



STAFF REPORT

DATE: September 8, 2020

**Workshop**

ITEM #:

**TO:** City Council  
**FROM:** Ken Roberts, Planning Director  
**AGENDA ITEM:** **City-owned Properties - Update**  
**REVIEWED BY:** Ben Prchal, City Planner

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**BACKGROUND:**

City staff has been directed to prepare an inventory of all City-owned property and identify the purpose of each property. The information contained in this report and in the attachments are in response to this request.

On August 12, 2020, the City Council reviewed the information compiled by staff about all the City-owned properties in Lake Elmo. After some review and discussion, it was the direction of the City Council to have staff review in more detail the 8 properties that the purpose for use was unclear and bring an update back to the City Council at a future workshop.

**ISSUE BEFORE THE CITY COUNCIL:**

The City Council is being asked to review the inventory of the City-owned properties and provide City staff with direction about any potential changes or needs the City Council may determine for any or all of these properties.

**REVIEW AND ANALYSIS:**

**City Review Process**

City staff compiled the list of City-owned properties by reviewing and analyzing Washington County property records. Staff determined there are 231 separate parcels totaling 978.5 acres in Lake Elmo that are currently owned by the City of Lake Elmo. Staff then prepared maps that show the location of each of the City-owned properties. For ease of review and mapping, staff divided the city into 4 quadrants to show the properties. I have attached several maps showing the location of the properties to this memo for your reference.

Staff members reviewed each of the City-owned properties to determine the purpose of each parcel. Of the 231 properties, 58 are for storm water ponding, 20 are for trails and paths, 73 are for right-of-way and 39 are part of city parks. There also are 7 parcels with city buildings and 7 parcels with water system buildings or structures. I have attached a table that identifies each property with a number, its known purpose and size for your reference.

Since the Council Workshop on August 12, staff has reviewed in more detail the 8 properties that City staff originally identified has not having a clear purpose. Through that review staff was able to determine the purpose for all but one of these properties. Staff is still not clear as to way the City owns the property identified as Number 198. This parcel is on the west side of Jamaca Avenue across from the closed landfill, is 3.7 acres in size and is land locked. I have attached maps showing this area of the City and the nearby properties in more detail.

Staff also has included several maps and images property Number 209 for your consideration. This parcel is on the east side of Demontreville Trail on the west side of Lake Demontreville. It is 1.55 acres in size and lies between Demontreville Trail and the west shore of Lake Demontreville. Councilmember Bloyer has expressed interest in having the City sell this property.

The City Attorney reviewed the County records about this property and provided staff with the following information:

The property was dedicated to the City in the plat of Lane's Demontreville Country Club in 1925. The dedication language on the plat says that all "streets, lanes, paths, beaches and parks" shown on the plat are being dedicated to the public. The plat does not say what this particular lot was dedicating for (such as a park or a beach). Unfortunately, because it was dedicated to the City and not deeded to the City, all the City has is an easement interest over the property. The City does not own the property.

The City could vacate its easement over the property, but that does not help the situation as the underlying property is technically owned by the person who platted the property. Since it was platted in 1925, we would need to research to find that person's heirs and obtain a deed from them for the property. The City also would need to go through the usual vacation proceedings with respect to vacating its easement interest over the property. It probably is not worth the effort as the heirs will probably want some compensation for the deed and the public could raise issues with the vacation proceeding given that it is adjacent to the lake.

If the City Council determines there may be a better or different use for one or several of the city-owned properties, then staff would recommend the Council direct staff to review and analyze in more detail the purpose and possible future use of each such property. Staff would compile this detailed information about each property and then bring a report back to the City Council.

### **Sale Process**

If the City chooses to sell a property, the City may negotiate directly with an interested buyer, it can put out a request for proposals or have buyers submit a sealed bid for the property. Once the City finds an interested buyer, then it will need to enter into a purchase agreement with the buyer. The City is not required to do an appraisal but there should be justification for the purchase price so it can be shown that the property is being sold for fair market value. The Planning Commission would need to review the sale and determine that the sale is in compliance with the Comprehensive Plan and the City Council would need to approve the Purchase Agreement.

### **FISCAL IMPACT:**

There are no known new fiscal impacts by keeping the properties as is. Some of the properties require on-going maintenance (such as storm water ponds and parks). If the City Council wants to sell or dispose of any of the City owned properties, this would require a review of the history and title of each to determine how or why the City acquired the property and what if any restrictions may have been placed on each parcel. This study would include more City staff time and research by the City Attorney to prepare. If the City does sell one or more properties, there would be potential for a net gain in income for the City above the costs for selling the property.

### **OPTIONS:**

The City Council may:

- Do nothing thus leaving all the properties as they are.
- Direct City staff to further analyze one or some of the city-owned properties. This study could be to determine the history of the property, what purpose it serves now and what if any purpose the City could foresee the property serving in the future.

### **RECOMMENDATION:**

City staff is requesting direction from the City Council as to what, if any, next steps the City should take with any of the City-owned properties.

