

March 3, 2021

Regular meeting of the City of Two Harbors Utility Committee held on Wednesday, March 3, 2021 at 2:30 p.m.

Members present: Glaser, Redden, Swanson

Also present: Administrator Walker
Gas. Water, Sewer Supt. Johnson
Electric Supt. Prince
WWTP Supt. Heikkila
Joe Rhein, Bolton & Menk
Joel Odens, Bolton & Menk
Brian Guldán, Bolton & Menk
Katherine Gould, Bolton & Menk

Old Business:

- 1) Brian Guldán re: WWTP Improvements (see Brian's attachment)

New Business:

- 1) Luke gave an update on the Main Lift Station water break. Luke has 3 quotes for the council on Monday. We have not heard from the insurance company yet. Discussed operation changes so this does not happen again.
- 2) Paul discussed appliance rebates. Changing energy sources, not upgrades. Have Scott at Energy Insite look into adding it to the CIP. Motion by Glaser, 2nd by Swanson to eliminate rebate for conversions. Carried.
- 3) Blake provided a list of services that MN Power provides for him.
- 4) Blake discussed solar rates. The rates are available at City Hall.
- 5) Blake updated the committee on the CIP program and rebates. Information will be available on the website. Blake also discussed energy audits. The City provides the service for a small fee.

Other:

Councilor Redden asked what was happening on 7th Street. Running a fiber line from downtown to Danny's Auto Shop.

Councilor Redden commended Paul for his work on behalf of his dad.

Next meeting Wednesday, March 17, 2021 @ 2:30 p.m.

Meeting adjourned at 4:20 p.m.



Real People. Real Solutions.

Two Harbors
WWTF Improvements
Public Utilities Committee

March 3, 2021
2:30 pm
Zoom Online Meeting



Real People. Real Solutions.

Minutes

1. Attendees

Councilor Redden, Councilor Glaser, Mayor Swanson (Joined at 3:10 pm), Dan Walker, Luke Heikkila, Blake Prince, Paul Johnson, Joe Rhein, Katherine Gould, Joel Odens, Brian Guldán.

2. Review of Decisions Made

- a. Decisions made during January 8th meeting
 - i. Fence on entire west side to be concrete wall.
- b. Decisions made during January 20th meeting
 - i. Fence Style – Vertical members with small gaps and an industrial steel look
 - ii. Dark color for fencing and concrete wall
 - iii. No “pop outs” should be used at the site entrances
- c. Decisions made during February 3rd meeting
 - i. Fence Style – picketed Corten steel with some areas of solid plate steel with possible laser cut decorative figures or accents.
 - ii. Style of concrete wall and columns to be ledge rock
 - iii. Entrance Gates to be solid panel Corten with laser cuts. Gates will be manual swing gates with room for staff to enter/exit with only one side open.
 - iv. Structural steel will not be used for aesthetics around tanks.
 - v. Plantings - Plantings on the west side of the site should be included in the project. All other plantings will occur after the project by the City.
- d. Decisions made during February 16th meeting
 - i. Fence Style – Ornamental Fence Layout 1 was selected (features full sections of solid panels with a few sections of pickets).
 - ii. Staging Area – Utilize City property to the southwest of the train depot. Work with adjacent property owners for construction easement.

3. Review of Decisions Yet to Be Made (Review of Interactive Model and Renderings)

- a. Final fence layout
 - i. Laser cut decorations - Wave pattern with minimal perforations is preferred. Ben presented an example of a wave cresting that he would like to see as an option.

The loan section of panel on the east side should consider a ship pattern. Possibly a freighter or Edna G.

Wave pattern should also be used on north side, if it is not a significant cost increase (it will cost a lot more in the future to add it).

- ii. West side wall height – 8 ft wall and 10 ft gates (top of wall/gate to stay consistent at entrances). Higher than 8 ft wall is not recommended as it may become too imposing and resemble a prison. Luke asked if there was concern with the weight of the gate and being able to operate it manually. The gates will be specified with rollers and maximum operating forces. Ben requested that lighting be added on each side of gate. Conduit will be added for lighting.
 - iii. Ben asked the purpose of the berm. Brian stated the berm was used to add more height to the wall without making the wall look towering. The berm also provides some aesthetic appeal and provides drainage away from the wall.
 - iv. Ben asked if gate is needed on the north or east for snow removal. Luke said it would not be necessary.
- b. Landscape plan for west side of site. – Layout 1 was approved. Joel commented that the conifers are important to provide year-round breakup of the wall. Coniferous trees can be used, but they should be transplanted trees that are mature and can withstand the deer. A variety of conifers will be used. Robin would like to see mix of hardy trees (Spruce, Norway, etc.)
- c. Rock (12" wide) should be used along the entire west wall with steel edging to create a clean edge for mowing and maintenance. Joel recommended no fabric as long as there is at least 4" of rock.
- d. Construction easement- Dan and Brian met with property owner on Monday and City Attorney earlier today. Proposal is a 30 ft construction easement and 15 permanent for maintenance. Owner is willing to work with City but wants to clean up their other concerns. Dan commented that the owner's concerns are valid and if the City is encroaching on their property it should be addressed. Need to confirm existing documentation with research and possibly survey first.
- i. What permanent easement is needed for maintenance? Looking at 15 ft easement.
 - ii. Need to address the property owners existing concerns Dan, Brian and Steve Overom will be working to resolve all of the issues and work with the property owner for the easement.
 - 1. Parking/plowing on north side of property – Residents have been parking boats, campers, etc. on that property for a long time. Appears that this is not a City issue. City will look to verify the existing easement location.
 - 2. Walking trail easement
 - 3. WTP access road easement
 - 4. Agreement that City will plant new trees along the south and east boundaries of the easement. The east side was especially critical to the property owners.
 - 5. Easement Costs – City Staff, City Attorney, and BMI will come up with

