

TITLE: Approval of an easement allowing CenterPoint Energy to install, operate and maintain a natural gas line on District property at 415 and 427 Blake Road N

RESOLUTION NUMBER: 17-041

MEETING DATE: June 8, 2017

PREPARED BY: Renae Clark

E-MAIL: rclark@minnehahacreek.org

TELEPHONE: 952-641-4510

REVIEWED BY: Administrator Counsel Program Mgr.
 Board Committee Engineer Other

WORKSHOP ACTION:

<input type="checkbox"/> Advance to Board mtg. Consent Agenda.	<input type="checkbox"/> Advance to Board meeting for discussion prior to action.
<input type="checkbox"/> Refer to a future workshop (date): _____	<input type="checkbox"/> Refer to taskforce or committee (date): _____
<input type="checkbox"/> Return to staff for additional work.	<input type="checkbox"/> No further action requested.
<input checked="" type="checkbox"/> Other (specify): Final Action	

PURPOSE or ACTION REQUESTED:

1. Approval of an easement affording CenterPoint Energy the right to construct, inspect, protect, operate, maintain, a gas transmission or distribution pipeline of maximum diameter 24-inches on District property located at 415 and 427 Blake Road N., Hopkins, MN.

PROJECT/PROGRAM LOCATION:

Blake Road and Lake St. NE, Hopkins MN

PROJECT TIMELINE:

June 2017 – August 2017

PROJECT/PROGRAM COST:

Fund name and number: Cottageville Park 3146

PAST BOARD/COUNCIL ACTIONS:

July 15, 2010: Resolution 10-058 Approval of Cooperative Agreement between MCWD and City of Hopkins

September 9, 2010: Resolution 10-083 Approval of purchase for 427-429 Blake Road, Hopkins

December 10, 2010: Resolution 10-082 Approval of Purchase Agreement for 415 Blake Road and 1303, 1305 Lake Street, Hopkins

February 27, 2014: Resolution 14-018 Approval of Concept Design and concurrence of project schedule and process presented by staff

December 11, 2014: Resolution 14-101 Approval of final design and authorization to solicit bids for Cottageville Park, phase 1

January 29, 2015: Resolution 15-005 Authorization to Award Bid for Construction of Cottageville Park Phase 1 Project and to Enter Into Construction Oversight Contracts

SUMMARY:

In 2010 MCWD purchased 427-429, 415 Blake Road N., 1303 and 1305 Lake Street in partnership with the City of Hopkins for the purpose of expanding Cottageville Park and incorporating improvements to regional stormwater management and the restoration and expansion of the Minnehaha Creek corridor. Phase 1 of the Cottageville Park improvements was completed in 2015. Phase 2 located at 415 Blake Road N. which will consist of public space including sidewalks, plaza, benches and associated retaining walls, vegetation, and signage is planned to be constructed upon completion of Blake Road reconstruction planned for 2018.

CenterPoint Energy intends to replace the existing 24-inch-diameter Natural Gas main currently in operation along Blake Road and under Minnehaha Creek in Hopkins. This project is being constructed as part of an overall construction project to replace approximately 63 miles of CenterPoint Energy's Metro Beltline (MBL) Pipeline System. The MBL supplies gas to regulator stations that deliver gas into distribution mains serving hundreds of thousands of CenterPoint Energy customers in the Minneapolis area. This transmission system consists of 74 miles of 20-inch and 24-inch-diameter steel pipe. The multi-year project began in 2012 and will ultimately be completed in 2023.

CenterPoint Energy has requested a temporary easement for construction staging on the District's property at 415 Blake Road, and a permanent easement over the location of the pipeline across 415 Blake Road and 427 Blake Road for the installation, protection, operation and maintenance of the proposed gas main. The pipeline alignment is adjacent and generally parallel to Blake Road. The intent is to install the pipe by boring using bore pits on either side of Minnehaha Creek. The work is subject to a District permit and the easement also requires that the staging remain at least 20 feet back from the creek top of bank.

The attached figure and alternatives analysis shows the proposed route and alternative routes that were investigated. Alternative methods were also investigated to avoid crossing District property within the proposed route and determined infeasible due to safety and constructability.

The proposed easement allows temporary impacts to sidewalk and new vegetation within Cottageville Park, phase 1 and protects all preexisting trees. The easement prohibits planned improvements for 415 Blake Road as proposed in the concept plans and 60% plans until after CenterPoint has completed the initial pipeline installation. After this time these planned improvements are expressly permitted.

CenterPoint Energy is responsible for the cost to restore all improvements disturbed by the pipeline installation activity and all District costs including administrative, engineering and legal associated with CenterPoint's work. CenterPoint also would be responsible for restoration costs in the event of any future need for work on the line. The easement provides for the District to contract for and oversee the restoration work under the current Phase 1 construction contract with Custom Builders. The restoration items and bid price are attached.

ATTACHMENTS:

1. Easement and referenced attachments
2. Alternatives analysis
3. Restoration plan and bid

RESOLUTION

**DRAFT for discussion purposes only and subject to Board approval and the availability of funds.
Resolutions are not final until approved by the Board and signed by the Board Secretary.**

RESOLUTION NUMBER: 17-041

TITLE: Approval of an easement to allow CenterPoint Energy to install, operate and maintain a natural gas line on District property at 415 and 427 Blake Road N

WHEREAS, the Minnehaha Creek Watershed District (MCWD) has adopted a *Comprehensive Water Resources Management Plan (WRMP)* in accordance with Minnesota Statutes §103B.231;

WHEREAS, the District's *Water Resources Management Plan* includes a Land Conservation Program;

WHEREAS, in 2010 the District under the Land Conservation Program budget acquired fee title to properties at 415 Blake Road N., 1303 and 1305 Lake Street NE, and 427-429 Blake Road ;

