February 16, 2021

Regular meeting of the City of Two Harbors Utility Committee held on Tuesday, February 16, 2021 at 2:30 p.m.

Members present: Swanson, Glaser, Redden.

Also present: Finance Director Pietila
Electric Supt. Prince
Gas, Water, Sewer Supt. Johnson
WWTP Supt. Heikkila
Joe Rhein, Bolton & Menk
Joel Odens, Bolton & Menk
Brian Guldan, Bolton & Menk
Katherine Gould, Bolton & Menk

Old Business:

1) Brain Guldan re: WWTP Improvements (see Brian’s attachment)

New Business:

1) Miranda re: Discussion on CDB Wastewater Monitoring Utility fees.

Next meeting is Wednesday, March 3, 2021 at 2:30 p.m.

Meeting adjourned.
AGENDA

1. **Attendees**
   Mayor Swanson, Councilor Glaser, Councilor Redden, Dan Walker, Luke Heikkila, Miranda Pietila, Blake Prince, Paul Johnson, Joel Odens, Katherine Gould, Joe Rhein, Brian Guldan

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 side should be included in the project. All other plantings will occur after the project by the City.

3. **Review of Decisions Yet to Be Made**
   a. Final fence layout
      i. Picketed/laser cut panel locations. Layout 1 was preferred. Concrete wall on east side at NE corner will extend 80 feet from NE corner.
      ii. Laser cut decorations – Decorations to give a “strength of the north shore” feel. Options may include wave patterns, ship patterns, industry. BMI to provide some options at the next meeting. Panels to be back lit.
      iii. Graffiti control on Corten - Graffiti would be removed with a small abrasive blasting or wire brush to remove natural oxide scale. After removal, the steel would have a different color until the oxide scale reforms (about a year).
      iv. Walking trail lighting will be done with post lighting. BMI/City to research existing easement for the trail. Need to determine if any of this work is included in WWTF plan. Installation of posts may be difficult because of bedrock. Location of lighting was discussed, and lighting should be planned for the entire trail.
      v. Raising the height of the west wall to 8 or 10 feet was discussed. BMI to update for review at next meeting.
b. Staging area to be utilized. Dan to provide update on discussions with adjacent property owners. Challenges to be considered are as follows.
   i. At a minimum, a construction easement will be required around the site for installation of the fence/wall.
   ii. The desired aesthetics for the site will be best achieved by partnering with the adjacent property owner for plantings outside of the City property line.
   iii. Significant cost savings will be available if the adjacent properties can be used for construction.
   iv. Dan and Brian had a conference call with the property owners. The owners are looking to sell the property. The owners gave the impression that they were not interested in a construction easement for staging area for the contractor. Direction from the committee was to work with the property owner for a construction easement for construction of the fence/wall and utilize the City property to the SW of the train depot for staging. Easement will also need to address area at SW corner between the fence and trail. Area needs to be clean up from small trees and brush. City may investigate purchase of the property at a later date. BMI will look at planning for future access from the east.
   v. DNR property to west of plant is wetlands. DNR indicated they would only be willing to allow the contractor to use the road through their property. The DNR parking area by the boat landing was discussed. That location would likely cause more traffic issues and was determined to not be a viable option.

c. Security Cameras — Does City have a current provider for security systems? City does not have a current provider. BMI/City to research providers.

d. Landscape plan for west side of site.
   i. Reviews will stay within the Public Utilities Committee. Trees and trails committee and City Council will have a chance to review and comment on the final plan.
   ii. Do not use conifers due to presence of deer. Shrubs and small plants are preferred over trees. BMI to provided updated plan at next meeting.

4. Action Items
   a. Dan and Brian contact Ankrum’s regarding construction easement
   b. BMI/City to investigate existing easements for walking trail
   c. BMI provide laser cut design options and updated landscape plan for west wall
   d. Coordinate security system

5. Review of Decisions Yet to Be Made
   a. Height of west wall
   b. West wall landscaping
   c. Laser cut designs
   d. Construction easement
   e. Trail lighting

6. Next meeting planned for March 8 at 3:00 pm
**SCREENING TECHNIQUES**

1. Berm
2. Plant Material
3. Concrete Wall & Decorative Fence

**SITE LAYOUT**

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.

**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.

**Legend**
- 6' ht. concrete wall & columns
- 8' ht. concrete wall & columns
- 8' ht. Corten steel pickets
- 8' ht. Corten steel laser cut panels
- Corten steel laser cut panel swing gates

**WASTEWATER TREATMENT FACILITY | SITE LAYOUT 1**
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.

<table>
<thead>
<tr>
<th>PLANT SCHEDULE</th>
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<td><strong>TREES</strong></td>
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<td>12</td>
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<tr>
<td><strong>GRASSES &amp; SHRUBS</strong></td>
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**85 SQ TOTAL**
8' Ht. Decorative Fence with Pickets

- 4" x 4" x 8' Corten steel post
- 3/8" x 2" Corten steel horizontal support
- 3/8" x 6" x 7.5' Corten steel picket
- Concrete veneer columns (to match local bridge abutment)
- Cream-white concrete cap

40' total between columns
8' Ht. Decorative Fence with Panels

4" x 4" x 8' Corten steel post

8' x 4' Corten steel pane (can be laser cut)

Cream-white concrete cap

Concrete veneer columns (to match local bridge abutment)

40' total between columns
Laser Cut Panels

WASTEWATER TREATMENT FACILITY | PANEL EXAMPLES
8' Ht. Screening Wall

Gray concrete cap

Concrete columns & wall panels to mimic North Shore ledge rock

40' total between columns
WASTEWATER TREATMENT FACILITY | WEST SCREENING