

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: November 9, 2020

Item No.: 9.f

Department Approval



City Manager Approval



Item Description: Approve Cooperative Agreement with Ramsey County for Right of Way Acquisition for County Road B2 between Fairview Avenue and Hamline Avenue

BACKGROUND

As part of Ramsey County's Transportation Improvement Plan for 2021, the County plans to do work on County Road B2 between Fairview Avenue and Hamline Avenue. The improvements consist of a bituminous mill and overlay of the pavement, miscellaneous curb repairs, ADA sidewalk improvements and replacement of four traffic signal systems. A new pathway will be added along the north side of County Road B2 between the Snelling Avenue ramps under the Snelling Avenue bridge. This will provide a better pedestrian connection from the bus stop at the bottom of the ramp from northbound Snelling to the commercial areas to the west.

In order to accommodate the new signals and ADA sidewalk upgrades, right of way acquisition by the County is required. Per the County's cost share policy, the City is responsible for half of the right of way costs. In order to proceed with the right of way acquisition, the County has drafted a cooperative agreement for the right of way acquisition. The agreement details how the County will procure the right of way and charge the City for half the costs of the acquisitions, which equals \$314,360.25.

The project is scheduled for the summer of 2021.

POLICY OBJECTIVE

It has been the City's policy to manage and maintain the street infrastructure which achieves the lowest overall cost to the City over time. This agreement is consistent with those goals.

FINANCIAL IMPACTS

The City's anticipated cost share for the right of way is estimated to be \$314,360.25. Future construction costs are estimated to be \$560,546 for the City's portion of the signal legs and half of the pathway cost. All funds would be paid using Municipal State Aid funds. A separate cost share agreement will be entered into for the construction costs at a later date.

STAFF RECOMMENDATION

Staff recommends approving the Cooperative Agreement with Ramsey County for Right of Way Acquisition for County Road B2 between Fairview Avenue and Hamline Avenue.

27 **REQUESTED COUNCIL ACTION**

28 Consider a motion to approve the Cooperative Agreement with Ramsey County for Right of Way
29 Acquisition for County Road B2 between Fairview Avenue and Hamline Avenue.

Prepared by: Jesse Freihammer, Asst. Public Works Director/City Engineer
Attachments: A: Cooperative Agreement
B: Location Map

Agreement PUBW2020-14R

**RAMSEY COUNTY
COOPERATIVE AGREEMENT
WITH THE CITY OF ROSEVILLE FOR
Right of Way Acquisition for County State Aid Highway 78 (County Road B2 West)
From Fairview Avenue to Hamline Avenue
County State Aid Project 062-678-021 & 062-648-020
Municipal State Aid Project 160-020-040**

Total Estimated Right of Way Acquisition Cost: \$314,360.25
City of Roseville Estimated Cost: \$314,360.25

Attachments:

- A- Acquisition Estimate**
- B- Right of Way Layout**

This Agreement is between the City of Roseville, a municipal corporation ("City") and Ramsey County, a political subdivision of the State of Minnesota, ("County") for Right of Way Acquisition related to construction of County State Aid Highway (CSAH) 78 (County Road B2 West) bituminous mill and overlay from Fairview Avenue to Hamline Avenue ("Project").

WHEREAS, the City of Roseville (City) and Ramsey County (County) desire to mill and overlay the roadway, replace traffic signal systems and make certain improvements associated with this work; and

WHEREAS, the Project is identified in Ramsey County's 2020 – 2024 Transportation Improvement Program, and

WHEREAS, County Road B2 West, in the area affected by construction, is designated County State Aid Highway 78 and is in the City; and

WHEREAS, the construction requires right of way ("ROW") acquisition; and

WHEREAS, the project has been designated for funding by the Minnesota Department of Transportation ("MnDOT") as eligible for County State Aid Highway ("CSAH") funds, and, off-system Municipal State Aid System ("MSAS") funds, and

WHEREAS, the Project has been designated as County State Aid Project 062-678-019 and Municipal State Aid Project 160-020-040, and

WHEREAS, plans for the Project showing proposed ROW acquisition and estimated costs of said acquisition according to the County and City share are included herein as attachments,

NOW, THEREFORE, BE IT MUTUALLY AGREED AS FOLLOWS:

AGREEMENT

1. Responsibility for the Right of Way Plan and Acquisition

- 1.1. The County will prepare a right of way acquisition plan showing easements and other property interests required for construction of the Project in accordance with Mn/DOT State Aid standards.
- 1.2. The County will acquire the proposed easements and ROW in accordance with Mn/DOT State Aid requirements.

2. Procurement and Award of Contract

- 2.1. The County will purchase ROW acquisition services and appraisal services in accordance with State law and County procedures.

3. Project Costs

- 3.1. Except as provided herein, the County and City will participate in the costs of ROW acquisition in accordance with the Ramsey County Cost Participation Policy and approved in the 2020 – 2024 Ramsey County Transportation Improvement Plan. If there is a conflict between the Cost Participation Policy and this Agreement, this Agreement shall prevail.

3.2. ROW Acquisition Costs

- 3.2.1. ROW acquisition costs including payment to owners, relocation assistance, appraisal fees, and other related costs of acquiring ROW for the Project will be shared 50% by the County and 50% by the City.
- 3.2.2. The County will not be responsible for assessments, fees, or fines, associated with owning property acquired for the Project. If the City imposes assessments, fees, or fines, the County will pay those costs and the City will reimburse the County for those costs.
- 3.2.3. The County will pay 100% of the cost to administer ROW acquisition.