### **ATTACHMENTS**

- Spread sheet (table) listing City-owned properties
- Maps of City owned properties – (4 quadrants)
- Location Map – Parcel #198 and Parcel #209
- Maps of City-owned property 198
- Maps of City-owned property 209



<b>Parcel Number</b>	<b>Category</b>	<b>Acres</b>
1	Right of way	4.49
2	Right of way	0.58
3	Right of way	0.2
4	Right of way	0.32
5	Right of way	0.46
6	Right of way	1.16
7	Right of way	0.02
8	Right of way	0.22
9	Right of way	0.21
10	Stormwater pond	0.76
11	Stormwater pond	1.57
12	Right of way	0.03
13	Stormwater pond	2.88
14	Right of way	0.06
15	Stormwater pond	0.11
16	Right of way	1.01
17	Right of way	2.75
18	Right of way	0.16
19	Right of way	0.92
20	Right of way	2.53
21	Right of way	1.76
22	Right of way	1.52
23	Right of way	0.02
24	Right of way	0.38
25	Stormwater pond	3.08
26	Stormwater pond	0.05
27	Stormwater pond	0.03
28	Stormwater pond	1.13
29	Stormwater pond	1.47
30	Stormwater pond	5.88
31	Right of way	0.07
32	Stormwater pond	1.39
33	Stormwater pond	3.26

34	Right of way	0
35	Right of way	0.29
36	Stormwater pond	3.87
37	Stormwater pond	2.37
38	Stormwater pond	1.46
39	Stormwater pond	1.02
40	Hammes park	1.93
41	Stormwater pond	0.02
42	Stormwater pond	2.02
43	Stormwater pond	2.44
44	Walking trail	4.31
45	Stonegate park	6.04
46	Park/trail	0.39
47	Park/trail	0.22
48	Park/trail	0.21
49	Landscape island	0.11
50	Stormwater pond	5.28
51	Walking trail	0.13
52	Stormwater pond	4.9
53	Stormwater pond/trail	8.72
54	Stormwater pond	0.83
55	Goose Lake park	1.82
56	Right of way	0.36
57	Right of way	3.26
58	Stormwater pond	0.48
59	Right of way	0.23
60	Right of way	2.96
61	Stormwater pond	1.94
62	Right of way	0.14
63	Walking path	0.14
64	Walking path	0.47
65	Walking path	0.13
66	Walking path	0.32
67	Stormwater pond	8.47

68	Stormwater pond	1.41
69	Landscape island	0.68
70	Stormwater pond	6.34
71	Walking path	0.35
72	Walking path	0.17
73	Walking path	0.22
74	Walking path	0.4
75	Walking path	0.29
76	Walking path/ Stromwater	12.11
77	Watertower	0.46
78	Watertower	1.43
79	Potential stormwater area	0.49
80	Ridge park	23.47
81	Right of way	0.5
82	Lift station	0.19
83	Stormwater pond	0.56
84	Stormwater pond	3.75
85	Walking trail	0.15
86	Stormwater pond	3.6
87	Homested park	2.7
88	Stormwater pond	3.33
89	Walking trail	4.32
90	Right of way	0.55
91	Right of way	0.48
92	Stormwater pond	2.98
93	Stormwater pond	0.16
94	Stormwater pond	4.17
95	Stormwater pond	2.01
96	Legion Ave N. park	6.1
97	Potential utility corridor	0.28
98	Right of way	0.05
99	Right of way	0.05
100	Right of way	0.05
101	Right of way	0.05

102	Right of way	0.07
103	Right of way	0.05
104	Right of way	0.06
105	Right of way	0.09
106	Right of way	0.02
107	Right of way	0.1
108	Right of way	0.1
109	Right of way	0.02
110	Right of way	0.07
111	Right of way	0.07
112	Right of way	0.02
113	Stormwater drainage	0.36
114	Open space	0.26
115	Heritage park	8.21
116	Right of way	0.14
117	Stormwater drainage	0.37
118	Stormwater pond	1.77
119	Right of way	0.54
120	Potential stormwater area	0.55
121	Pump house	0.16
122	Heights park	6.6
123	Heights park	0.29
124	Stormwater drainage	0.37
125	Tablyn park	8.62
126	Public works building	7.5
127	Pebble park	0.34
128	Right of way	1.17
129	Sunfish park	13.49
130	Sunfish park	151.7
131	Community septic system	0.97
132	Right of way	0.67
133	Right of way	0.86
134	Potential stormwater area	0.28
135	Right of way	0.23

