

Proposed Land Leases
Pig's Eye Soils Staging & Future Highland Reservoir Field
between
Saint Paul Regional Water Services (SPRWS) and
Saint Paul Parks and Recreation (Parks)
January 2021

Intent

It is the intention of SPRWS and Saint Paul Parks and Recreation (Parks) to facilitate two land lease agreements. One would involve the relocation of the current SPRWS soils staging operation to a nearby site. The relocation will allow Parks to install site improvements for users of Pig's Eye Regional Park to better access their facilities. It is also the intent for Parks to develop a park on the site of the existing Highland Reservoir that is slated for demolition in 2021.

Background

- SPRWS provides drinking water to 450,000 residents. Maintaining this system requires planned and emergency construction. Part of this work requires excavations and soils management when needed: any time of day or night. The ability to stage soils is critical to fulfill these activities.
- SPRWS has been using a three-acre site for soils staging at Pig's Eye through an agreement with Parks since 2003. This site is in a heavy industrialized setting just south of and adjacent to Evergreen Energy's wood recycling operation at Pig's Eye.
- SPRWS and Parks are proposing to enter into a new lease agreement for a site just north of, and adjacent to, Evergreen Energy's wood recycling operation.



History of SPRWS & Parks Relationship

- SPRWS, the City of Saint Paul and Ramsey County Parks have an extensive history of working collaboratively to serve the public. Examples include:
 - SPRWS leases 19.4 acres to Saint Paul Parks for Highland National Golf Club.
 - SPRWS leases 4.2 acres in Highland Park to Ramsey County Parks for the operation of two ice arenas.
 - SPRWS leases property at the McCarron's treatment facility to Saint Paul Police for police canine training.
- The lease terms on these current agreements are long-term and do not include rent. Some date back nearly 100 years.

Pig's Eye Soils Recycling

- The proposed site is supported by Saint Paul Parks and Recreation staff.
- The location is in a heavily industrialized area. Neighbors include a large railyard, the Metro Wastewater Treatment Plant, tank farms and other industrial customers. The proposed lease will move the SPRWS soils staging area to a site abutting an existing railroad yard.
- The site is owned by the City of Saint Paul and is adjacent to the Evergreen Energy wood recycling operations, which currently leases land from Parks.

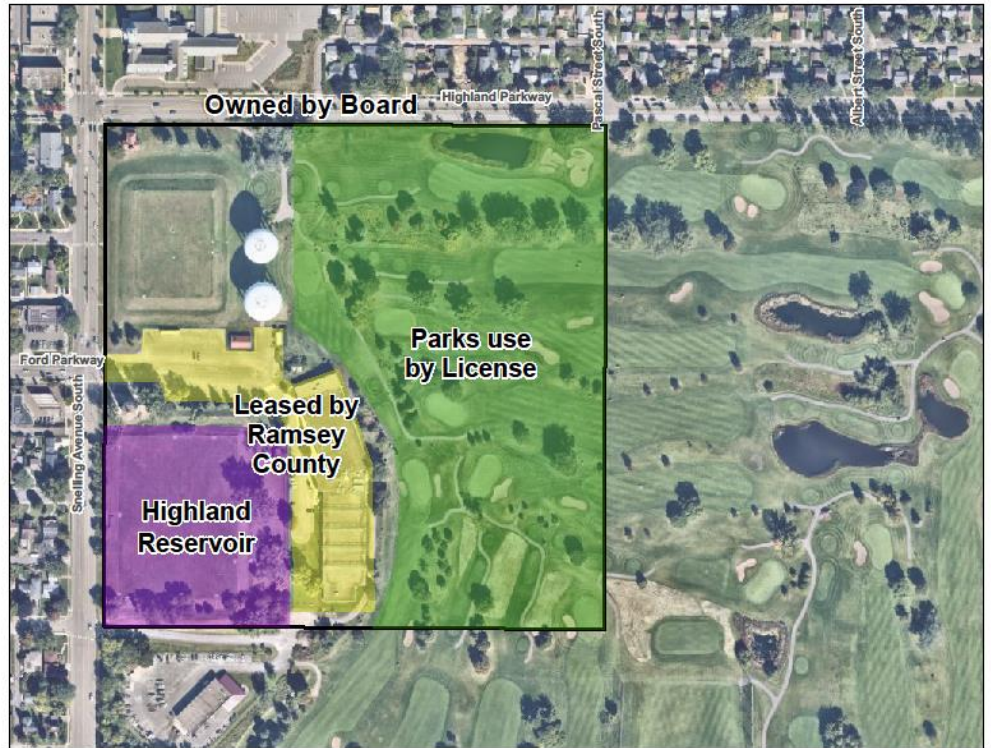


- Relocating to the new eight-acre site will allow Parks to improve public access to Pig's Eye Regional Park.
- MPCA, DNR, US Fish & Wildlife, City of Saint Paul, and Capitol Region Watershed District have been working together and have not identified technical or regulatory issues with the intended use.

- SPRWS intends to make site improvements including a storage facility, security improvements and site access.

Highland Reservoir Demolition Project & Land

Saint Paul Regional Water is planning for the demolition of one of its Highland Reservoirs in the coming months. This reservoir has been out of commission for the last eight years and is no longer needed as part of system operations. Removal is anticipated in spring of 2021. This will free up 5.5 acres of land where the reservoir sits. Parks has a need for more soccer facilities and desires to develop this area for that purpose. Development would occur as funds become available at a future point in time.



Aerial Imagery courtesy of Neamap