



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 2, 2022
PREPARED BY: Kelly E. Matzke – Right of Way Technician
AGENDA ITEM: Fideldy Agreement

PREVIOUS ACTIONS:

Council, at their April 4, 2022 meeting adopted Resolution No. 22-069 vacating certain easements located in the City of Maple Grove, County of Hennepin, State of Minnesota.

RECOMMENDED COUNCIL ACTION:

Motion to approve Fideldy Agreement.

COMMENTS:

During the preliminary design phase for Project 22-02, city staff determined the gravel portion of the roadway on Trenton Lane was no longer needed if the city could acquire enough land adjacent to 6930 Trenton Lane to build a culdesac. This prompted staff to send a notice to the affected property owner (Fideldy) and discuss future plans.

Mr. Fideldy and his siblings own the two properties adjacent to the gravel road on Trenton Lane. Staff designed a plan that would benefit the city and affected property owners. The city agreed to vacate the gravel roadway, which in turn will go to the underlying property owners, replat the properties (Attachment C), in exchange for Outlot A.

This allows the city to shorten the length of the roadway and build a culdesac that would still provide access to the Fidedly property, eliminate the need to further maintain the gravel roadway, and replace the trail (Attachment B) connecting the two developments. The property owners obtain more buildable land by completing this acquisition. There is the ability to subdivide Lot 1 Block 1 in the future if desired.

Highlights of the Agreement are listed below:

- City agrees to vacate the easement, which was brought to Council on April 4, 2022, on the condition final plat is recorded.
- City will manage platting process at its own expense.
- Quit claim deeds will be exchanged at the time the final plat is recorded.
- City shall be responsible and pay for all fees associated with the platting process and recording the final plat and deeds.

- Taxes on Outlot will be prorated and Fidely will be responsible for taxes on Lot 1.
- City agrees not to make a special assessment against Lot 1 for city project.
- City will extend water and sewer beyond cul de sac for future connection. Property owner will be responsible for future connection fees.
- Language has been included stating future development must conform to city code and no variances are granted or promised as part of this agreement.
- City agrees to defer payment of the park dedication cash equivalent until such time that Lot 1 is further subdivided.

It is recommended that Council approve the Fidely Agreement.

ATTACHMENTS:

Attachment A: Fidely Agreement

Attachment B: Trenton Lane plans

Attachment C: Fidely Addition final plat