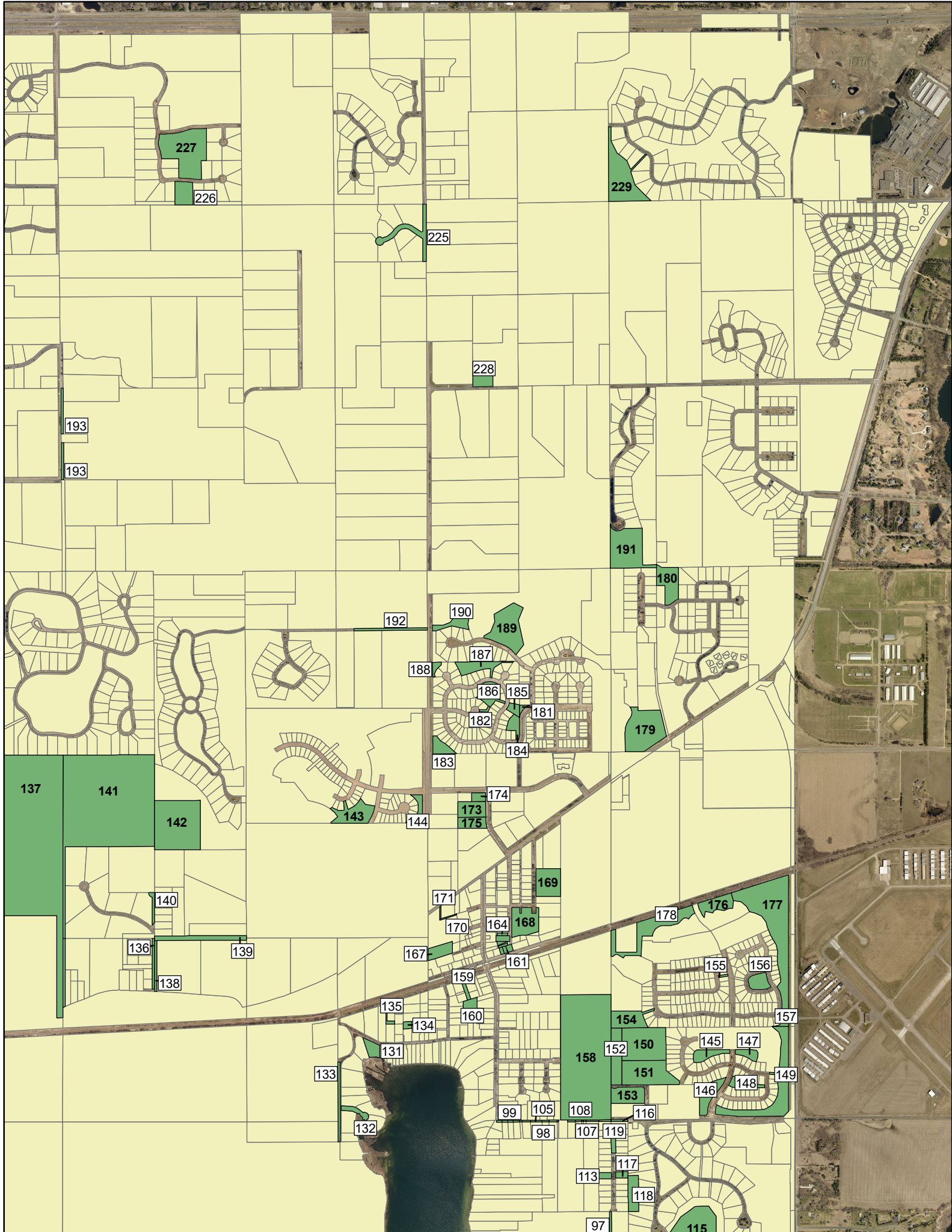


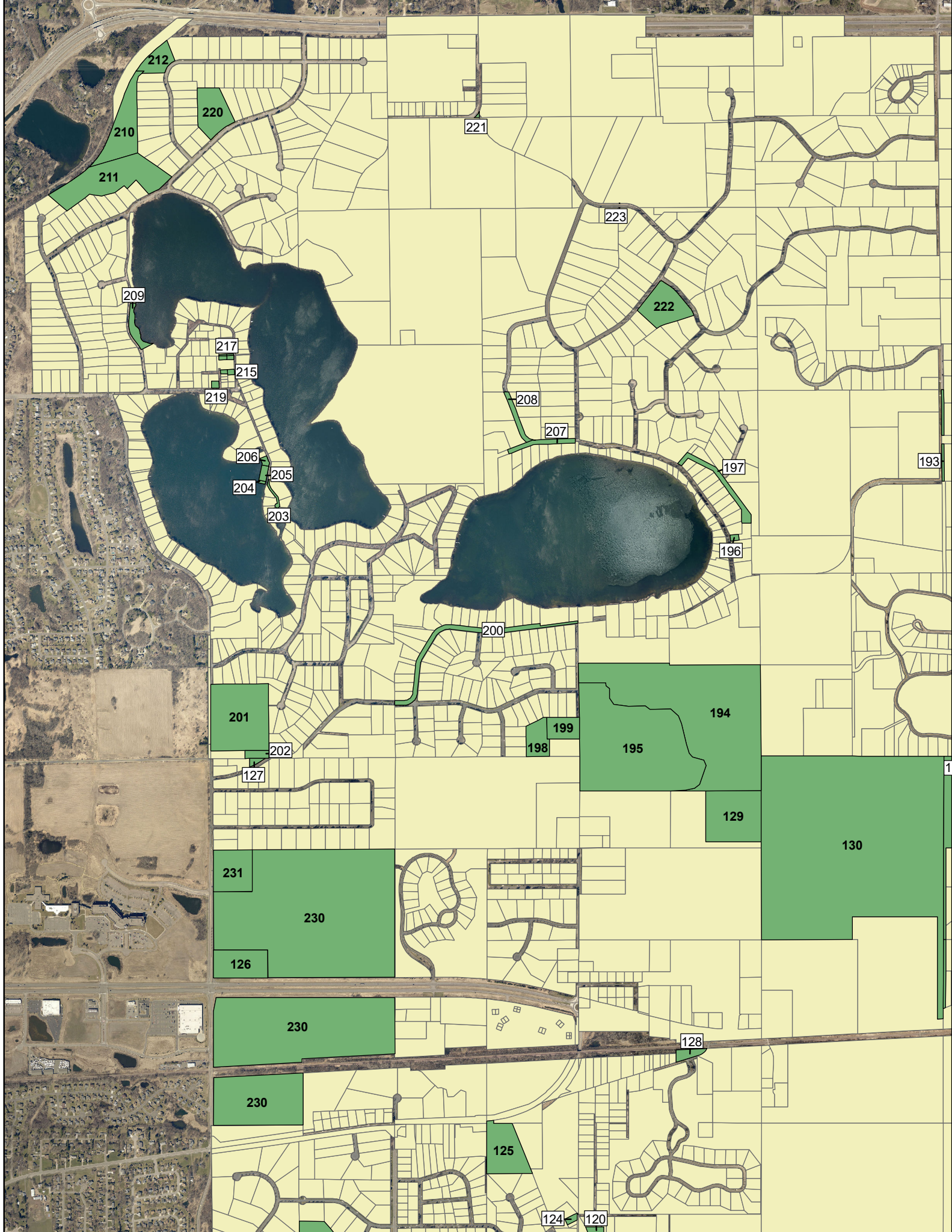
136	Right of way	0.55
137	Right of way	0.75
138	Right of way	0.56
139	Walking trail	2
140	Sunfish park	0.41
141	Sunfish park	40.71
142	Sunfish park	10.69
143	Stormwater pond	3.14
144	Stormwater pond	0.97
145	Stormwater pond	1.31
146	Stormwater pond	2.21
147	Stormwater pond	0.83
148	Stormwater pond	1
149	Stormwater pond	6.5
150	Reid park	6.83
151	Reid park	5.69
152	Reid park	2.9
153	Water tower	2.55
154	Walking path	2.75
155	Walking path	0.09
156	Easton Village park	1.36
157	Right of way	0.63
158	Reid park	30
159	Right of way	0.34
160	Watertower	1.19
161	Right of way	0.2
162	Right of way	0.11
163	Right of way	0.11
164	Right of way	0.38
165	Lake Elmo Fire Department	0.09
166	Lake Elmo Fire Department	0.1
167	Community septic system	1.37
168	Lions park	3.36
169	VFW park	3.23

170	Walking path	0.09
171	Walking path	0.06
172	Lake Elmo Fire Department	0.14
173	City Hall	2.06
174	City Hall	0.58
175	City Hall	1.5
176	Stormwater pond	2.14
177	Stormwater pond	13.18
178	Stormwater pond/trail	4.94
179	Stormwater pond	6.67
180	Stormwater pond	3.04
181	Walking path	0.2
182	Walking path	0.13
183	Stormwater pond	1.13
184	Stormwater pond	0.94
185	Firefly park	0.55
186	Stormwater pond	1.5
187	Stormwater pond	1.97
188	Stormwater pond	0.33
189	Stormwater pond	5.43
190	Walking path	1.51