WHEREAS, in September 2010 the Board of Managers approved a Cooperative Agreement with the City of Hopkins to coordinate corridor improvements, including the city's design and construction of a stormwater treatment facility on the District's properties; integrated park improvements to those properties and the adjoining Cottageville Park; and further cooperation to expand public benefits within the purposes and powers of each partner, including economic and housing development, public facilities and water resource protection and conservation;

WHEREAS, CenterPoint Energy requires a temporary and permanent easement across and under 415 and 427 Blake Road N. for the replacement of a 24" diameter Natural Gas line that is currently in operation under Blake Road and Minnehaha Creek in Hopkins, and

WHEREAS, MCWD staff and legal counsel have developed the proposed easement language to provide CenterPoint Energy the right to construct, protect, operate and maintain the replacement natural gas line, and

WHEREAS, Pursuant to paragraph 5.a. when CenterPoint has completed pipeline installation, the District may construct the planned improvements at 415 Blake Road N, consisting of sidewalk, retaining wall, native vegetation, shrubs and trees, and

WHEREAS, Pursuant to paragraph 5.b. CenterPoint Energy is responsible for the cost to restore all improvements disturbed by the activities authorized under the easement in addition to administrative, engineering and legal costs associated with the restoration, and

WHEREAS, To maintain existing warranties of previous work performed by the District as part of Cottageville Park Phase 1, the restoration work will be contractor for and overseen by the District.

NOW, THEREFORE, BE IT RESOLVED that the MCWD Board of Managers hereby authorizes the District administrator to execute the proposed easement over MCWD properties located at PID 19-117-21-11-0079 (415 Blake Road N., Hopkins) and PID 19-117-21-11-0081 (427 Blake Road N. Hopkins), with further non-substantive changes and on advice of counsel.

Resolution Number 17-041 was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ____ ayes, ____ nays, ____ abstentions. Date: June 8, 2017

Secretary

**DRAFT for discussion purposes only and subject to Board approval and the availability of funds.
Resolutions are not final until approved by the Board and signed by the Board Secretary.**

EASEMENT

THIS EASEMENT made by and between Minnehaha Creek Watershed District, a political subdivision of the State of Minnesota established to protect and manage water resources pursuant to Minnesota Statutes chapters 103B and 103D ("Grantor"), and CenterPoint Energy Resources Corp., a Delaware corporation, doing business in Minnesota as CenterPoint Energy Minnesota Gas, its successors and assigns ("Grantee").

1. Grantor is the owner of real property in the City of Hopkins, Hennepin County, Minnesota, legally described in Exhibit A and Exhibit A-1 attached hereto (the "Property"). Grantor makes no representation or warranty to Grantee as to its title to the Property or the existence or nature of any encumbrances regarding the surface, subsurface or overhead use of the Property. At all times Grantor is engaging in activity pursuant to this Easement, it will be responsible to locate all existing surface, subsurface and overhead structures and take all legal and otherwise appropriate precautions to avoid damage to or interference with those structures.

2. In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by Grantee, the receipt of which is acknowledged, Grantor hereby grants to Grantee, forever, a perpetual easement to lay, construct, inspect, protect, operate, maintain, alter, abandon, relocate, replace, substitute and remove a gas transmission or distribution pipeline of maximum diameter 24-inches and appurtenances thereto ("Facilities") under the Property. The easement is as delineated and legally described in Exhibit B attached hereto ("Easement Area") and as subject to the further terms of this Easement. Other than signs and markers, all Facilities that Grantee installs or maintains under this Easement will be subsurface. Top of pipe elevations will be no less than three (3) feet below existing ground level to 20 feet below existing ground level as depicted in Exhibit D.

3. In addition, Grantor grants to Grantee the right of ingress to and egress from the Easement Area, the right to survey, the right of lateral and subjacent support, and the right to place signs and markers within the Easement Area as required by law or, in Grantee's judgment, as necessary to protect public safety or provide notification of Facility location. Grantor also grants to Grantee the right temporarily to place tools, equipment, material and soil within the Easement Area during active work.

Until November 1, 2017, or the completion of initial pipeline installation, whichever first, Grantee in addition may occupy the area labeled as "Temporary Construction Easement" on Exhibit D attached hereto for construction staging purposes. Notwithstanding Exhibit D, the Temporary Construction Easement will extend no closer than 20 feet to the top of the bank of Minnehaha Creek. At least three business days before occupying the Temporary Construction Easement, Grantee will notify Grantor, which will stake the top of bank. Grantee will install and, during all time that the temporary easement area is in use, maintain snow fence or equivalent fencing at the Temporary Construction Easement boundary nearest to Minnehaha Creek.

4. Initial pipeline installation will be by boring and open trench construction and Grantee's right to remove vegetation and excavate soils for that purpose is limited to the areas delineated and labeled as "Excavation Area" on Exhibit B.

5. The Property was acquired by Grantor with public funds specifically to improve the Property for water quality and habitat protection, and public recreation and education, by installing and maintaining water quality measures, native vegetation, irrigation and electrical systems, and public space infrastructure including facilities such as sidewalks, retaining walls, signage and seating. Grantor recently has spent substantial sums on such improvements and has programmed further investments. Accordingly:

a. Grantor will not construct a retaining wall or roofed structure, or plant trees, within the Easement Area, and Grantee may remove any such encroachment without the obligation to restore, repair or replace as set forth at paragraph 5.b, below; notwithstanding, after Grantee has completed initial pipeline installation, Grantor may construct the retaining wall, plant the trees and install the other public improvements identified on the plan sheet attached hereto as Exhibit C. Grantor may plant and maintain native vegetation and shrubs, and install public facilities including but not limited to paved surfaces, seating and signage, within the Easement Area. Grantee will protect any existing mature trees within the Easement Area, as labeled on Exhibit B, and their root structures.

b. Grantee will be responsible for the cost to restore, repair and/or replace any Grantor improvements disturbed by Grantee's activity under this Easement. Grantee will give Grantor prior written notice of activity that may disturb any Grantor improvements, describing the nature and extent of disturbance. Grantee and Grantor will coordinate as feasible in advance of disturbance, and Grantee will design and plan the activity to minimize impact on and risk to Grantor improvements, including but not limited to irrigation and electrical systems, native vegetation and public space improvements. Grantor will present, for Grantee approval, a scope of work for restoration, repair and/or replacement that states the cost of that work including Grantor's associated administrative, engineering and legal costs (together, the "Cost"). Such work will be performed under control of Grantor both to maintain warranties and because the work may be specialized.

