

CITY OF HERMANTOWN
PARK BOARD

Agenda
December 15, 2020
4:30 PM

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
 - 2A. November 10, 2020 regular meeting minutes.
3. **PUBLIC DISCUSSION**
4. **CONTINUING BUSINESS**
 - 4A. Update on Community Recreation Initiative
 - 4B. Update on Morris Thomas Road to Keene Creek Park trail feasibility study
5. **NEW BUSINESS**
6. **COMMUNICATIONS**
7. **BOARD MEMBER REPORTS**
 - Michael Miller –
 - Gene Shaw –
 - Jim Sonneson –
 - Natalie Peterson –
 - Kelly Tasky –
 - Dwight Morrison –
 - Jenna Warmuth –
 - Jesse Stokke –
8. **ADJOURN**

Beginning shortly before 4:30 p.m. on December 15, 2020, this meeting will be available at:

<https://us02web.zoom.us/j/84469801526?pwd=b3hKbEJTUVIxSVRjWVNkZnU4RDludz09>

and/or by calling the number 312 626 6799 and utilizing the meeting ID 844 6980 1526 and the password 682547.

A few important tips regarding the Zoom platform:

If you do not have audio on your computer, but wish to see the meeting and speak at the meeting – you can log in both on your computer (to see) and call in on your phone (to speak)

**CITY OF HERMANTOWN
PARK BOARD
November 10, 2020 Meeting Summary
4:30 PM**

1. ROLL CALL

Members Present: Mike Miller; Gene Shaw; Jim Sonneson; Kelly Tasky; Dwight Morrison, Jesse Stokke; and Natalie Peterson.

Members Absent: Jesse Stokke and Jenna Warmuth.

Others Present: Eric Johnson, Community Development Director; Kent Koerbitz -- ICS.

2. MINUTES

Motion made by Jim Kelly Tasky to approve the October 20, 2020 regular meeting minutes. Seconded by Jim Sonneson. Motion carried.

3. PUBLIC DISCUSSION

None.

4. CONTINUING BUSINESS

4A. Update on Community Recreation Initiative

Kent Koerbitz of ICS provided an update to the Fichtner Park small group. A meeting of the small group had been held on November 5 which included 10 participants. Ideas pertaining to the use and future look of Fichtner Park were discussed.

Eric Johnson provided an update on the Trail small group. Eric outlined the different trail segments and provided a status of the trail work done to date.

5. NEW BUSINESS

5A. Presentation on Munger Trail Signage and Security

Eric Johnson shared a Powerpoint presentation outlining staff ideas to provide signage along the trail and at trail/roadway crossings. Also discussed was the use of gates with a 5' opening as well as boulders near the trail/roadway intersections in order to discourage motorized use of the trail.

Dwight Morrison stated the ideas looked good. Natalie Peterson asked what the gate opening width would be; Eric replied 5' openings.

6. COMMUNICATIONS

None.

7. BOARD MEMBER REPORTS

Mike Miller -- None

Gene Shaw -- None.

Jim Sonneson -- None

Kelly Tasky -- None.

Dwight Morrison -- Asked about the phasing/order of importance of trail segments associated with the trail master plan. Stated the Hwy 53 to Hermantown City Services complex should be the highest priority.

Jenna Warmuth -- Absent

**Jesse Stokke – Absent
Natalie Peterson – None.**

8. ADJOURN

Motion made by Dwight Morrison to adjourn the meeting. Seconded by Jim Sonneson. Meeting adjourned at 5:04 PM.

Officiated by:

Transcribed by:

Mike Miller, Chair

Mary Melde, Administrative Assistant

CITY OF HERMANTOWN

**PRELIMINARY ENGINEERING REPORT
AND
FEASIBILITY STUDY**

Prepared: November 11, 2020

**KEENE CREEK TRAIL
(KEENE CREEK PARK TO MORRIS THOMAS RD.)**

NCE JOB NO. 20-8013

RECOMMENDED:



Hermantown City Engineer

11/11/20

Date

TABLE OF CONTENTS

- 1. Report**
- 2. Project Cost Estimate**
- 3. Preliminary Plan & Exhibits**

PURPOSE

The purpose of this report is to determine the necessity, cost effectiveness, and economic feasibility for the design and construction of a 2,400 linear foot trail corridor from Morris Thomas Road to Keene Creek Park.