4. Payment Schedule

- 4.1. ROW acquisition costs and payments will be invoiced monthly to the City.
 - 4.2. Payment will be made within 30 days of receipt of an invoice.
5. ROW acquired under this Agreement will be owned and maintained by the County.
6. The City grants the County temporary construction easements over all City owned ROW and property within the limits of the Project for use during construction at no cost to the County.
7. The City and County shall indemnify, defend, and hold each other harmless against any and all liability, losses, costs, damages, expenses, claims, or actions, including attorney's fees, which the indemnified party, its officials, agents, or employees may hereafter sustain, incur, or be required to pay, arising out of or by reason of any act or omission of the indemnifying party, its officials, agents, or employees, in the execution, performance, or failure to adequately perform the indemnifying party's obligation pursuant to this Agreement. Nothing in this Agreement shall constitute a waiver by the County or the City of any statutory or common law immunities, limits, or exceptions on liability.
8. This Agreement shall remain in full force and effect until terminated by written mutual agreement of the parties.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK.

CITY OF ROSEVILLE, MINNESOTA

By: _____
Dan Roe, Mayor

Date: _____

By: _____
Patrick Trudgeon, City Manager

Date: _____

RAMSEY COUNTY, MINNESOTA

Ryan T. O'Connor, County Manager

Date: _____

Approval recommended:

Ted Schoenecker, Director
Public Works Department

Date: _____

Approved as to form:

Assistant County Attorney

Date: _____

**P-3427 County Road B2 - Fairview Avenue to Hamline Avenue
ROW Estimate - Ramsey County/City of Roseville**

Project Parcel #	Parcel ID	Site Address	Parcel Size (SQ FT)	Temporary Easement (SQ FT)	Permanent Easement (SQ FT)
1	092923240006	2441 Fairview Ave N	26,180	1,480	200
2	092923130028	2440 Fairview Ave N	94,090	2,079	1,379
3	092923130035	0 County Road B2 W	958	0	0
4	092923130034	1765 County Road B2 W	248,640	323	750
5	092923130033	2480 Fairview Ave N	330,577	471	254
6	092923130001	1723 County Road B2 W	54,842	1,935	0
7	092923140027	1715 County Road B2 W	59,111	1,004	150
8	092923140031	1655 County Road B2 W	830,254	201	731
9	092923140029	1641 County Road B2 W	76,840	2,841	0
10	092923410005	1595 Highway 36 W	1,461,451	493	1,080
11	092923130037	1595 Highway 36 W	444,430	2,452	1,657
12	092923130038	1800 County Road B2 W	55,988	289	0
13	092923240014	2401 Fairview Ave N	333,887	313	0
14	092923240005	1875 County Road B2 W	67,082	648	0
TOTAL			4,084,330	14,529	6,201

ESTIMATED COUNTY ROAD B2 ROW EXPENSE

Easement Expense Estimate	\$ 491,662.50
Relocation Assistance Estimate (e.g.; signs, irrigation, etc.)	\$ 39,000.00
Appraisal Consultant Expense Estimate	\$ 32,000.00
Acquisition Consultant Expense Estimate	\$ 66,058.00
Total ROW Expense Estimate	\$ 628,720.50
Ramsey County Share 50%	\$ 314,360.25
City of Roseville Share 50%	\$ 314,360.25

MINNESOTA DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF PUBLIC WORKS

PLAN FOR RIGHT OF WAY AQUITION FOR:

S.A.P. No. 062-648-020

BETWEEN: COUNTY ROAD B2 AND 350' NORTH OF COUNTY ROAD B2

S.A.P. No. 062-678-021

BETWEEN: FAIRVIEW AVENUE AND 325' NW OF SNELLING AVENUE

INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET
2-3	TYPICAL SECTIONS
4-6	RIGHT OF WAY PLAN
7	RIGHT OF WAY CHART

THIS PLAN CONTAINS 7 SHEETS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

RACHEL BROUGHTON

LIC. NO. 54181 DATE _____

APPROVED _____ DATE _____
RAMSEY COUNTY ENGINEER

APPROVED _____ DATE _____
CITY OF ROSEVILLE

MINNESOTA DEPARTMENT OF TRANSPORTATION

DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE-AID RULES/POLICY

APPROVED FOR STATE AID FUNDING: STATE AID ENGINEER _____ DATE _____

PLAN SYMBOLS

- | | |
|--------------------------------|---|
| STATE LINE |  |
| COUNTY LINE |  |
| TOWNSHIP OR RANGE LINE |  |
| SECTION LINE |  |
| QUARTER LINE |  |
| SIXTEENTH LINE |  |
| EXISTING RIGHT OF WAY LINE |  |
| PROPOSED RIGHT OF WAY LINE |  |
| PROPERTY LINE |  |
| CORPORATE OR CITY LIMITS |  |
| RAILROAD |  |
| RAILROAD RIGHT-OF-WAY |  |
| RIVER OF CREEK |  |
| CULVERT |  |
| GUARDRAIL |  |
| WOOD FENCE |  |
| BARBED WIRE FENCE |  |
| WOVEN WIRE FENCE |  |
| CHAIN LINK FENCE |  |
| TIMBER WALL |  |
| STONE WALL |  |
| HEDGE |  |
| RAILROAD CROSSING SIGN |  |
| CROSSING GATE |  |
| ROAD CORNER |  |
| SLOPE EASEMENT (CONST. LIMITS) |  |