Grantee will be responsible for the cost to restore, repair and/or replace any Grantor improvements disturbed by Grantee's activity under this Easement. Before any site disturbance, Grantor and Grantee will meet on site and mark trees to be protected, and Grantee will protect each such tree with snow fence or equivalent. Grantor will inspect trees on or about July 31, 2018. In the event of tree damage, Grantee will replace any tree that, in Grantor's judgment, is lost with two trees of one-half the caliper thickness of the lost tree or 4" DBH whichever is greater.

c. Before Grantee engages initial pipeline installation, it will deposit with Grantor funds equal to 125 percent of the Cost, which Grantor will hold in escrow and use to pay for restoration, repair and/or replacement work. Grantee will be responsible for the actual cost of the work, including any amount above the escrow amount, and Grantor will refund any escrow funds not used.

d. Grantee will not apply herbicide, and will not disturb soils or vegetation within 20 feet of the top of bank of Minnehaha Creek, without prior written notice to Grantor and compliance with all reasonable conditions Grantor may prescribe in writing.

e. The prior notice and scope escrow requirements of paragraph 5.b & 5.c do not apply to emergency activity. In the event of an emergency, Grantee will notify Grantor of its need to enter the Property at its earliest opportunity by effective means. All terms of section 5 regarding Grantee's responsibility for the cost of restoration, repair and/or replacement apply to emergency activity.

6. Grantor will not interfere with Grantee's exercise of its rights under this Easement. Other than minor adjustments to grade and soils as appropriate to plant and maintain vegetation or install other permitted improvements, Grantor will not fill or excavate within the Easement Area without Grantee's written approval, which will not be unreasonably delayed or withheld. Grantor will not voluntarily allow other subsurface utilities to be located within the Easement Area without Grantee's written consent, which consent shall not unreasonably be delayed or withheld.

7. Grantee will repair or replace any land, trees or property of Grantor outside of the Easement Area damaged by Grantee's activity under this Easement. Grantee will hold Grantor harmless, and indemnify Grantor, with respect to death, personal injury or damage to property of any third party arising from Grantee's activity under this Easement. Grantee recognizes that the Property is public space and is responsible for public safety at all times it is working, or maintaining facilities, on the Property.

8. If Grantee discontinues use of its gas facilities, Grantee has the right, but not the duty, to enter on the Easement Area and remove all or any portion of those facilities.

9. Grantee may exercise the rights conveyed herein from time to time as may be necessary and convenient. Grantee's failure to exercise said rights will not limit or extinguish said rights. Grantee's rights can be extinguished or modified only by a written instrument executed by Grantee and filed of record in Hennepin County.

10. Nothing in this Easement relieves Grantee from its legal obligation to obtain a permit or approval from the District pursuant to its duly adopted rules, as applicable, for proposed work.

11. The terms and provisions of this Easement run with the land in perpetuity, and bind and benefit the successors and assigns of Grantor and Grantee. Grantee may assign or lease this Easement in whole or part but only for the purposes described herein.

EXHIBIT A

LEGAL DESCRIPTION

427 Blake Rd N: PID# 19-117-21-11-0081

Real Property in the County of Hennepin, State of Minnesota, described as follows:

That part of Lot 70, Auditor's Subdivision Number 239, Hennepin County, Minnesota, described as beginning at a point in the West Line of said Lot 70 distant 240 feet South of the Northwest corner thereof; Thence East parallel to the North line of said Lot 70, 335.6 feet; thence South parallel to the East line of said Lot 70, 146.50; thence deflecting to the right at an angle of 90 degrees for a distance of 180.01 feet; thence deflecting to the left at an angle of 72 degrees to the center line of Minnehaha Creek; thence Northwesterly along the centerline of said Creek to the West line of said Lot 70; thence North along the West line of said Lot 70 to the point of beginning except the West 33 feet and except that part designated and delineated as parcel 30B, Hennepin County Right of Way Map No. 2.

Together with an easement over a ten (10) foot strip of land running from the South line of the above described tract to the Northerly line of Lake Street, the East line of said strip being the Southerly extension of the East line of the above described tract.

(Abstract Property)