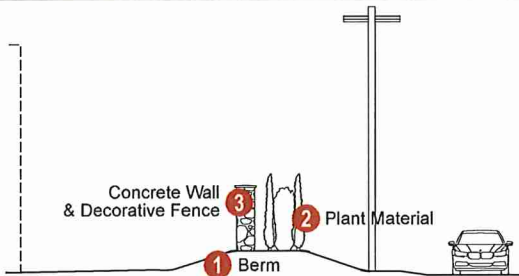
recommended offer and bring it back to the committee at the next meeting. Dan commented that the intent is to avoid the “formal” easement process for appraisals, etc.

4. Schedule

Proposed Schedule	
Date	Task/Milestone
March 8	City Council Review Interactive Model/Landscaping Design
March 16	City Council Review Updated Interactive Model/Landscape Design (If Necessary)
March 31	Finalize Construction Easement
April 12	City Council Authorize BMI to Bid Project
May 18	Project Bid Date
May 24	City Council Award Project
June 15	Construction Begins

5. Next meeting planned for City Council on March 8

SCREENING TECHNIQUES



1 2 Berm and Plant Material

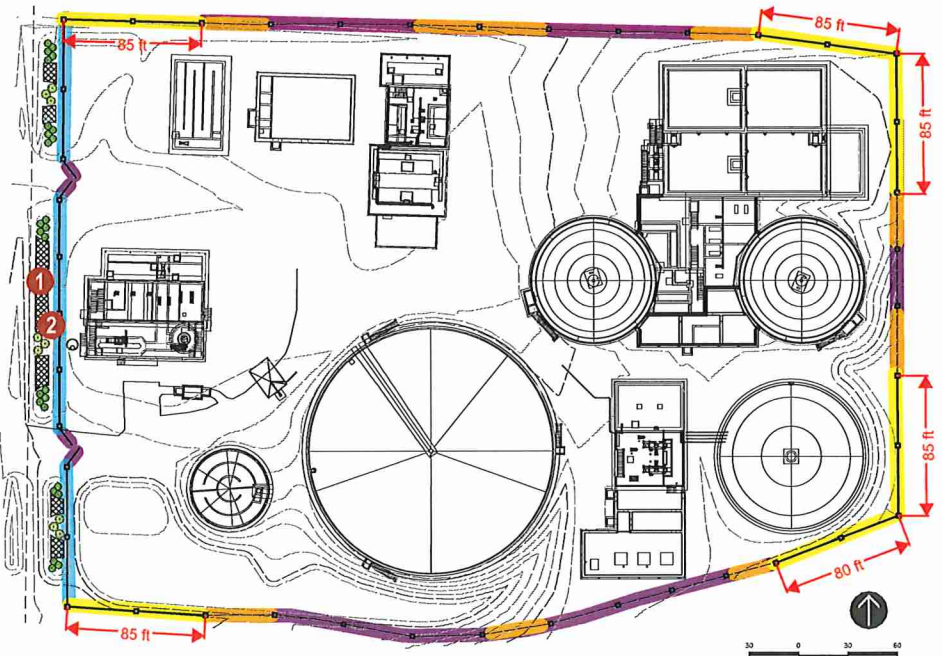


Evergreen plantings, shrubs, and grasses will be planted on a berm along 3rd Street and strategically located to screen portions of the water treatment plant and soften the overall facade.

3 Concrete Wall and Decorative Fence

A mix of a concrete wall with columns and panels with a decorative fence will surround the perimeter of the water treatment plan. The following pages explore the materiality of these elements. The layout plan to the right illustrates where each element is located.

SITE LAYOUT



Legend

- 8' ht. concrete wall & columns (on berm)
- 8' ht. concrete wall & columns
- 8' ht. Corten steel pickets
- 8' ht. Corten steel laser cut panels
- Corten steel laser cut panel swing gates
- property line