DISCUSSION

In 2014 the City along with its consultants HKGI and MSA prepared a master plan for the Proctor Hermantown Munger Trail Spur. This master plan identified a trail system connecting the Essentia Wellness Center/Hermantown School Campus to the Munger Trail in Duluth. This master plan is the basis for the City's trail master plan which was prepared in November 2019.

The City's master plan identifies 9 trail segments covering 8.9 miles from the Essentia Wellness Center/Hermantown School Campus to the Proctor/Hermantown border. These trail segments provide access to the Government Services Complex, Stebner Park, Keene Creek Park with additional connections to the Hermantown Marketplace and potentially Fichtner Field Park. To date 0.4 miles have been completed and 1.74 miles are currently under construction. The 0.4 miles are from the Stebner Road/Maple Grove Road intersection to Stebner Park and the 1.74 miles are from Stebner Park to Hermantown Road.

Segments

<u>Segments</u>	<u>Status</u>
Stebner/Maple Grove Intersection thru Stebner Park	Constructed 2019
Stebner Park to Hermantown Road	Under Construction
Morris Thomas Road to Keene Creek Park	Potential 2021 Construction
Essentia Wellness Center to Lavaque Junction	To Be Determined

In 2018, the City received a \$820,000 grant from the Greater MN Regional Park and Trails Commission for the purpose of designing and constructing two trail segments; the 1.74 mile segment currently under construction as well as the proposed segment from Morris Thomas Road to Keene Creek Park. The agreement includes language that a reduction in project scope may result in the reduction of grant funds.

The grant agreement identifies matching funds/in kind services of \$535,000 for the grant funding. The existing 1.74 mile segment under construction is bid at \$700,541.30 with approximately \$440,246.00 of in kind services associated with the trunkline sanitary sewer/trail work. There is approximately \$119,458.70 available through the grant as well as \$100,000.00 identified in the City's Capital Improvement Projects (CIP) for 2021 for the Munger Trail/Keene Creek trail sections. Furthermore, the Capital Improvement Projects for 2024 identifies \$50,000.00 for Keene Creek Park improvements associated with the trail. The use of the CIP money along with the in kind services will satisfy the conditions of the agreement pertaining to the City match.

The following funds are available for the proposed 2,400 trail segment proposed from Morris Thomas Road to Keene Creek Park:

\$119,458.40 – GMRPTC Grant

\$50,000.00 – CIP PK-18-002

\$50,000.00 – CIP PK-20-2024

\$50,000.00 – CIP PK-18-003 (identified in 2024 budget)

Total available funds: \$269,458.70

PARK DEDICATION FUND

The above referenced CIP funds come out of the park dedication fund. As of today, there is \$166,261 of available funds in this account. There are two approved projects currently under construction, three approved projects slated for 2021/2022 construction and one project in the City review phase which will be contributing to the park dedication fund within the next 3-24 months. These are the following projects:

Approved Projects Currently Under Construction - +/- \$138,300

- Peyton Acres (6 lots): \$6,600 park dedication plus \$4,050 - \$5,400 bedroom fees; +/- \$11,100
- Hermantown Apartments (149 units): \$80,800 park dedication plus \$31,500 bedroom fees; \$127,200

Approved Projects slated for 2021/2022 Construction - +/- \$109,450

- The Pillars of Hermantown (110 units): \$41,200 park dedication plus \$15,450 bedroom fees; \$56,650
- Engwalls Redevelopment: (26 lots) \$28,600 park dedication plus \$7,800 - \$11,700 bedroom fees; +/- \$38,400
- Jenny Farms (Shalne Stokke): (9 lots), \$9,900 park dedication plus \$4,050 - \$5,400 bedroom fees; +/- \$14,400

Future Projects Currently under review - +/- \$63,000

- Maple Grove Townhomes: 72 apartment units townhome units +/- \$46,800 park dedication plus +/- \$16,200 bedroom fees; +/- \$63,000

Total Approved and potential park dedication: +/- \$310,750

These additional fees would bring the park dedication fund to approximately \$477,011 within the next 3 to 24 months.