EXHIBIT A-1

LEGAL DESCRIPTION

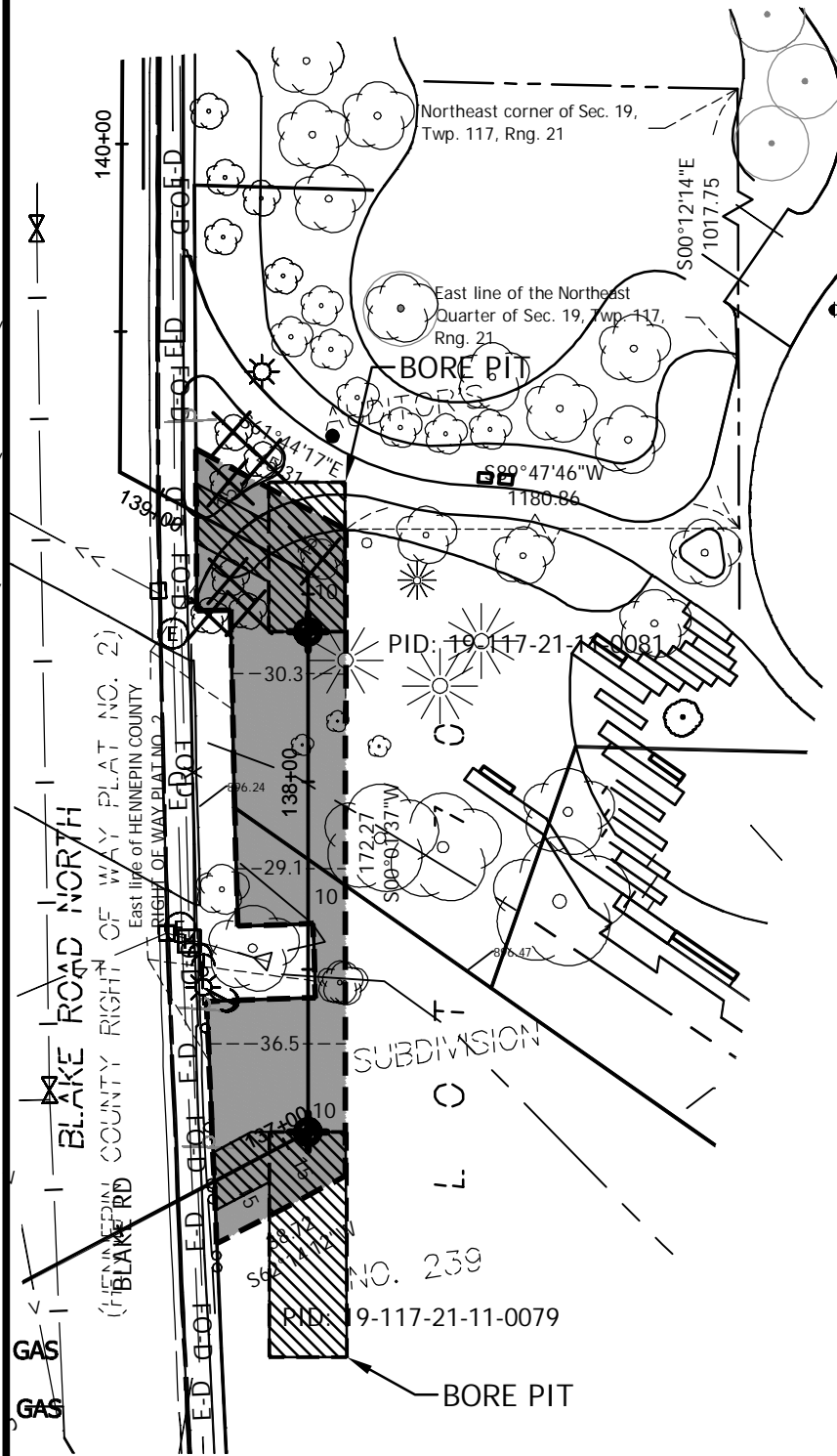
415 Blake Road N: PID# 19-117-21-11-0079

That part of Lot 70, Auditor's Subdivision Number 239, Hennepin County, Minnesota, lying Southwesterly of Minnehaha Creek, except that portion conveyed to Hennepin County for Highway Purposes.

CENTERPOINT ENERGY

2017 MBLSW BLAKE ROAD/TEXAS AVENUE

EXHIBIT B







PERMANENT UTILITY EASEMENT

A permanent easement for utility purposes over, under, and across that part of Lot 70, AUDITOR'S SUBDIVISION NO. 239, according to the recorded plat thereof, Hennepin County, said easement is described as follows:

Commencing at the northeast corner the Northeast Quarter of Section 19, Township 117, Range 21, said Hennepin County; thence South 00 degrees 12 minutes 14 seconds East, assumed bearing along the east line of said Northeast Quarter, a distance of 1017.75 feet; thence South 89 degrees 47 minutes 46 seconds West, 1180.86 feet to the point of beginning; thence South 00 degrees 01 minutes 37 seconds West, 172.27 feet; thence South 62 degrees 14 minutes 12 seconds West, 38.72 feet to the east line of HENNEPIN COUNTY RIGHT OF WAY PLAT NO. 2, according to the recorded plat thereof, said Hennepin County; thence northerly along said east line of HENNEPIN COUNTY RIGHT OF WAY PLAT NO. 2, to the point of intersection with a line which bears North 61 degrees 44 minutes 17 seconds West from the point of beginning; thence South 61 degrees 44 minutes 17 seconds East, 45.41 feet to the point of beginning.

Said utility easement contains ±5,950 square feet (±0.14 acres).

LEGEND

-  Utility Easement
-  Area of Excavation
-  Trees not to be disturbed
-  Trees to be removed



REVISED: MAY 30, 2017

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE: 