191	Tana Ridge park	6.14
192	Right of way	0.8
193	Right of way	0.9
194	Sunfish park	61.68
195	Landfill	47.46
196	Community septic system	0.23
197	Right of way	2.6
198	Unidentified parcel	3.7
199	Potential stormwater area	3.33
200	Right of way	4.71
201	Pebble park	18.33
202	Pebble park	0.87
203	Right of way	0.33

204	Lake Olson	0.09
205	Lake Olson	0.51
206	Lake Olson	0.3
207	Right of way	1.48
208	Right of way	1.22
209	Lake Demontreville lakeshore property	1.55
210	Demontreville Wildlife park	8.72
211	Demontreville Wildlife park	14.76
212	Demontreville Wildlife park	3.21
213	Right of way	0.05
214	Drain field	0.14
215	Stormwater pond	0.18
216	Stormwater pond	0.14
217	Drain field	0.16
218	Right of way	0.05
219	Community septic system	0.25
220	Demontreville park	6.33
221	Right of way	0.06
222	Kleis park	6.94
223	Right of way	0
224	Right of way	0
225	Right of way	2.23
226	Stormwater pond	1.97
227	Stormwater pond	8.31
228	Pumphouse	1.38
229	St. Croix's Sanctuary	6.37
230	Former 3M property	172.6
231	Former 3M property	7.65
	<b>TOTAL</b>	<b>978.5</b>

<b>Group categories</b>	<b># of Parcels</b>	<b>Acres by group</b>
# of right of way	73	47.58
# of stormwater ponds	58	162.78
# of parks	39	471.2
# of trails/walking path	20	30.06
# of unidentified parcels	1	3.7
# of City building	7	11.97
# of City water building	7	7.36
# of potential stormwater	4	4.65
	<b>TOTAL</b>	<b>739.3</b>





