

Subject: River to River Trail JPA with Dakota County

Meeting Date: April 25, 2022	
Submitted/Presented by/Department: Legal Department	
Action Type	
<input type="checkbox"/> Consent Item	<input type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input checked="" type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input type="checkbox"/> Resolution	<input type="checkbox"/> Other: Click or tap here to enter text.
Action	
<p>Motion to Approve the Second Amended Joint Powers Agreement Between Dakota County and the City of West St. Paul for Cost Contribution Related to Construction of the River to River Greenway – South Robert Street Crossing and Trail Connections Project</p> <p>Motion to Approve the Joint Powers Agreement Between Dakota County, the City of West St. Paul and the West St. Paul Economic Development Agency for the Thompson Oaks River to River Greenway Segment and Water Quality Project</p>	
Background	
<p>In 2018, the City entered into a JPA with Dakota County for the construction of the River to River Greenway Trail. The City conveyed the Thompson Oaks Golf Course property to the EDA, so the EDA became a party to the JPA in the First Amendment in 2020. The JPA has two components: The River to River Trail and the Water Quality Project.</p> <p>At the time of the JPA, there was only a vision of where the Trail would go, which started at the property formerly known as the Blockbuster Site from the Livingston Avenue side, then traveled through the Blockbuster Site, under Robert Street, opening up onto Crawford Drive on the east side of Robert Street and then was expected to meander through the Thompson Oaks property. The exact path of the Trail was unknown, but there were many parcels that needed to be assembled, which were owned or going to be owned by the City or EDA. The JPA identified the parcels needed for the Trail, explained how and when each parcel was going to be conveyed to the County, and described the funding mechanisms needed for the acquisitions.</p> <p>In the original JPA, there was also a component that required the study of the wetland on the Thompson Oaks property, known as the Water Quality Project. However, it only involved the design and study of the wetland, not the implementation of the results of the study. At the time, the County thought they wanted to own the wetland so that the County could maintain it in perpetuity, knowing that the Trail would be one of their key connections in the Dakota County River to River Greenway corridor.</p>	

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The Water Quality study is now complete, and the County is ready to move forward with implementation of the results. There are only a few lingering property conveyance issues in the original JPA and then it can be terminated. Therefore, it was suggested that the Water Quality Project be deleted from the original JPA and moved into a new JPA that addresses the construction of the Water Quality Project and Trail on the Thompson Oaks property.

There are two documents that need your approval. The 2nd Amended JPA, which amends the original JPA to remove the details of the Water Quality Project and clarifies the obligations of the remaining parcel that needs to be conveyed to the County for the one piece of the Trail that is not on the Thompson Oaks property. This original JPA will terminate either upon completion of the conveyance or December 31, 2022, whichever occurs first.

The new JPA articulates the obligations of the City/EDA and the County for the Water Quality Project, including remediation of contaminated sediment and solid waste, stormwater improvements, wetland restoration, and the obligations for the construction of the Trail through the Thompson Oaks property. The County will take all responsibilities for completion of both the Water Quality Project and the Trail. The EDA will grant an easement for the Trail through the Thompson Oaks property. The Exhibit to the JPA shows a depiction of the Trail through the Thompson Oaks property. The developer and buyer of the Thompson Oaks property has reviewed this easement. This new JPA will terminate upon completion of all the obligations of the parties.

The total cost of the Water Quality Project and construction of the Trail is estimated to be \$5.2 million, with the City's portion being up to \$675,975.

Because the Thompson Oaks property is owned by the EDA but some of the obligations will be fulfilled by the City, both the City and the EDA are parties to the JPA.

Attachments

Second Amended Joint Powers Agreement Between Dakota County and the City of West St. Paul for Cost Contribution Related to Construction of the River to River Greenway – South Robert Street Crossing and Trail Connections Project

Joint Powers Agreement Between Dakota County, the City of West St. Paul and the West St. Paul Economic Development Agency for the Thompson Oaks River to River Greenway Segment and Water Quality Project

Previous Relevant Actions

Joint Powers Agreement Between Dakota County, the City of West St. Paul and the West St. Paul Economic Development Agency for the Thompson Oaks River to River Greenway Segment and Water Quality Project (2018)

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First Amended and Restated Joint Powers Agreement Between Dakota County, the City of West St. Paul and the West St. Paul Economic Development Agency for the Thompson Oaks River to River Greenway Segment and Water Quality Project (2020)

Alternatives

Financial	
Budgeted: <input type="checkbox"/> Yes	<input type="checkbox"/> No Financial Impact
Fund: Click or tap here to enter text.	Click or tap here to enter text.
Department: Click or tap here to enter text.	
Account: Click or tap here to enter text.	
Amount: Click or tap here to enter text.	