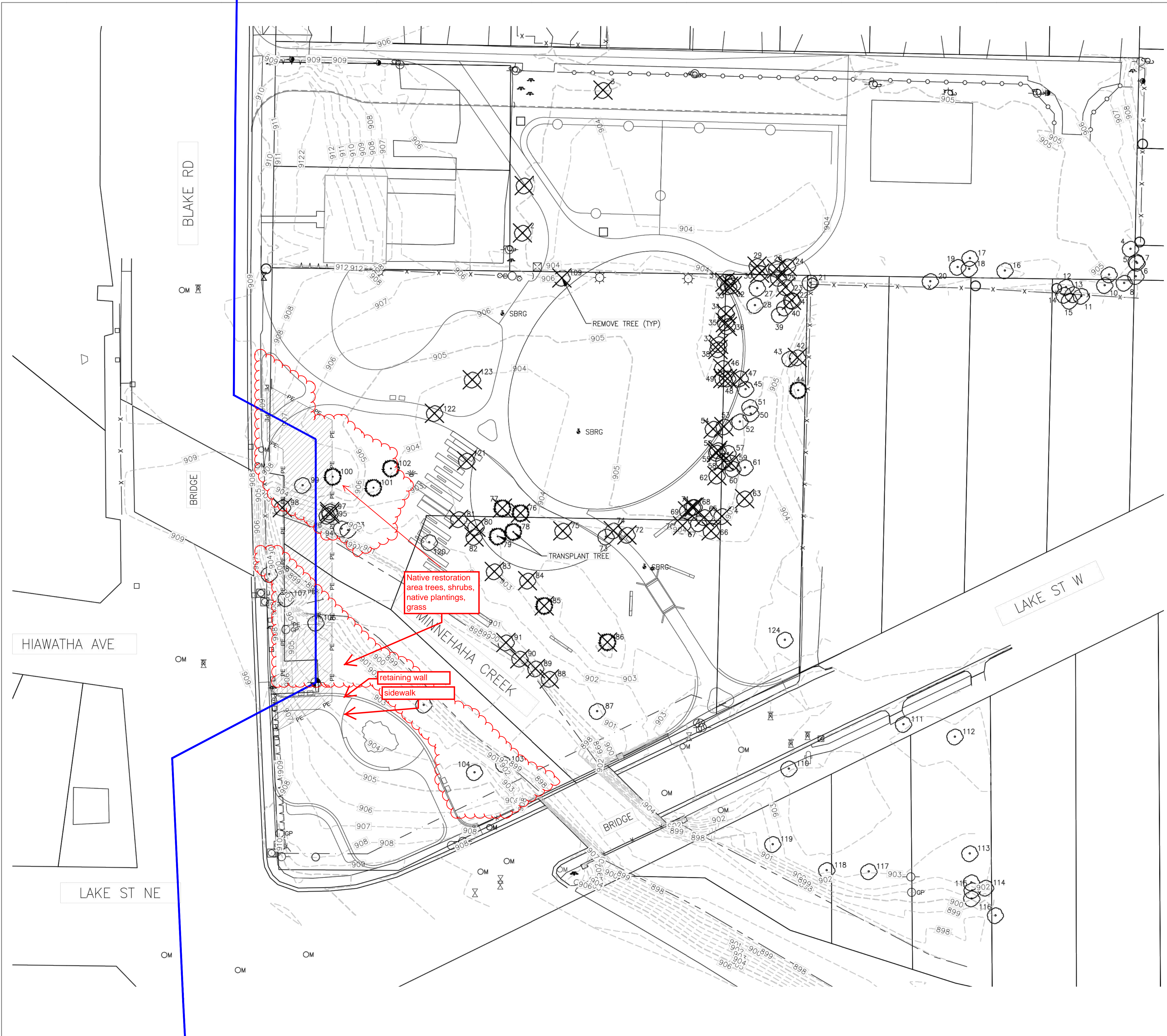
DATE APRIL 25, 2017 LIC. NO. 43133



Stantec
St. Paul Office
 2335 West Highway 36
 Saint Paul, MN 55113
 Phone: 651-636-4600
 Fax: 651-636-1311
 Website: www.stantec.com

SURVEY	193803308V601.dwg
DRAWN	DJR
PROJ. NO.	193803308

Plot Date: 06/02/2017 - 12:00pm
 Drawing name: V:\1938\active\193803308\CAD\dwg\193803308V601_GDS\$KETCH.dwg
 Xrefs: 193803308_XSAP_193803308_XSXT



NOTES:
 1. SEE SHEET C1.3 FOR TREE PRESERVATION LIST.
 2. CONTRACTOR SHALL MEET WITH OWNER AND ENGINEER PRIOR TO BEGINNING TREE REMOVALS.
 3. SEE LANDSCAPE DRAWINGS FOR NEW LOCATION OF TREES MARKED AS TRANSPLANT.

EXHIBIT C



HART HOWERTON

NOT FOR CONSTRUCTION

COTTAGEVILLE PARK
 PHASE 1
 Hopkins, Minnesota
 Minnehaha Creek Watershed District

SCALE: AS SHOWN
 WITH THIS DRAWING IS DEEMED TO BE A PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS DRAWING.

DATE	ISSUE
####	####

REVISIONS		
NO	DATE	ISSUE

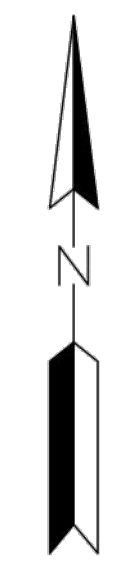
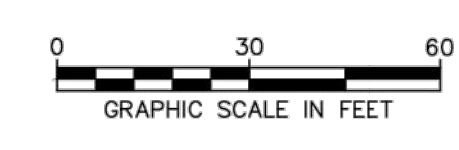
DRAWING TITLE:
TREE PRESERVATION PLAN

PROJECT #:
 0185-5097

DRAWN BY:
 MJS

CHECKED BY:

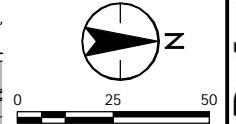
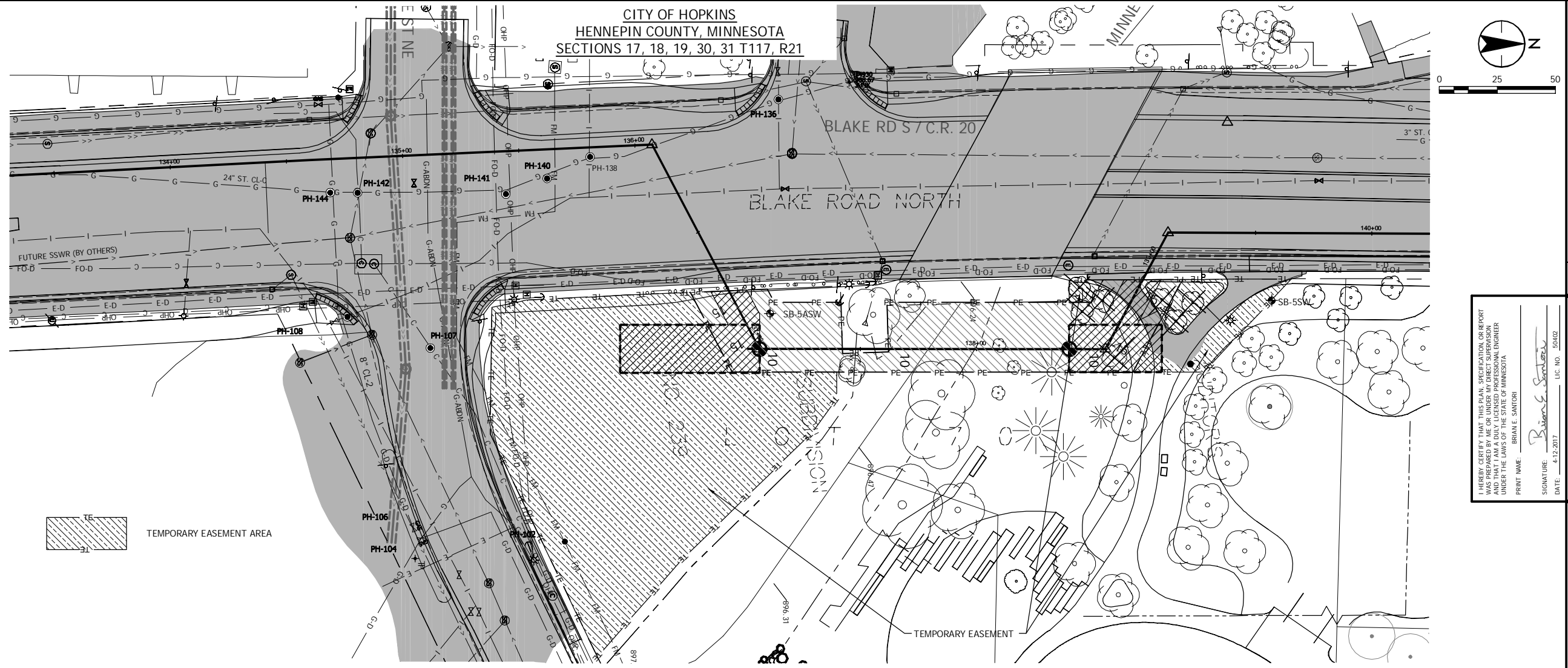
DRAWING NO:
C1.2



I hereby certify that this report or report was prepared by me or under my direct supervision and I am a duly licensed Enr iner under the laws of the State of Minnesota.
 Name Here
 License No:
 Date: ###/###/##

EXHIBIT D

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA
SECTIONS 17, 18, 19, 30, 31 T117, R21

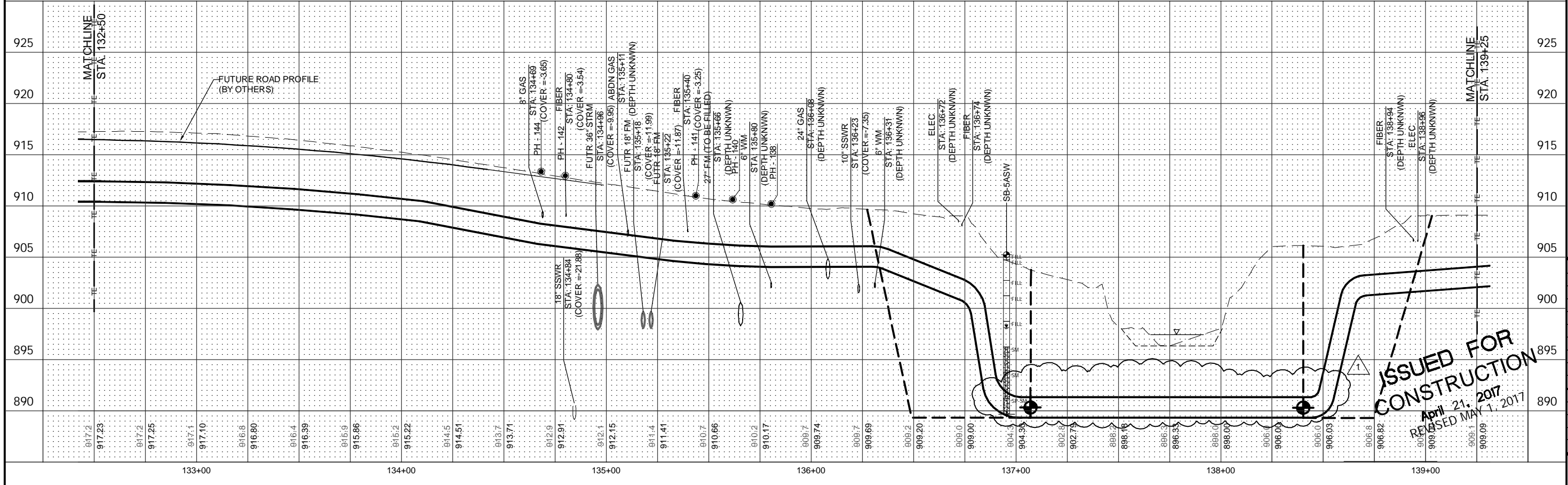


CenterPoint
Energy

700 Linden Avenue
Minneapolis, Mn 55403
Phone: (651) 321-5329

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: BRIAN E. SANTORI
SIGNATURE:
DATE: 4-12-2017
LIC. NO. 50402