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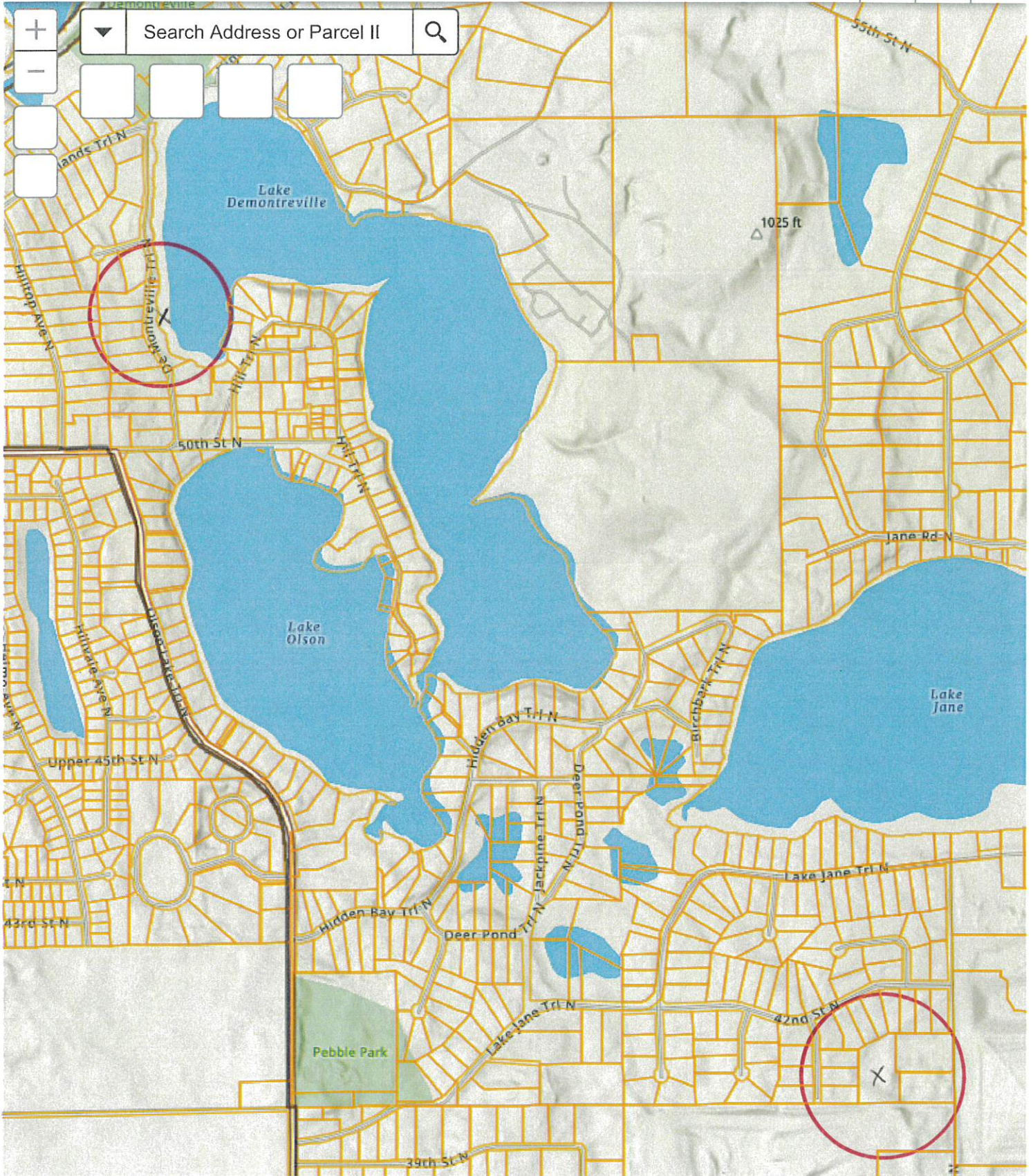