- | | |
|-------------------------------------|---|
| MARSH |  |
| DECIDUOUS TREE |  |
| CONIFEROUS TREE |  |
| BUSH OR SHRUB |  |
| WOODS |  |
| CATCH BASIN |  |
| BRIDGE |  |
| IRON PIPE OR ROD |  |
| MONUMENT (STONE, CONCRETE OR METAL) |  |
| WOODEN HUB |  |

UTILITY SYMBOLS

- | | |
|--------------------------|---|
| UTILITY POLE |  |
| GUY OR ANCHOR |  |
| STREET LIGHT |  |
| TELEPHONE PEDESTAL |  |
| GAS MAIN |  |
| WATER MAIN |  |
| TELEPHONE VAULT |  |
| ELECTRIC VAULT |  |
| TELEPHONE CABLE |  |
| ELECTRIC CABLE |  |
| STORM SEWER |  |
| SANITARY SEWER |  |
| SEWER MANHOLE |  |
| GATE VALVE |  |
| CONTROLLER CABINET |  |
| EXISTING HYDRANT |  |
| CABLE TELEVISION—BURIED |  |
| FIBER OPTIC CABLE |  |
| TRAFFIC SIGNAL LINE |  |
| TRAFFIC SIGNAL HAND HOLE |  |

—GOVERNING SPECIFICATIONS—

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT
OF TRANSPORTATION "STANDARD SPECIFICATIONS
FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MMUTCD, INCLUDING FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS,

ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS
AND ORDINANCES WILL BE COMPLIED WITH IN THE
CONSTRUCTION OF THIS PROJECT.



PROJECT LOCATION
RAMSEY COUNTY
METRO DISTRICT

SCALES IN FEET

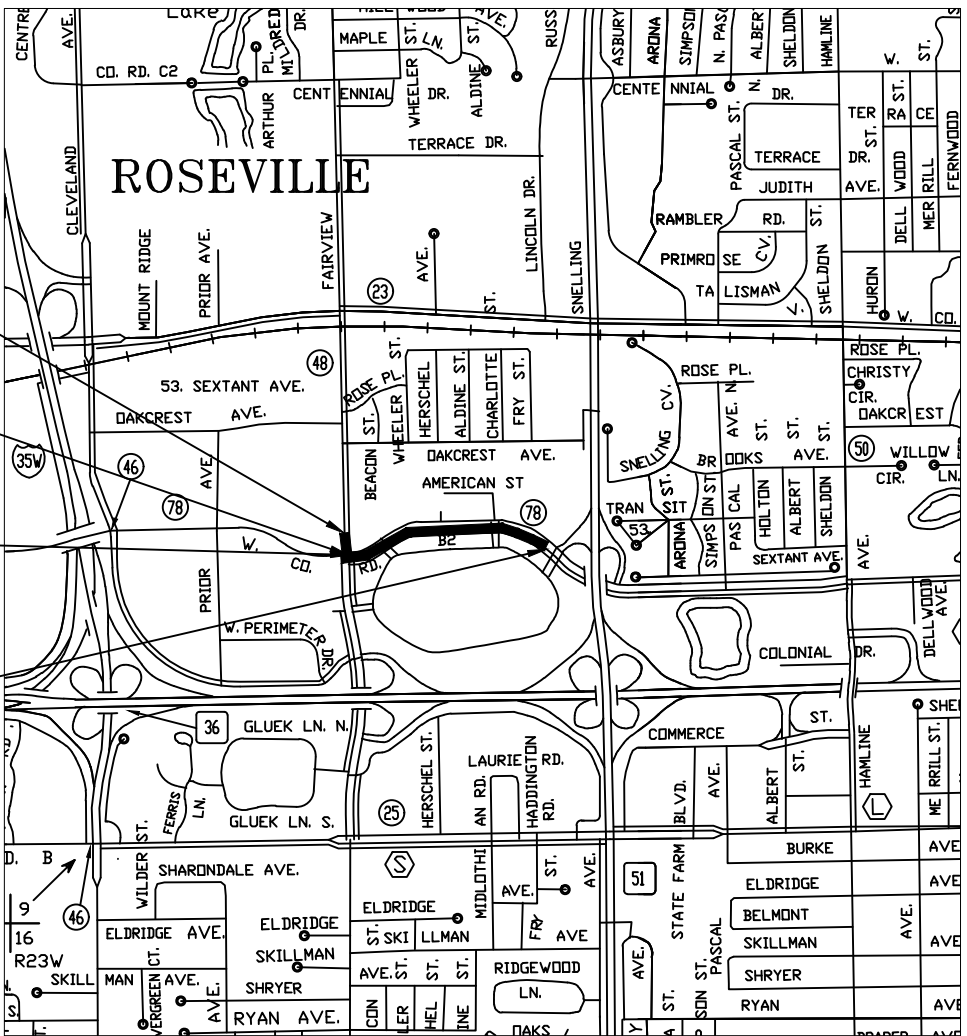


END S.A.P. 062-648-020
STA. 105+98

BEGIN S.A.P. 062-648-020
STA. 101+77

BEGIN S.A.P. 062-678-021
STA. 11+65

END S.A.P. 062-678-021
STA. 33+15

DESIGN
DESIGNATION

DESIGN DESIGNATION	FAIRVIEW AVENUE (URBAN)	COUNTY ROAD B2 (URBAN)
PRESENT ADT (2020)	13200	14300
PROJECTED ADT (2041)	13200	14300
FUNCTIONAL CLASS	B MINOR	A MINOR
TRAFFIC LANES	4	4
PARKING LANES	0	0
DESIGN SPEED	35	35