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: MARK R. STREZ
SIGNATURE:
DATE: 4-12-2017
LIC. NO. 42717



2017 MBLSW BLAKE ROAD / TEXAS AVE
24" St., X65, 0.375 W.T. NATURAL GAS PIPELINE

ALIGNMENT SHEET

NO.	REVISION	DATE

SURVEY	STANTEC
DRAWN	STANTEC-GDS
DESIGNED	LHB CORP
APPROVED	CNP-DJD
PROJ. NO.	80574030

SHEET NUMBER
C4.07

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CenterPoint Energy – Metro Beltline Pipeline Replacement Project
24-inch-diameter Gas Main Auger Bore Installation – Minnehaha Creek
Route Alternatives Analysis
03-01-17

Background:

In 2017 CenterPoint Energy intends to replace the existing 24-inch-diameter Natural Gas main currently in operation along Blake Road and under Minnehaha Creek in Hopkins, Minnesota. This project is being constructed as part of an overall construction project to replace approximately 63 miles of CenterPoint Energy's Metro Beltline (MBL) Pipeline System.

The MBL supplies gas to district regulator stations that deliver gas into distribution mains serving hundreds of thousands of CenterPoint Energy customers in the Minneapolis metropolitan area. This transmission system consists of 74 miles of 20-inch and 24-inch-diameter steel pipe.

In 2012 CenterPoint Energy began replacement of the MBL. This multi-year project lowers the pipe's risk profile and re-classifies the pipe from transmission to distribution status. Replacement and refurbishment will lower the risk profile by eliminating mechanically coupled joints, upgrading cathodic protection systems, installing remotely controlled valves and installing welded pipe with improved coatings. Higher yield strength pipe is being installed which will allow the pipe to be operated at a lower percentage of the yield strength. This multi-year project is schedule to be completed by the end of 2023.

2017 Metro Beltline Southwest Line Replacement Project:

The 2017 Metro Beltline Southwest Line (MBLSW) Replacement Project is one of six proposed for construction projects in 2017 along the MBL. The project corridor is along Texas Ave and the south Highway 7 frontage road between Texas Ave and Blake Rd in St. Louis Park and Blake Rd in Hopkins. The northern limits of this project are Minnetonka Blvd while the southern limits are Spruce Rd and will include a total installation of approximately 13,000 feet of 24-inch-diameter steel pipe. The attached figure depicts the existing and proposed alternate pipeline routes associated with the crossing of Minnehaha Creek.

Minnehaha Creek Crossing:

Currently, the 24-inch-diameter steel pipeline crosses Minnehaha Creek within the right-of-way of Blake Road on the west side of the bridge. This pipeline was installed by open-trench excavation in 1952. CenterPoint Energy plans to replace and relocate the pipeline segment at this location by using auger bore technology. CenterPoint Energy is proposing to replace the pipeline segment on the east side of Blake Road outside of the road right-of-way due to constraints now present on the west side of the crossing, which will be further discussed under the Alternate 1 route analysis described below.

Installation of the new pipeline segment would require an easement from the Minnehaha Creek Watershed District (MCWD) to install and operate the pipeline on two properties (including Cottageville Park) located on either side of the Minnehaha Creek adjacent to Blake Road. Both properties are located northeast of the Blake Road and Lake Street Intersection and are owned by the MCWD.

CenterPoint Energy reviewed three alternative routes in addition to the preferred route alignment which are detailed below and identified on the attached figure.

Alternate Route 1:

Alternate Route 1 (existing crossing location) was evaluated due to the existing pipe being already located on the west side of Blake Road both within and outside of the public right-of-way. Due to the proximity of the existing apartment building located at 434 Blake Road North on the north side of the creek, there is insufficient space to complete an auger bore at this location. Due to the physical limitations and potential to damage the structure of the existing building, this alternate was not pursued.

Alternate Route 2:

Alternate Route 2 generally follows the west side of Blake Road at the crossing of Minnehaha Creek. However, installation of the pipeline under the creek would be located under the existing Blake Road Bridge. This alternate route was reviewed at the request of the Minnehaha Creek Watershed District.

Installing the pipeline below the existing bridge exposes this pipe to potential risks when the bridge is replaced in the future. To install this pipe CenterPoint Energy would need to perform an auger bore which would require the pipe to be located approximately 25 to 30 feet below the road surface. This pipeline construction technique can be performed with precision provided there is sufficient clearance between the existing bridge pilings; however, the concern occurs when the bridge is replaced in the future and new pilings are installed, which in CenterPoint Energy's opinion may be installed too close to the high pressure natural gas pipeline.

Typically the pilings for a new bridge of this size are installed with an offset of approximately 5 to 8 feet on center. If the pilings are a typical 24-inch-diameter and installed at 5-foot center to center intervals this would only leave a 6-inch clearance on either side of the new pipeline. Using an 8-foot center to center installation would leave a more generous clearance of 2 feet on each side of the pipeline. Unfortunately we do not know at this time how a replacement bridge will be designed and constructed. CenterPoint Energy does not believe there would be a way for a contractor to install the bridge pilings safely without damaging the pipeline.

CenterPoint Energy's concerns were not limited to the future construction of the Blake Road Bridge over Minnehaha Creek. CenterPoint Energy contacted Hennepin County's Bridge Design Division to discuss installing the new pipeline under the existing bridge. Hennepin County engineering staff expressed concern with the protection of the current bridge's integrity if CenterPoint Energy were to install a new pipeline under the bridge.

Due to the potential to damage the existing bridge and future potential to damage the pipeline if the bridge was replaced, CenterPoint Energy does not recommend constructing this alternate route.