# Parcel Viewer - Quick Access

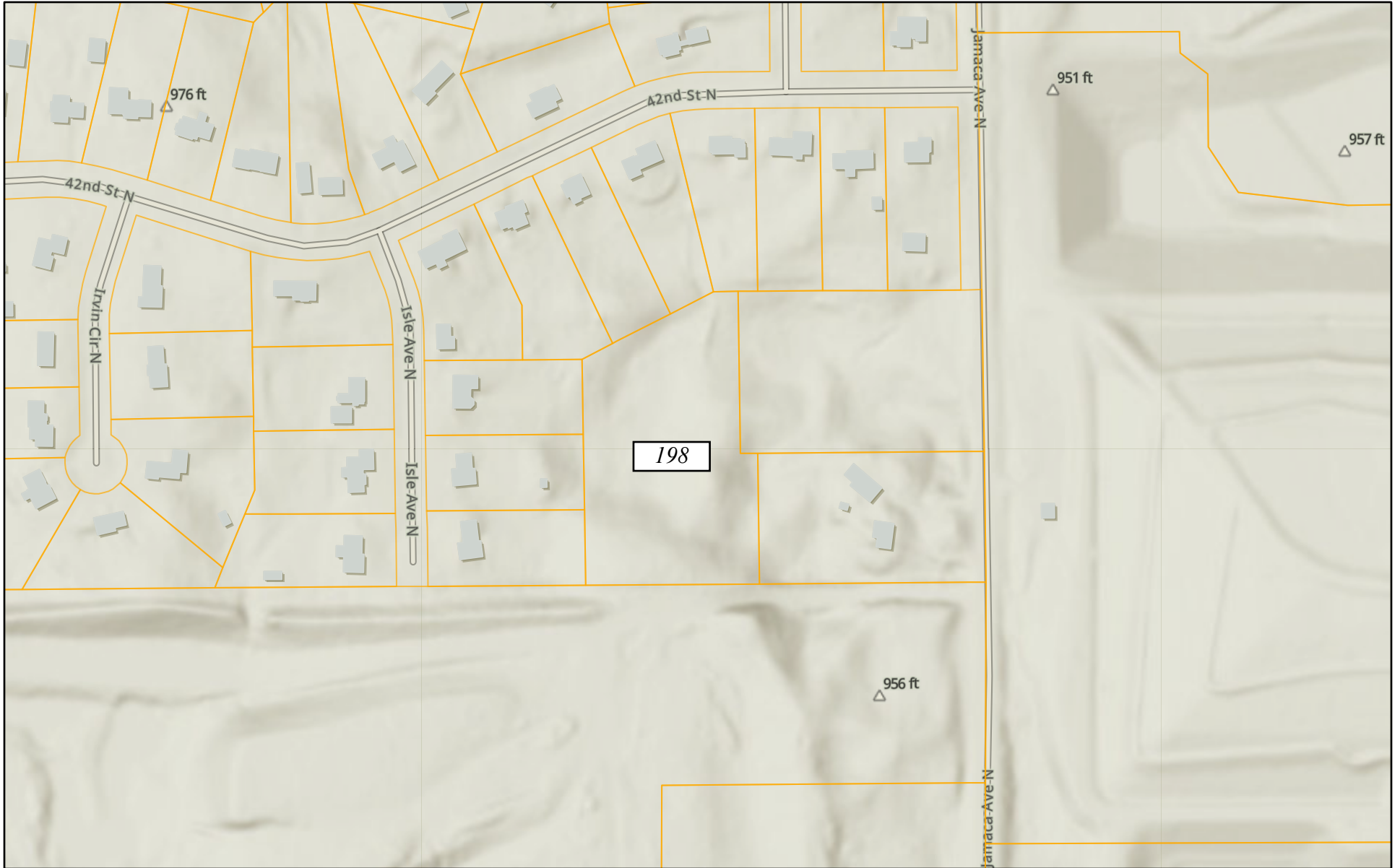
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PARCEL #198 AND PARCEL #209

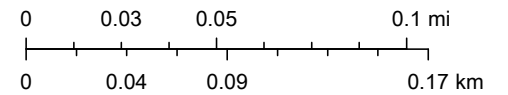
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-  Municipalities
-  TaxParcel

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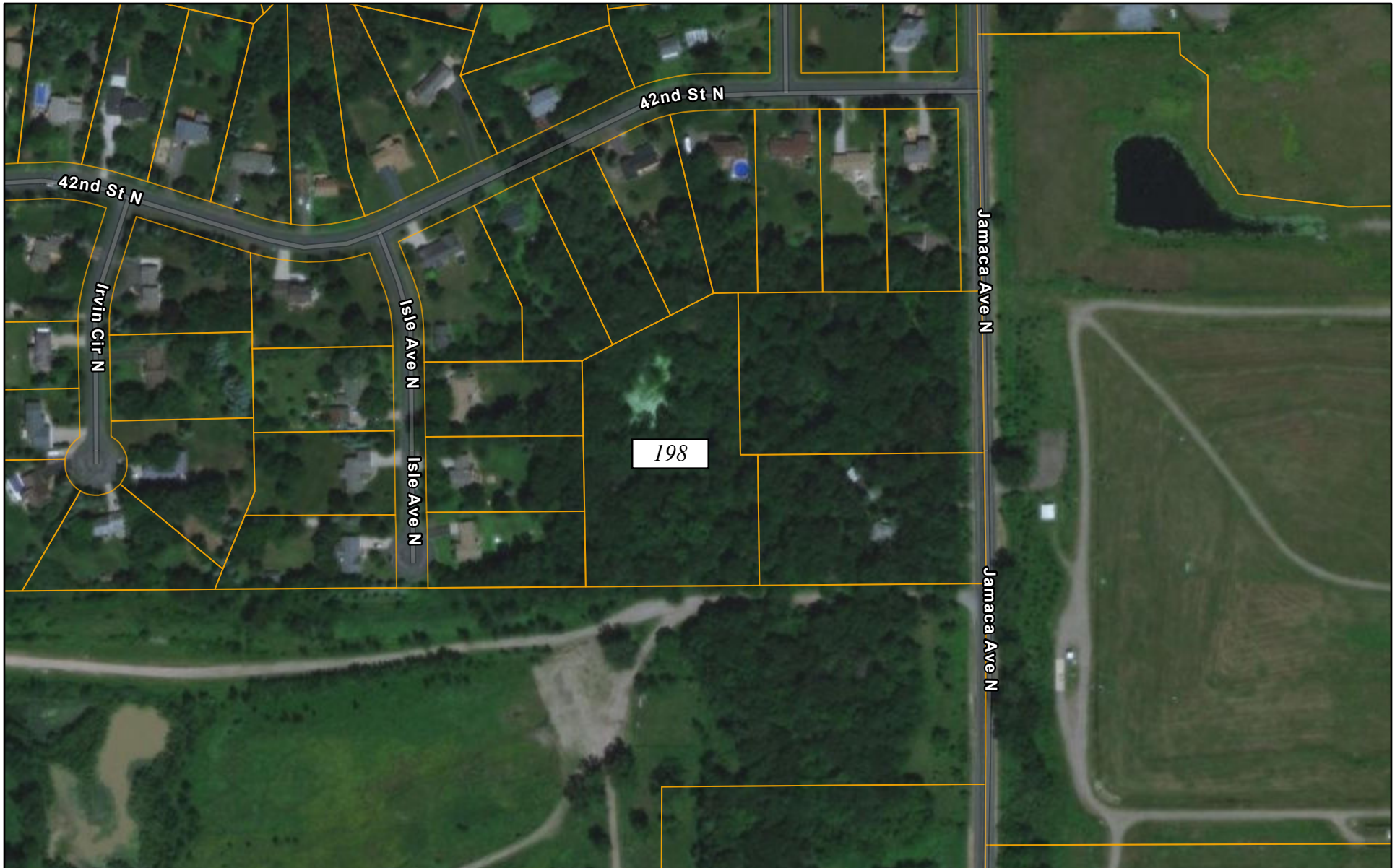