BASED ON STOPPING DISTANCE
HEIGHT OF EYE: 3.50 FEET
HEIGHT OF OBJECT: 2.00 FEET

PLAN REVISIONS

DATE	SHEET NO. & DESCRIPTION	BY

DRAWN BY AM, JT DATE XX/XX/20

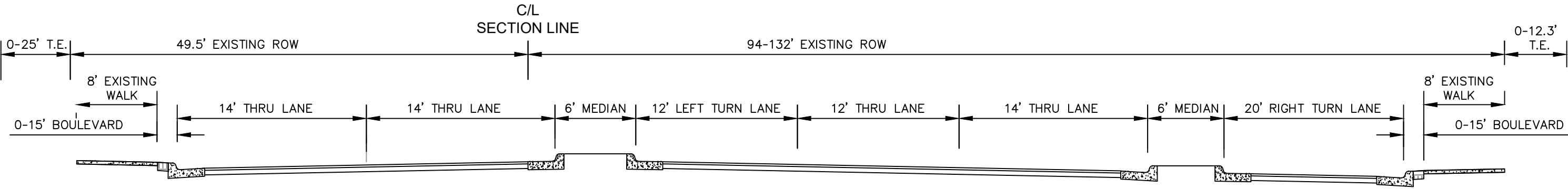
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 S.A.P. No. 062-648-020, 062-678-021

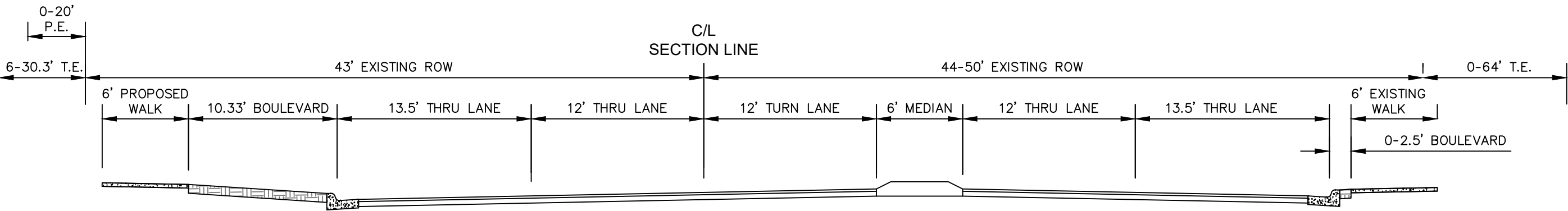
Sheet No. 1 of 7 Sheets

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FAIRVIEW AVENUE
STA: 101+77 TO 102+89



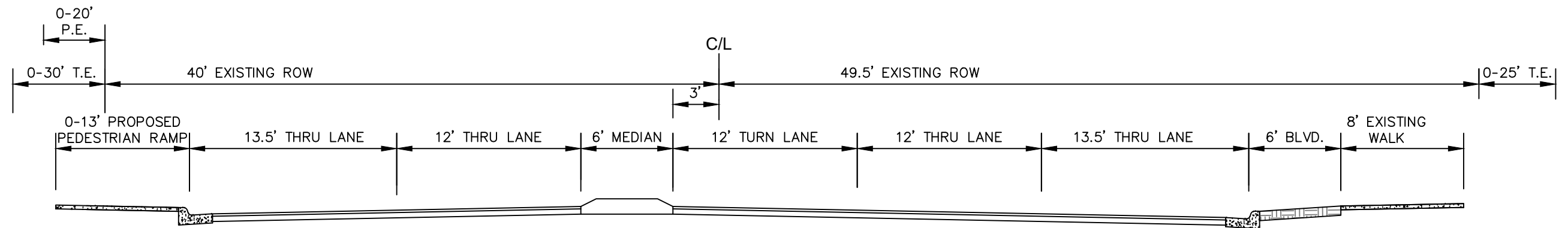
FAIRVIEW AVENUE
STA: 102+89 TO 105+98



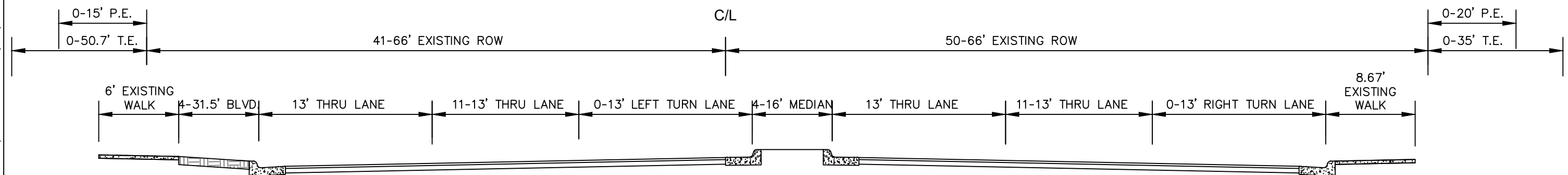
P:\PROJECTS\P-3427 COUNTY ROAD B2 -FAIRVIEW TO SNELLING\ROW PLAN\02-TYPICAL SECTIONS.DWG May 1, 2020 2:32 PM

