MINUTES

1. **Attendees**
   Mayor Chris Swanson, Councilor Ben Redden, Councilor Derrick Passe, Dan Walker, Miranda Pietila, Luke Heikkila, Joe Rhein, Joel Odens, Katherine Gould, Brian Guldan

2. **Review of Last Meeting (July 10, 2019)**
   a. Review Meeting Minutes (See enclosed Meeting Minutes from July 10, 2019 meeting)
   b. Review Previous Handouts/Concept Drawings (See attachments from email dated 5/30/2019)

3. **Review Updated Conceptual Drawings**
   a. Updated site rendering (Page 1 of 9)
   b. Plantings have been provided in front of the fence along lighthouse point road (Page 2 of 9)
      i. Joel noted plantings are primarily coniferous to provide year-round screening.
   c. Fencing layout includes areas of concrete wall, decorative fence, and salvaged chain link fence (Page 2 of 9)
      i. Reviewed that concrete is most expensive. Concept shows about 60% concrete, 20% metal, 20% salvaged.
      ii. Councilor Redden commented the amount of metal on the south side could be increased and concrete decreased to provide some cost reduction.
      iii. Councilor Redden stated he feels the fence on the south side along the trail should be 8-feet high.
      iv. Councilor Redden commented that the entire west side should be stamped concrete.
      v. Mayor Swanson preferred the “rounded” stone look
   d. Concrete wall and fencing alternative have been updated (Pages 4/5 of 9) to align with Two Harbors and Scandinavian inspiration (Shown on Page 3 of 9)
   e. Decorative gate concepts provided Page 6 of 9.
      i. Councilor Passe has a contact for a custom gate building from Knife River
   f. Screening and vegetation view from Lighthouse Point Road provided on sheet 7 of 9
   g. Metal fence/structural steel concepts (Pages 8/9 of 9)
      i. The structural steel look received positive comments from Mayor Swanson and Councilor Redden. Finding design inspiration from the nearby ore dock was also mentioned.
4. **Miscellaneous Topics to Cover**
   a. Staging Area/Construction Easement. Three primary options
      i. Adjacent property to north/east. This is preferred as it allows access to the site from the east. This property is privately owned. Easement would be needed, or property would need to be acquired. General discussion on impacts of acquiring property – potential uses, reduction of tax revenue, etc.
      ii. DNR property to west of plant. Much of this land is wetland. Councilor Passe commented that there is an area that was used for coal storage that may be able to be used. Use of this property would require crossing of 3rd Street.
      iii. City property north of Waterfront Drive
   b. Construction Access: Park Road to South Avenue Only?
   c. Are there existing easements on Cave property? Dan will reach out to property representatives to gain information on purchase costs, construction easement, etc.

5. **Comments and Questions**
   a. Councilor Passe commented that graffiti could be a problem on the wall/fencing. He recommended a seal coat to protect surfaces and allow easy removal of graffiti. Joel commented that sealer will likely need to be reapplied every 3 years. Joel also commented that a rougher surface (form liner with depth) is less likely to attract graffiti. Katherine noted that clusters of vegetation in front of the wall will help to break up what might be seen as a large canvas for graffiti.
   b. Councilor Passe commented that white pines should be located inside the fence to protect them from deer. BMI will coordinate species/locations with City.
   c. Future murals on the concrete tanks on the east of the site were discussed.
      i. Mayor Swanson and Councilor Redden were generally supportive of this idea.
   d. Joe commented that if City needs to address budget concerns, priority could be given to permanent elements that need to be installed with this project versus what could be done later separately. For example, it would be more difficult and expensive to upgrade to concrete fence later than it would be to do some of the plantings later.

6. **Action Items**
   a. BMI
      i. Provide rendering views from the east side of the facility
      ii. Provide updated layouts and cost estimates based on the following comments
         1. Switch south fence to decorative metal
         2. Provide 8 ft high fence on south side
         3. Provide concrete wall at SE and NE corners
   b. City
      i. Dan to contact private property representatives for property to the north and east of the facility site
      ii. Councilor Passe to provide contact information for custom gate builder
      iii. Research example wall/fencing images or themes that the City would like to possibly use for the fence/wall
7. **Decision Yet to be Made**
   
a. **Fence/Wall**
   
i. Final height and location of all fence/wall types
   ii. Type/style of decorative fence
   iii. Style of stamped concrete/columns
   iv. Will pop outs be used at entrances?

b. **Gates**
   
i. Aesthetic style/design
   ii. Type – Lift, Swing, Roller
   iii. Electric/Manual

c. Will structural steel look be utilized anywhere?
d. **Vegetation/plantings location and type**
e. **Staging area to be utilized**

Next meeting planned for January 20, 2021 @ 2:30 pm.