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,



Washington County, MN

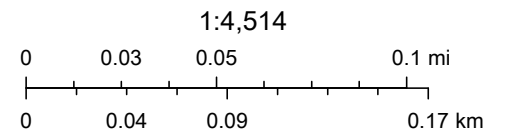
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# Web Map



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-  Municipalities
-  TaxParcel

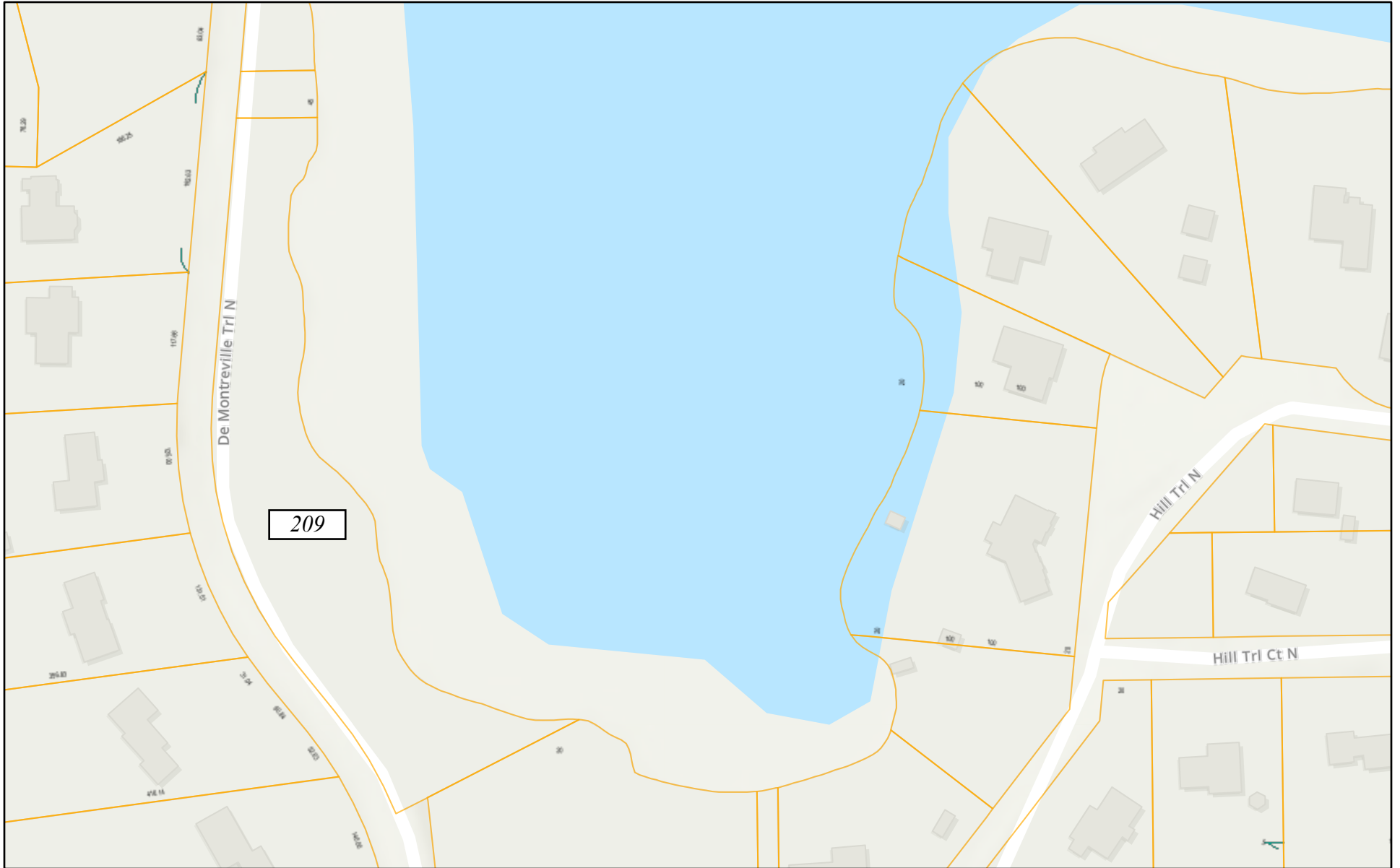


Washington County, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, ©

Washington County, MN

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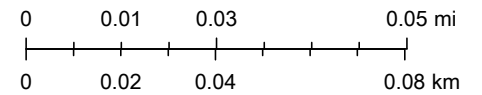
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-  Municipalities