ALIGNMENT & EXISTING CONDITION REVIEW

NCE has reviewed the existing conditions of the area being evaluated for the trail segment from Morris Thomas Road to Keene Creek Park. NCE walked the area with Eric Johnson, Hermantown Community Development Director, evaluating the topography, wetland impacts, runoff management and constructability of a few different proposed alignments. See corresponding plan showing the (3) alignments being evaluated.

Alignment #1

The project will start at the east end of the parking area in Keene Creek Park. From the trail head the trail will swing to the west and then turn to the north and follow Okerstrom road along the east edge of the road to the intersection of Okerstrom and Morris Thomas. This alignment will encroach on Keene Creek much of the length and will be less desirable as it will be along the public road. ROW acquisition should be considered as it was found that ROW was less than typical on the Okerstrom segment north of Morris Thomas.

Alignment #2

The project will start at the east end of the parking area in Keene Creek Park extend north along the ball field and continue through the woods and end at the Morris Thomas east of the culvert intersection. No culvert crossings would be necessary but encroachment along Keene Creek just south of Morris Thomas would be necessary. There is a possibility of needing an easement from the adjacent property owner to the east. The design phase will determine if that is necessary.

Alignment #3

The project will start at the east end of the parking area in Keene Creek Park extend north along the ball field and continue through the woods and end at the Morris Thomas and Okerstrom intersection. This alignment will require a crossing of Keene Creek. This also allows for an at grade crossing at the intersection of Okerstrom Road and Morris Thomas Road. The Keene Creek crossing adds significant cost and the DNR has stated this is an undesirable option and creek crossings should be avoided.

KEENE CREEK CROSSINGS

NCE has also evaluated alignment options with the DNR specifically focusing on Keene Creek crossings. If the trail crossing were located at the intersection of Morris Thomas and Okerstrom Road, depending on trail alignment to the north, another crossing could be necessary. The DNR does not support having (2) crossing and a culvert in such a short length along Keene Creek. St. Louis County will be replacing a large culvert carrying Keene Creek under Morris Thomas in 2021.

MORRIS THOMAS CROSSING

NCE has discussed roadway crossings for the trail with St. Louis County. Vic Lund of St. Louis County recommends signage along the trail as well as warning signs along each roadway identifying the trail crossings. It is the preference of St. Louis County to put the onus on the trail user to obey the signage as well as exercise caution in crossing roadways. NCE and St. Louis County agree that whether the crossing is at the intersection or to the east of the Keene Creek crossing Morris Thomas, that the sight lines will be sufficient for either location.

FUTURE DEVELOPMENT

City staff have been in preliminary discussions with a local developer who owns the 33 acres in the NE quadrant of Morris Thomas Road and Okerstrom Road. The property owner is looking at conceptual options for how this property could develop and could eventually be a Planned Unit Development or a series of single family homes fronting Morris Thomas Road and Okerstrom Road. The City has had initial discussions with the property owner about a trail easement running north/south on the property in order to connect to an existing trail easement the City has along the rear property lines of the homes from 3749 to 3789 Johnson Road. The City would continue to pursue trail easements in order to extend to Hermantown Road and connect with the Engwall's property and existing trail. This scenario would provide trail access from the Stebner Road/Maple Grove intersection to Keene Creek Park.

DESIGN

Trail Construction: Trail Typical Section will be a 10' wide bituminous top with 2' gravel shoulders on each side. The In slopes of the trail will be graded at 3H:1V.

Minimum Typical Trail Section Construction (Based on Previous Segments) – Geotech to recommend
3" Bituminous Pavement
12" Class 5 Aggregate
9" Select Granular Borrow
Geotextile Fabric, Type 5

Site Evaluation

Further study of the site conditions and drainage characteristics along the trail will need to be performed prior to final design of the plan. The additional data to be collected is listed below.

