mn.us if you have any questions or require additional information.

Sincerely,
CITY OF BLOOMINGTON

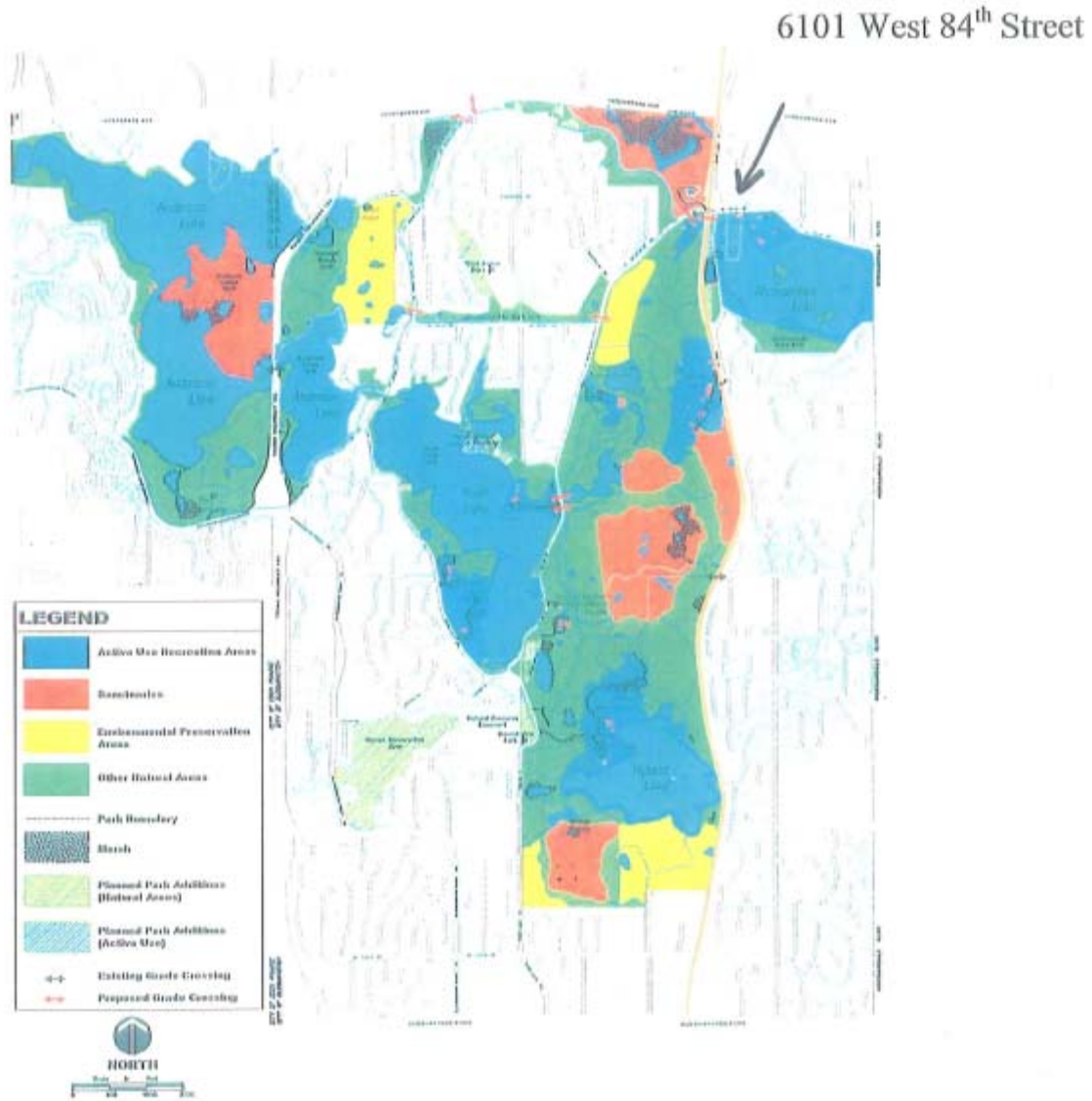


Randy Quale
Parks and Recreation Manager

RQ/rq
Enclosures
METCOUNCIL/SHARRATT FUNDING REQ 6-16-08

Attachment 2: Location of 6101- West 84th Street parcel in relation to Hyland-Bush-Anderson Lakes Park Reserve

Hyland-Bush-Anderson Lakes Park Reserve Composite Master Plan Map



Attachment 3: Park development concept proposed on 6101 West 84th Street parcel

Normandale Lake Park Master Plan