NO.	REV-DATE	BY:	DESCRIPTION	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. SIGNED: _____ REG NO: _____ DATE: _____	FAIRVIEW AVENUE COUNTY ROAD B2 TO 350' NORTH OF COUNTY ROAD B2	S.A.P. 062-648-020 S.A.P. 062-678-021 COUNTY PROJ. P-3427	 RAMSEY COUNTY	TYPICAL SECTIONS SHEET 2 OF 7 SHEETS	

COUNTY ROAD B2
STA: 11+65 TO 12+39

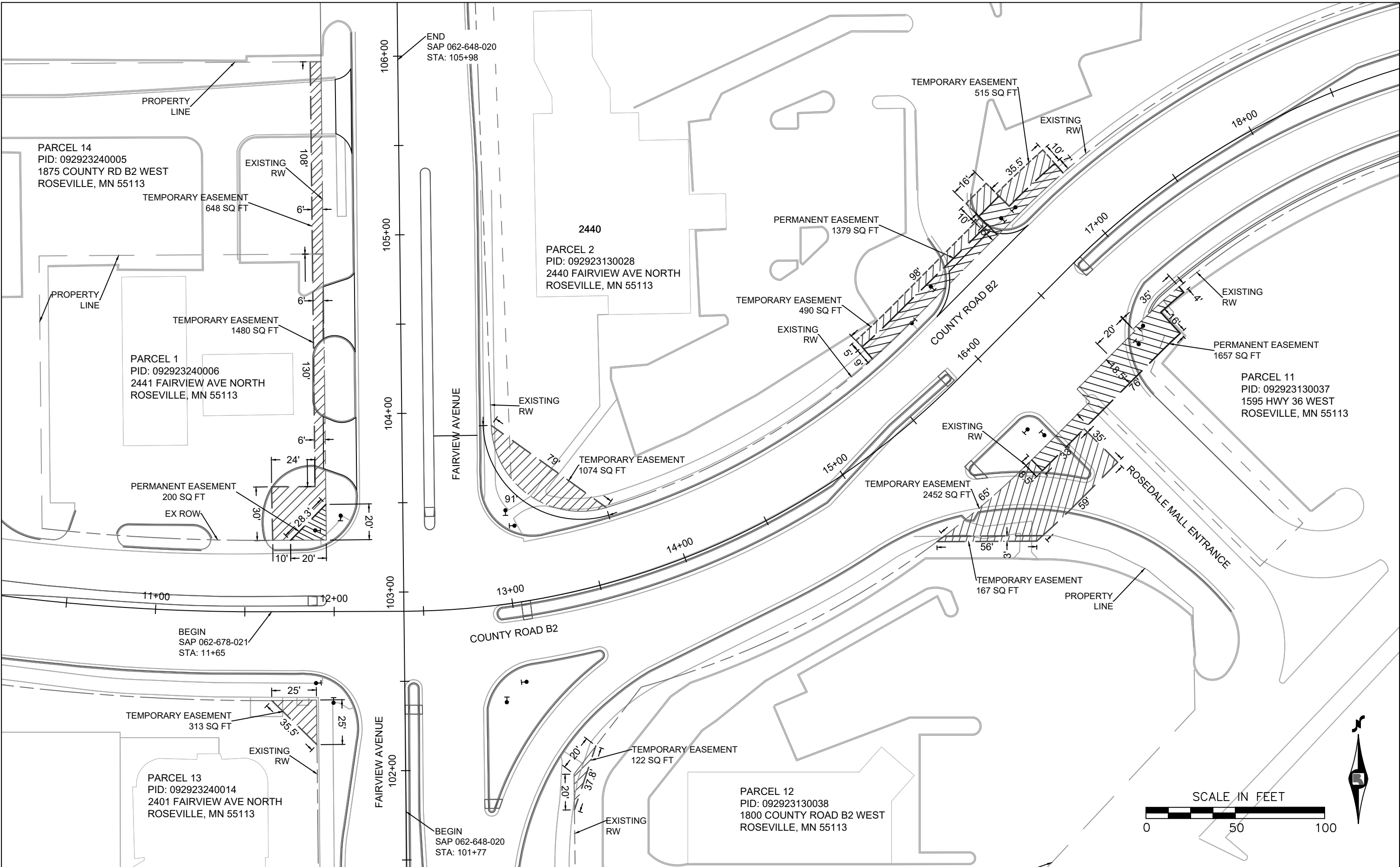


COUNTY ROAD B2
STA: 12+39 TO 33+15



NO.	REV-DATE	BY:	DESCRIPTION	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. SIGNED: _____ REG NO: _____ DATE: _____	COUNTY ROAD B2 FAIRVIEW AVENUE TO 325' NW OF SNELLING AVENUE	S.A.P. 062-648-020 S.A.P. 062-678-021	 RAMSEY COUNTY	TYPICAL SECTIONS
						COUNTY PROJ. P-3427		SHEET 3 OF 7 SHEETS

