



**CITY OF MARSHALL
AGENDA ITEM REPORT
PI/T – 05/12/2026**

Presenter:	Jason Anderson
Meeting Date:	Tuesday, May 12, 2026
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Consider Property Acquisition at 305 S 2nd Street for Stormwater Pond
Background Information:	<p>City staff has been approached by the property owner who is interested in donating land to the city for locating a regional stormwater basin. The building owner had extensive damage due to flooding in 2025, and the owner is interested in participating in resolving these issues.</p> <p>The City has public storm sewer that passes through the parking lot of the property. The public storm sewer traverses through the parking lot on its way to the new roundabout, and eventually out to the Redwood River. The storm sewer is 24" RCP through the parking lot.</p> <p>With our recent modeling contract with Bolton & Menk, staff has run some analysis on installation of a detention basin that can hold roughly 3-FT of water depth over the area identified in the attached exhibit. The model would suggest a significant benefit for the 2 year and 10 year rainfall event, and a moderate benefit with the 100 year rainfall event. However, a pond project here would create an emergency overflow for the pond that would assist in conveying flood waters into S 2nd Street prior to reaching a water level where the adjacent building is damaged.</p> <p>The included exhibit was shared with the property owner, and the property owner has indicated a desire to move forward if the City is a willing partner. In exchange for donating the land, the property owner has requested two things. The first is that the city commits to removing the pavement where the pond would be installed in 2026 and that the city include the pond project in its 5 year capital plan. The second is that the city will not sell the land that is donated within the next 20 years.</p> <p>Staff is looking for discussion from the PI/T Committee regarding this potential future project prior to engaging with the City Attorney and City Council regarding possible action. Should we elect to move forward, a logical next step would be to work to describe the property that would be donated and to move forward with the City Council on authorizing staff to accept the donation of land from the property owner.</p> <p>A ponding project here would benefit the City by allowing us to defer a future pipe replacement project in this area for the foreseeable future. Installing a water storage basin reduces the need to increase the pipe size of the existing 24" pipe. Further, the existing 24" RCP pipe is very shallow, leaving us with little room to install larger pipe. We also gain a stormwater basin that can help us meet MPCA requirements for stormwater management. The property owner gains protection from high water events. A negative to the city is that we would be acquiring another piece of land that will have summer maintenance responsibility.</p>

Fiscal Impact:	No cost for the donation of land. Cost to remove pavement and install pond has not yet been determined. Project cost could be borne by the Surface Water Management Utility as a best management practice to reduce flooding and prolong the life of existing drainage infrastructure in the area.
Alternative/ Variations:	No alternative actions recommended.
Recommendations:	that the PI/T Committee recommend city staff to continue with developing this project for future Council consideration.