Topographic and Boundary Survey: A survey will need to be completed and will serve as the basis of the trail design for alignment and elevation.

Soils Investigation: It is recommended that multiple soil borings be completed to determine soil conditions to understand the subgrade that the trail will be constructed on.

Wetland Permitting: A wetland delineation has been completed in 2019 by WSP directly for the City. This delineation will need to be expanded to encompass the proposed extents of the project throughout the length of the project. Various low-lying areas and Keene Creeks stream bed exist near the alignments being considered. If required, the project will need to mitigate any disturbed wetlands that are above and beyond the allowed wetland de minimis exemption.

CONCLUSION & RECOMMENDATION

Northland Consulting Engineers believes the improvements above are beneficial to the City of Hermantown. The construction of this segment of trail will be another piece of the overall Parks Department Master Plan to extend the Munger Trail Connector through the City of Hermantown.

Alignment #2 is the most desirable option based on its route off the edge of a public road providing a wooded trail and having no creek crossings. This alignment meets the desired goals of being an off road trail while also presenting lesser costs and permitting due to avoidance of a Keene Creek crossing. Also, it is likely that the future segment to the north would avoid a creek crossing if this alignment is constructed, saving future costs as well.

This segment by itself and in conjunction with the overall trail project will be a major benefit allowing for improved multiuse travel through the City by further extending to reach more distant areas of the city. Below is a summary of the projected cost for the improvements to the Trail Project.

PROJECTED COSTS

Cost Estimates for the Trail Improvements from Keene Creek Park to Morris Thomas Road have been developed and are attached. The estimated overall total costs are shown below. These costs are developed by looking at each alignment option. There is a funding gap based on current estimated project costs and current funding/grants available to the City. See attached Project Cost Estimates for detailed breakdown of cost of each alignment.

Estimated Construction Costs:

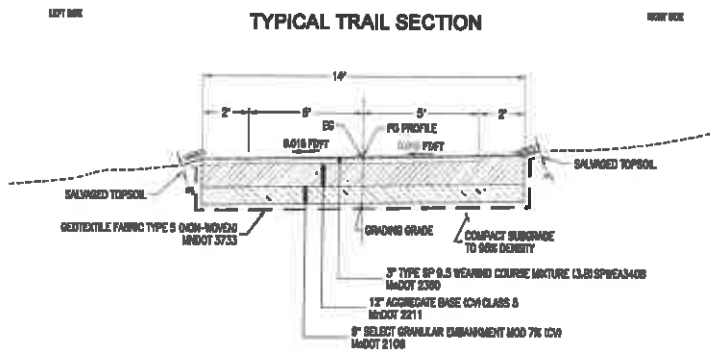
Alignment #1	\$346,537.35
Alignment #2	\$336,545.45
Alignment #3	\$433,491.40

Available Funds as of November 10, 2020

GMRPTC Grant	\$119,458.40
CIP PK-20-2024	\$50,000.00
CIP PK-20-2024	\$50,000.00
CIP PK-18-003 (Identified in 2024 budget)	\$50,000.00
Total Available Funds	\$269,458.70