SCREENING ELEVATIONS

North



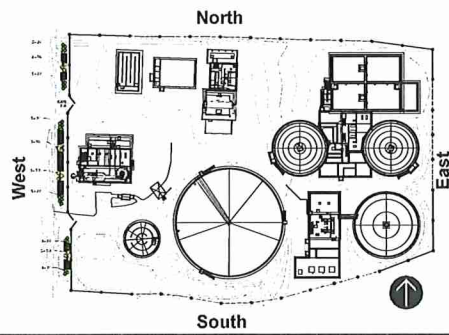
East



South



West



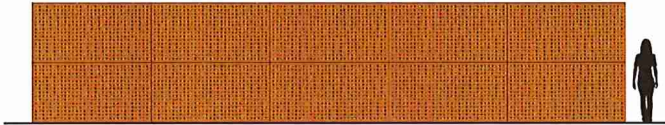
WASTEWATER TREATMENT FACILITY | LAYOUT 1 SCREENING ELEVATIONS



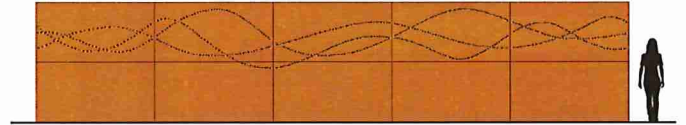
**BOLTON
& MENK**

PANEL CONCEPTS

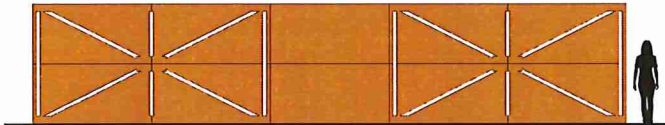
Grid



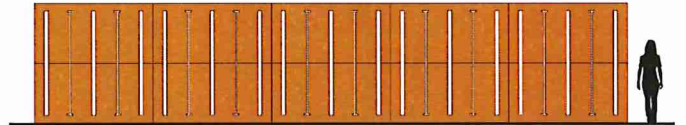
Wave



Triangles



Industry



LANDSCAPE SCREENING ELEVATION

Deciduous Trees

- Paper Birch*
- Coffeetree
- Elm
- Honeylocust
- Maple
- Oak
- Hawthorn

Coniferous Trees

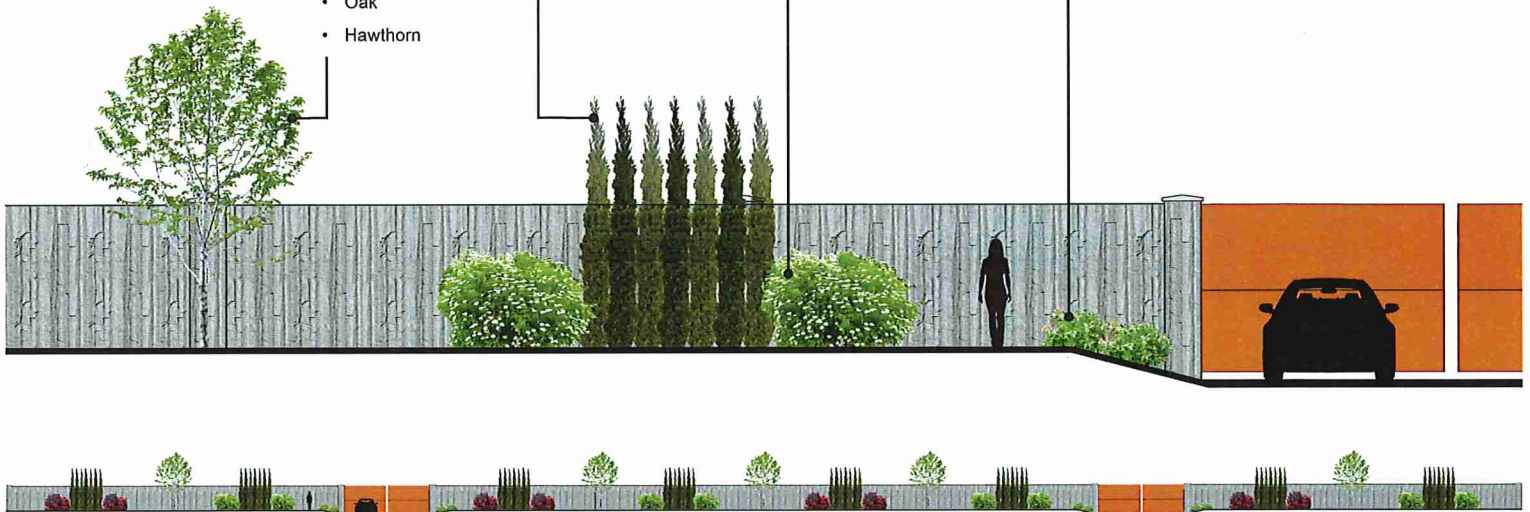
- Trautman Juniper*

Medium/Large Shrubs

- Arrowwood Viburnum*
- Smokebush
- Lilac
- Witchhazel

Small Shrubs

- Dwarf Bush Honeysuckle*
- Sem Ash Leaf Spirea
- Potentilla





WASTEWATER TREATMENT FACILITY | SOUTHERN GATE





WASTEWATER TREATMENT FACILITY | SOUTHERN GATE TO CORNER





WASTEWATER TREATMENT FACILITY | WEST & SOUTH SCREENING





WASTEWATER TREATMENT FACILITY | NORTH & WEST SCREENING





WASTEWATER TREATMENT FACILITY | WEST SCREENING





WASTEWATER TREATMENT FACILITY | SOUTH & EAST SCREENING