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NO.	REV-DATE	BY:	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNED: _____

REG NO: _____ DATE: _____

COUNTY ROAD B2

FAIRVIEW AVENUE TO 325' NW OF SNELLING AVENUE

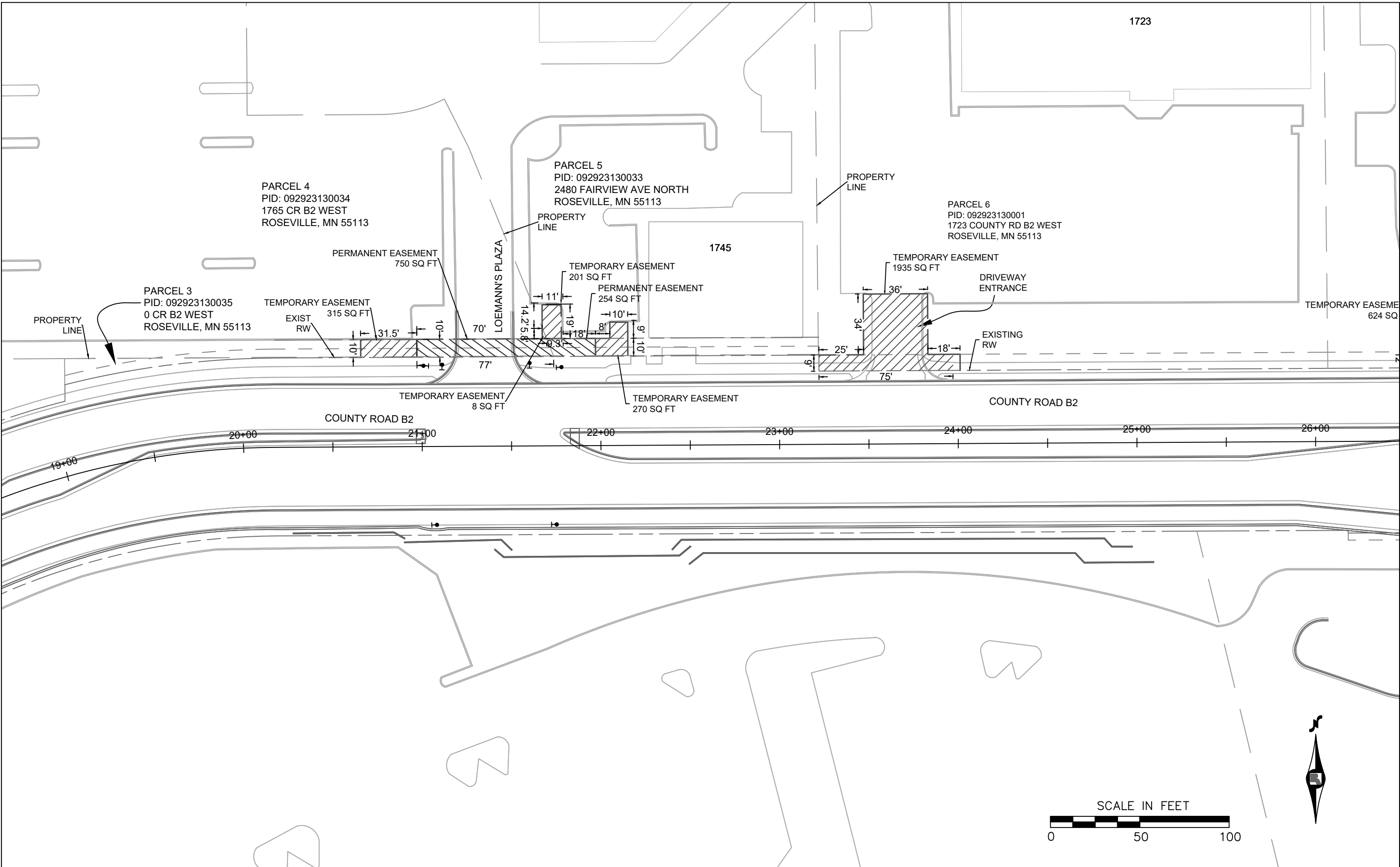
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S.A.P. 062-678-021
COUNTY PROJ. P-3427



RIGHT OF WAY PLAN

SHEET 4 OF 7 SHEETS

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NO.	REV-DATE	BY:	DESCRIPTION

