City of Duluth

411 West First Street
Duluth, Minnesota 55802

Legislation Details (With Text)

File #:	21-0441R	**Name:**	
Type:	Resolution	**Status:**	Passed
File created:	6/11/2021	**In control:**	Public Works and Utilities
On agenda:	7/19/2021	**Final action:**	7/19/2021
Enactment date:		**Enactment #:**	

Title: RESOLUTION ACCEPTING A PERMANENT EASEMENT FOR STREET AND UTILITY PURPOSES FROM NORTHLAND COUNTRY CLUB OVER, UNDER, AND ACROSS PROPERTY LOCATED IN THE CONGDON PARK NEIGHBORHOOD FOR $44,750.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1_NCC.pdf

Date	Ver.	Action By	Action	Result
7/19/2021	1	City Council	adopted	

RESOLUTION ACCEPTING A PERMANENT EASEMENT FOR STREET AND UTILITY PURPOSES FROM NORTHLAND COUNTRY CLUB OVER, UNDER, AND ACROSS PROPERTY LOCATED IN THE CONGDON PARK NEIGHBORHOOD FOR $44,750.

CITY PROPOSAL:
RESOLVED, that the proper city officials are hereby authorized to accept, substantially in the form attached as Exhibit 1, from Northland Country Club, a perpetual easement for street and utility purposes over, under, and across the property legally described on Exhibit A attached to Exhibit 1 and depicted on Exhibit B attached to Exhibit 1, for $44,750.

STATEMENT OF PURPOSE: This resolution authorizes the acceptance of a permanent easement for street and utility purposes from Northland Country Club over, under, and across property located in the Congdon Park neighborhood for $44,750. The easement area contains 39,660 square feet.

The City, in conjunction with St. Louis County, Minnesota, will be constructing a roundabout at the intersection of Snively Road and Glenwood Street (CSAH 37), City Project No. 1712 (the “Project”). The cooperative agreement between the City and the County will be approved under Resolution No. 21-0433, which agreement addresses each party’s respective roles, responsibilities, and costs in the Project (the “Cooperative Agreement”). The Cooperative Agreement is still being finalized, so Resolution No. 21-0433 is not scheduled to be presented to the city council until August. The easement needs to be approved at this time so that it can be recorded in the St. Louis County real estate records.

The City will only pay for easements running in favor of the City, and the County will pay for easements in favor of itself. The County obtained appraisals for all of the easements associated with the Project to obtain fair market value, and the easement attached as Exhibit 1 was valued at $44,750 (the “Purchase Price”). The County has or will pay the Purchase Price directly to Northland County Club, and the City will reimburse the County under the terms of the Cooperative Agreement.