Estimated Available Funds through 2022

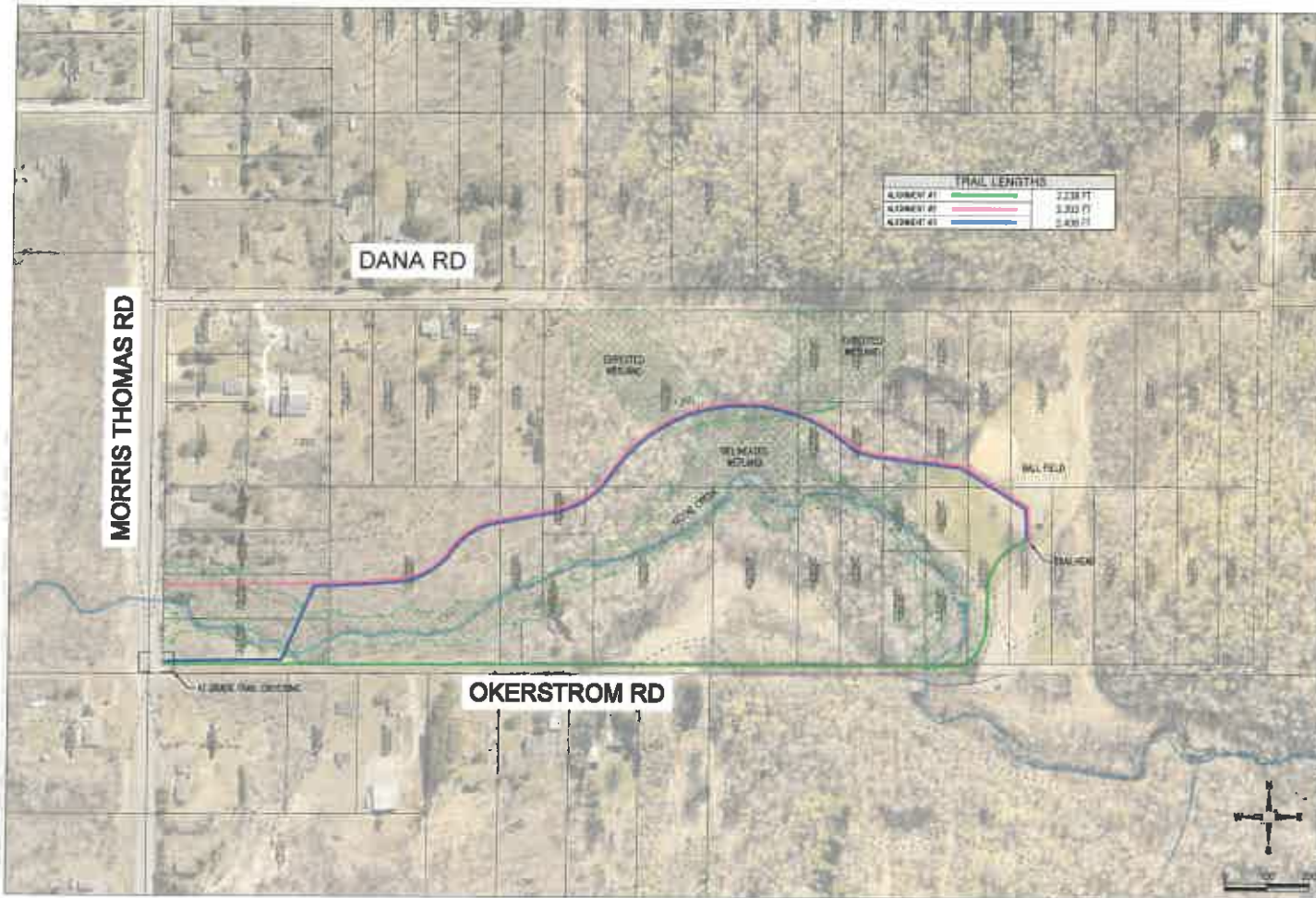
Existing available funds	\$269,458.70
Approved projects under construction	+/- \$138,300.00
Approved projects slated for 2021/2022	+/- \$109,450.00
Future projects under review	+/- \$63,000
Estimated Available Funds through 2022	\$580,208.70



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

SEAN J. HANSEN
 P.E.
 License No. 0000000000

Proj: 20-0013
 Date: 11/5/20
 Drawn: JFM
 Checked: MZ



TRAIL LENGTHS	
ALIGNMENT #1	2,238 FT
ALIGNMENT #2	3,303 FT
ALIGNMENT #3	3,401 FT

MORRIS THOMAS RD

DANA RD

OKERSTROM RD



Northland
 Consulting Engineers LLP.
 10000 10th Avenue, Suite 100
 Golden, CO 80401