-  DIMENSION LEADER
-  TaxParcel

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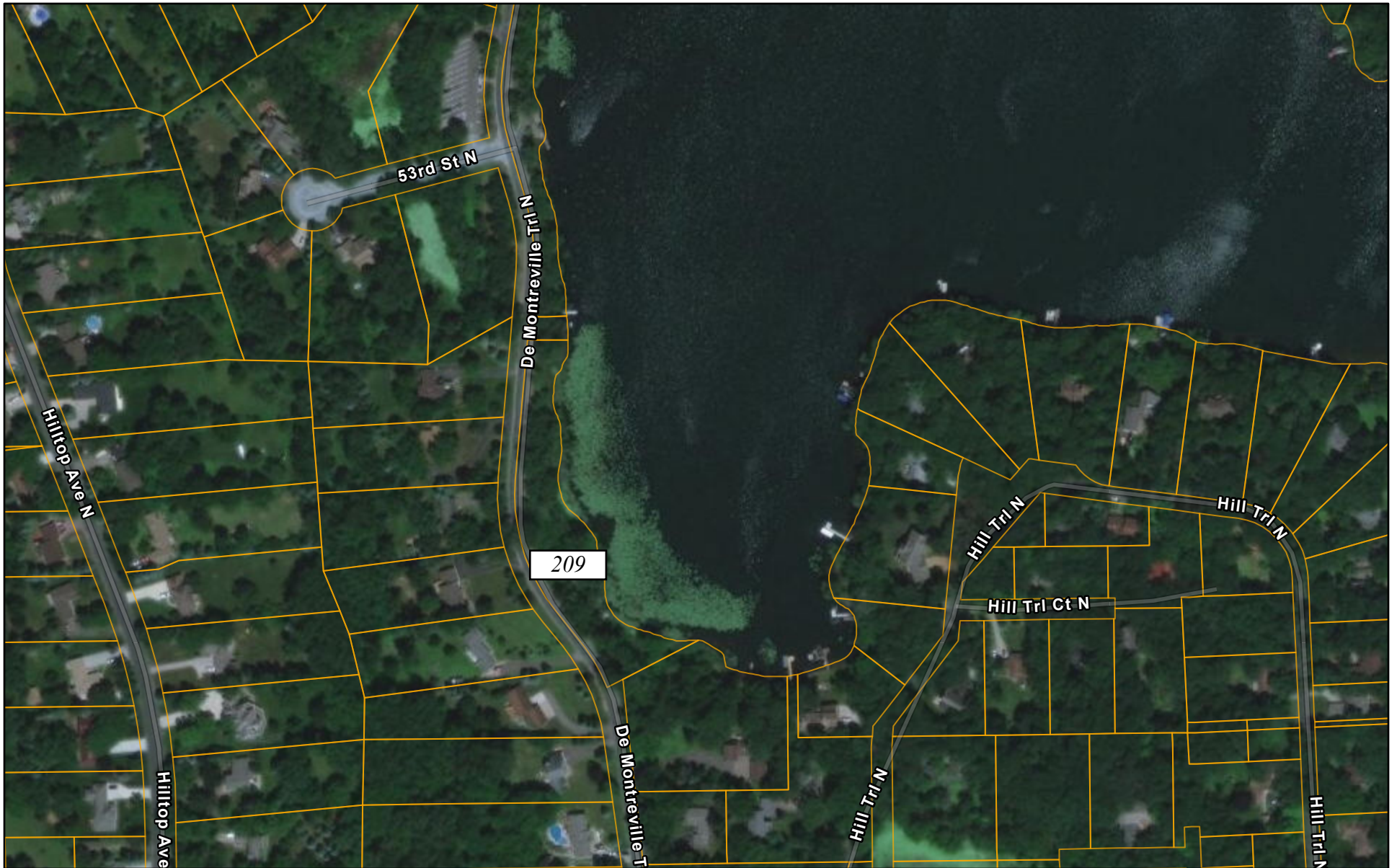


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,



Washington County, MN

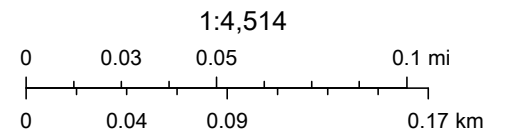
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# Web Map



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-  Municipalities
-  TaxParcel



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August 24, 2020

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