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SIGNED: _____

REG NO: _____ DATE: _____

COUNTY ROAD B2

FAIRVIEW AVENUE TO 325' NW OF SNELLING AVENUE

S.A.P. 062-648-020
S.A.P. 062-678-021

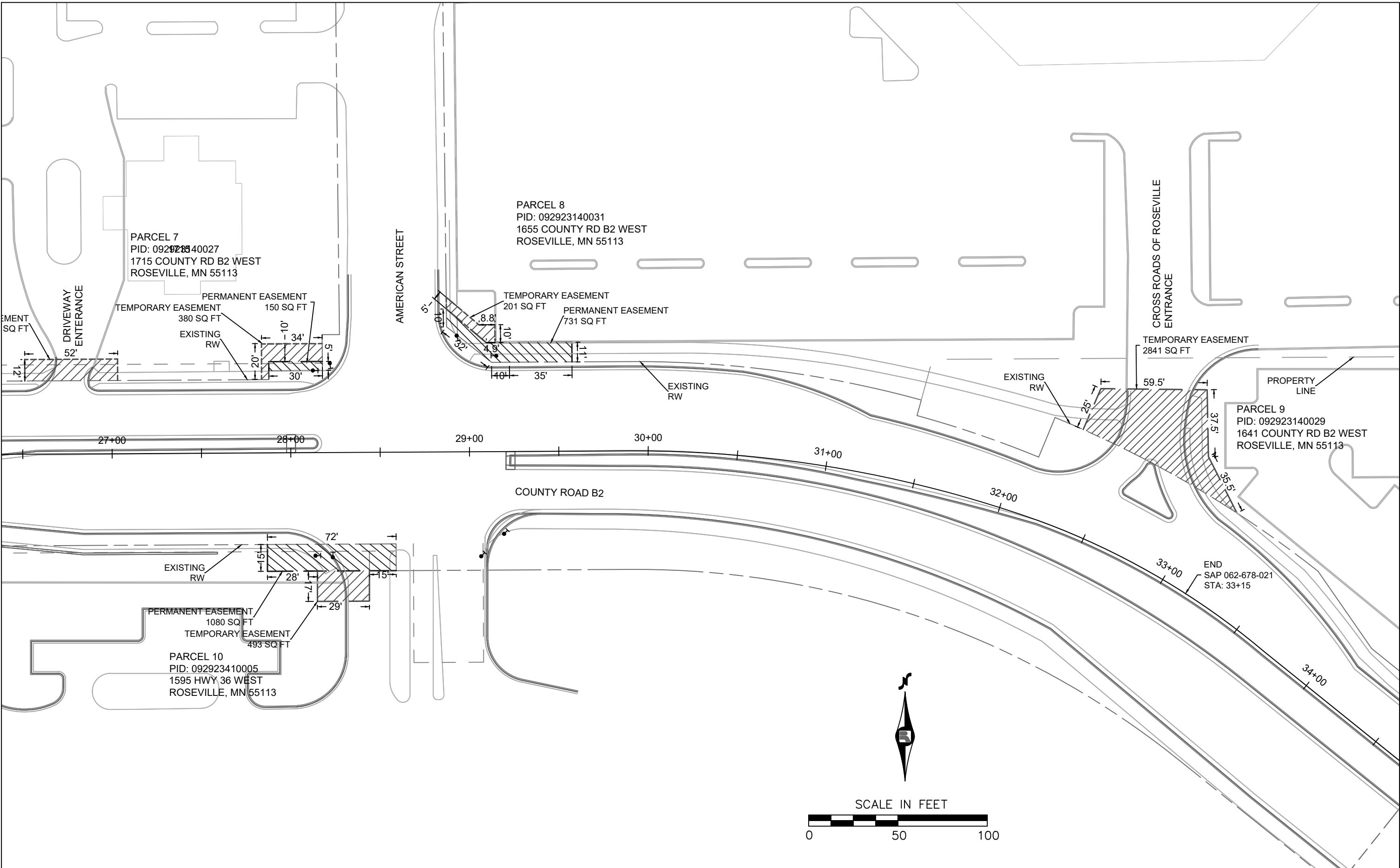
COUNTY PROJ. P-3427



RIGHT OF WAY PLAN

SHEET 5 OF 7 SHEETS

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NO.	REV-DATE	BY:	DESCRIPTION