KEENE CREEK PARK TRAIL
 FEASIBILITY STUDY
 KEENE CREEK PARK

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Colorado.
 License No. 10000
 Date: 11/16/20

OVERALL MAP
 3



Keene Creek Park Trail Engineer's Estimate

Alignment #1

Date: 11/5/20

Item No.	Spec. No.	Item Description	Unit of Measure	Estimated Quantities	Unit Price	Total Cost
1	2021.501	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00
2	2101.505	CLEARING	ACRE	0	\$ 6,500.00	\$ -
3	2101.505	GRUBBING	ACRE	0	\$ 5,000.00	\$ -
4	2105.507	COMMON EXCAVATION	CY	1,700	\$ 15.00	\$ 25,500.00
5	2105.507	COMMON BORROW (CV)	CY	1,500	\$ 20.00	\$ 30,000.00
6	2105.507	SELECT GRANULAR BORROW MOD 7% (CV)	CY	1,150	\$ 30.00	\$ 34,500.00
7	2105.604	GEOTEXTILE FABRIC TYPE V	SY	5,400	\$ 3.00	\$ 16,200.00
8	2211.507	AGGREGATE BASE (CV), CLASS 5	CY	1,330	\$ 35.00	\$ 46,550.00
9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	430	\$ 140.00	\$ 60,200.00
10	2501.603	15" CAS PIPE CULVERT	EACH	0	\$ 250.00	\$ -
11	2501.603	15" CAS PIPE CULVERT	LF	0	\$ 40.00	\$ -
12	2501.601	CULVERT CROSSING OR LOOP ON ROAD	LS	1	\$ 25,000.00	\$ 25,000.00
13	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$ 1,000.00	\$ 1,000.00
14	2573.502	STORM DRAIN INLET PROTECTION	EACH	12	\$ 250.00	\$ 3,000.00
15	2573.603	SILT FENCE, TYPE MS	LF	2,300	\$ 2.75	\$ 6,325.00
16	2575.504	SOD, TYPE LAWN	SY	0	\$ 10.00	\$ -
17	2575.504	EROSION CONTROL BLANKETS CATEGORY 3N	SY	4,300	\$ 3.00	\$ 12,900.00
18	2575.505	SEEDING	ACRE	0.90	\$ 500.00	\$ 450.00
19	2575.508	SEED MIXTURE 36-311 (UPLAND)	LB	90	\$ 15.00	\$ 1,350.00

Estimate Construction Total:	\$ 267,975.00
5% Contingency:	\$ 13,398.75
Geotechnical Investigation	\$ 5,000.00
Wetland Permitting	\$ 3,000.00
Surveying & Construction Staking	\$ 10,000.00
5% City Administrative Costs:	\$ 13,398.75
12% Engineering Fees (Design & Const):	\$ 33,764.85

Estimated Total Project Cost:	\$ 346,537.35
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Keene Creek Park Trail Engineer's Estimate

Alignment #2

Date: 11/5/20

Item No.	Spec. No.	Item Description	Unit of Measure	Estimated Quantities	Unit Price	Total Cost
1	2021.501	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00
2	2101.505	CLEARING	ACRE	1.4	\$ 6,500.00	\$ 9,100.00
3	2101.505	GRUBBING	ACRE	1.4	\$ 5,000.00	\$ 7,000.00
4	2105.507	COMMON EXCAVATION	CY	1,720	\$ 15.00	\$ 25,800.00
5	2105.507	COMMON BORROW (CV)	CY	200	\$ 20.00	\$ 4,000.00
6	2105.507	SELECT GRANULAR BORROW MOD 7% (CV)	CY	1,175	\$ 30.00	\$ 35,250.00
7	2105.604	GEOTEXTILE FABRIC TYPE V	SY	5,150	\$ 3.00	\$ 15,450.00
8	2211.507	AGGREGATE BASE (CV), CLASS 5	CY	1,475	\$ 35.00	\$ 51,825.00
9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	445	\$ 140.00	\$ 62,300.00
10	2501.503	15" CAS PIPE CULVERT	EACH	12	\$ 250.00	\$ 3,000.00
11	2501.503	15" CAS PIPE CULVERT	LF	180	\$ 40.00	\$ 7,200.00
12	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$ 1,000.00	\$ 1,000.00
13	2573.502	STORM DRAIN INLET PROTECTION	EACH	12	\$ 250.00	\$ 3,000.00
14	2573.503	SILT FENCE, TYPE MS	LF	5,600	\$ 2.75	\$ 15,400.00
15	2575.504	SOD, TYPE LAWN	SY	0	\$ 10.00	-
16	2575.504	EROSION CONTROL BLANKETS CATEGORY 3N	SY	4,300	\$ 3.00	\$ 12,900.00
17	2575.505	SEEDING	ACRE	0.90	\$ 500.00	\$ 450.00
18	2575.508	SEED MIXTURE 36-311 (UPLAND)	LB	90	\$ 15.00	\$ 1,350.00

Estimate Construction Total:	\$ 259,825.00
5% Contingency:	\$ 12,991.25
Geotechnical Investigation	\$ 5,000.00
Wetland Permitting	\$ 3,000.00
Surveying & Construction Staking	\$ 10,000.00
5% City Administrative Costs:	\$ 12,991.25
12% Engineering Fees (Design & Const):	\$ 32,737.95
Estimated Total Project Cost:	\$ 336,545.45



Keene Creek Park Trail Engineer's Estimate

Alignment #3

Date: 11/5/20

Item No.	Spec. No.	Item Description	Unit of Measure	Estimated Quantities	Unit Price	Total Cost
1	2021.501	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00
2	2101.505	CLEARING	ACRE	1.4	\$ 6,500.00	\$ 9,100.00
3	2101.505	GRUBBING	ACRE	1.4	\$ 5,000.00	\$ 7,000.00
4	2105.507	COMMON EXCAVATION	CY	1,800	\$ 15.00	\$ 27,000.00
5	2105.507	COMMON BORROW (CV)	CY	0	\$ 15.00	\$ -
6	2105.507	SELECT GRANULAR BORROW MOD 7% (CV)	CY	1,250	\$ 30.00	\$ 37,500.00
7	2105.804	GEOTEXTILE FABRIC TYPE V	SY	5,400	\$ 3.00	\$ 16,200.00
8	2211.507	AGGREGATE BASE (CV), CLASS 5	CY	1,450	\$ 35.00	\$ 50,750.00
9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	475	\$ 140.00	\$ 66,500.00
10	2501.503	15" CAS PIPE CULVERT	EACH	12	\$ 250.00	\$ 3,000.00
11	2501.503	15" CAS PIPE CULVERT	LF	180	\$ 40.00	\$ 7,200.00
12	2501.601	BOX CULVERT/BRIDGE	LS	1	\$ 75,000.00	\$ 75,000.00
13	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$ 1,000.00	\$ 1,000.00
14	2573.502	STORM DRAIN INLET PROTECTION	EACH	12	\$ 250.00	\$ 3,000.00
15	2573.503	SILT FENCE, TYPE MS	LF	5,800	\$ 2.75	\$ 15,950.00
16	2575.504	SOD, TYPE LAWN	SY	0	\$ 10.00	\$ -
17	2575.504	EROSION CONTROL BLANKETS CATEGORY 3N	SY	4,300	\$ 3.00	\$ 12,900.00
18	2575.505	SEEDING	ACRE	0.90	\$ 500.00	\$ 450.00
19	2575.508	SEED MIXTURE 36-311 (UPLAND)	LB	90	\$ 15.00	\$ 1,350.00

Estimate Construction Total:	\$ 338,900.00
5% Contingency:	\$ 16,945.00
Geotechnical Investigation	\$ 5,000.00
Wetland Permitting	\$ 3,000.00
Surveying & Construction Staking	\$ 10,000.00
5% City Administrative Costs:	\$ 16,945.00
12% Engineering Fees (Design & Const):	\$ 42,701.40
Estimated Total Project Cost:	\$ 433,491.40