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SIGNED: _____

REG NO: _____ DATE: _____

COUNTY ROAD B2

FAIRVIEW AVENUE TO 325' NW OF SNELLING AVENUE

S.A.P. 062-648-020
S.A.P. 062-678-021

COUNTY PROJ. P-3427

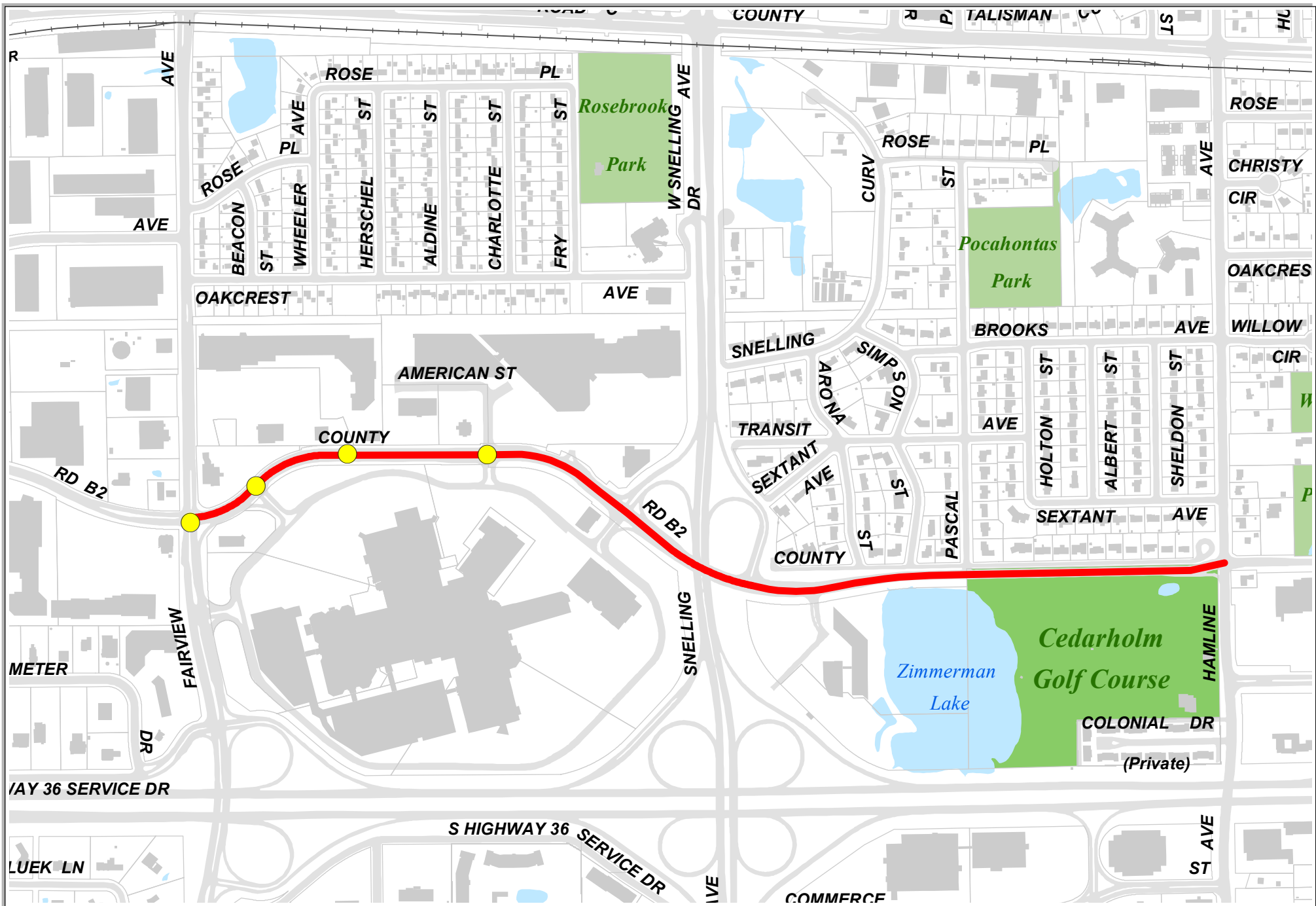


RIGHT OF WAY PLAN

SHEET 6 OF 7 SHEETS

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PARCEL NUMBER	PARCEL ID NO.	PARCEL ADDRESS	OWNER	PARCEL SIZE ACRE	PERMANENT EASEMENT SQ. FT.	TEMPORARY EASEMENT SQ. FT.
1	092923240006	2441 FAIRVIEW AVE NORTH	SNELLING 326 LLC	0.6	200	1,480
2	092923130028	2440 FAIRVIEW AVE NORTH	NORWEST BANK MN NATL ASSOC	2.16	1,379	2,079
3	092923130035	0 CR B2 WEST	ROSEDALE COMMONS LP	0.02	0	0
4	092923130034	1765 CR B2 WEST	ROSEDALE COMMONS LP	5.71	750	323
5	092923130033	2480 FAIRVIEW AVE N	ROSEDALE COMMONS LP	7.59	254	471
6	092923130001	1723 COUNTY RD B2 WEST	FLAME DEVELOPMENT COMPANY	1.26		1,935
7	092923140027	1715 COUNTY RD B2 WEST	FIRST AMERICAN BANK	1.36	150	1,004
8	092923140031	1655 COUNTY RD B2 WEST	WILCAL CROSSROADS LLC	19.06	731	201
9	092923140029	1641 COUNTY RD B2 WEST	COMMERCIAL NET LEASE REALTY,LP	1.76	0	2,841
10	092923410005	1595 HWY 36 WEST	PPF RTL ROSEDALE SHOPPING CENTER, LLC	33.55	1,080	493
11	092923130037	1595 HWY 36 WEST	J C PENNEY PROPERTIES INC	10.2	1,657	2,452
12	092923130038	1800 COUNTY RD B2 WEST	ROSEDALE RETAIL, LLC	1.29	0	289
13	092923240014	2401 FAIRVIEW AVE NORTH	ROSEDALE MARKETPLACE ASSOCIATES, LP	7.67	0	313
14	092923240005	1875 COUNTY RD B2 WEST	IRVING J SHERMAN TRUSTEE	1.54	0	648
EASEMENT TOTALS IN SQ. FT.					6,201	14,529



County Road B2 Improvement Project



Prepared by
Engineering Department
November 04, 2020

-  Signal Improvement
-  Roadway Improvement

Data Sources and Contacts:
* Ramsey County GIS Base Map (10/06/20)
* City of Roseville Engineering Department
For further information regarding the contents of this map contact:
City of Roseville, Engineering Department,
2950 Civic Center Drive, Roseville MN

DISCLAIMER
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) data used to prepare this map are accurate, and the City does not warrant that the GIS data can be used for engineering, planning or any other purpose requiring accurate measurement of distance or direction or precision in the depiction of geographic features. If errors or omissions are found in these materials (S170.0075), the providing disclaimer is provided pursuant to Minnesota Statutes (S170.0075, S170.0080), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by third parties, its employees or agents, or third parties, which arise out of the user's access or use of data provided.