Alternate Route 3:

Alternate Route 3 requires the new 24-inch-diameter pipeline to be constructed within a new corridor between Highway 7 and Lake Street on Texas Avenue and on Lake Street Northeast between Texas Avenue and Blake Road North. The City of Hopkins has denied CenterPoint Energy's request to construct the new pipeline within this alignment. This route also requires excavation of the exit auger bore pit to be placed in an area that has extensive below ground infrastructure

installed during the Cottageville Park construction. Much of this infrastructure is storm water, electrical, or irrigation related. These newly installed utilities would require removal and replacement during construction of the pipeline, which may interrupt service to nearby structures. Due to the above stated reasons this alternative is not recommended.

Preferred Route:

CenterPoint Energy's Preferred Route will continue to utilize the Blake Road corridor for installation of the new 24-inch-diameter natural gas pipeline. CenterPoint Energy has received approval from Hennepin County and the City of Hopkins to realign the new 24-inch-diameter pipe from the west side of Blake Road to the east side.

This realignment will require the pipeline to be installed within the Cottageville Park property as depicted in the attached figure. CenterPoint Energy intends to minimize new right-of-way on these properties and will only install that portion of the pipeline outside of the road right-of-way necessary to install the pipeline under Minnehaha Creek.

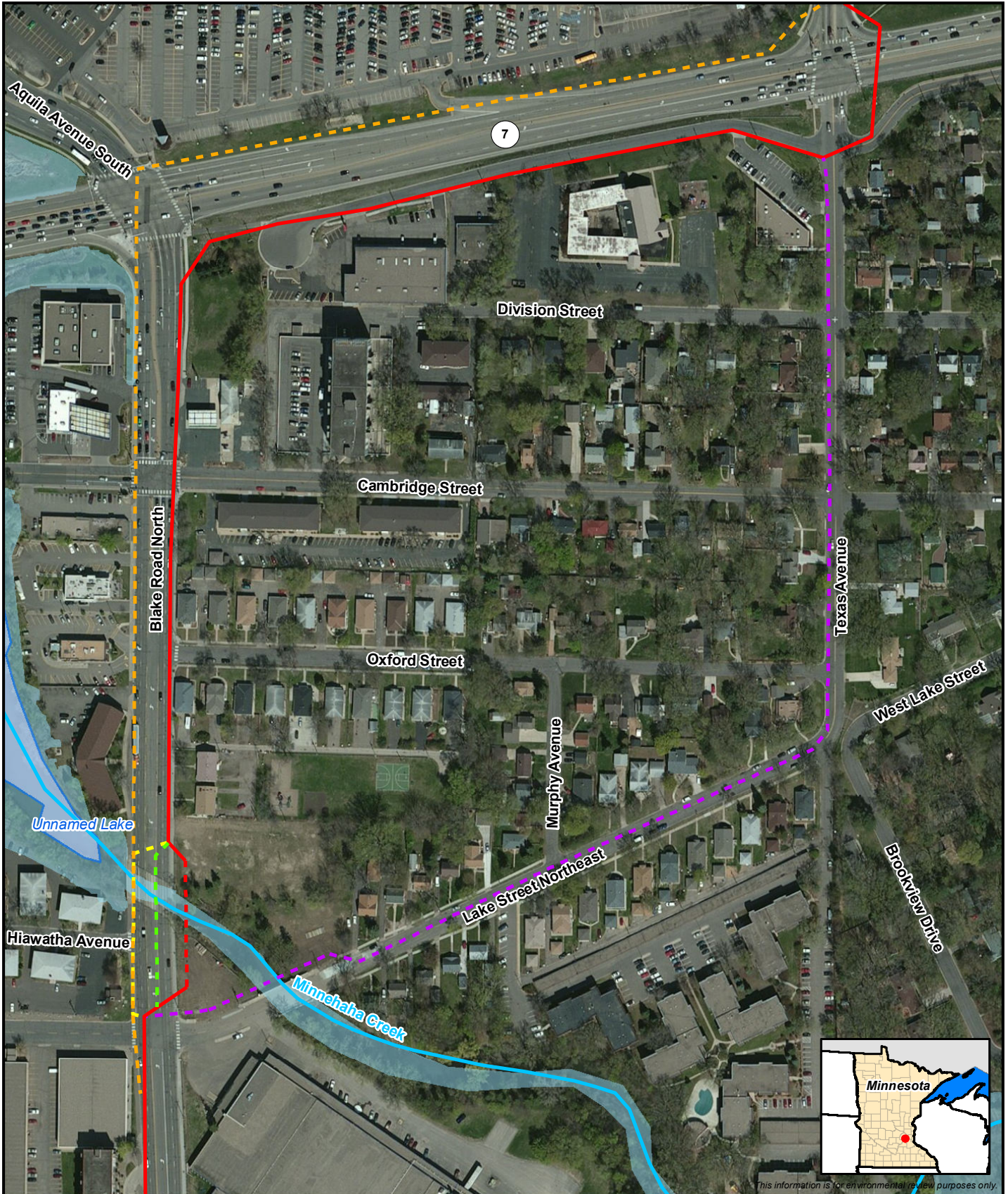
CenterPoint Energy has been working with the MCWD to find an alignment with the least impact to the newly constructed park. This alignment includes the auger bore exit pit to be located within the Cottageville Park. Current designs will require minor tree removal of newly placed trees. No mature trees are anticipated to be affected by this work. Some irrigation infrastructure and a concrete trail will need to be replaced after construction. Any restoration of existing plantings or infrastructure will be the responsibility of CenterPoint Energy.

Additionally, the auger bore entry pit is proposed to be excavated within property also owned by the MCWD. This property is located along the south bank of Minnehaha Creek between Lake Street and Blake Road and is predominately undeveloped.

Analysis Results:

Due to Alternate Routes 1 through 3 not being constructible or permission has been denied by the City of Hopkins, CenterPoint Energy is requesting approval from the MCWD to allow the installation of the new 24-inch-diameter gas pipeline within the southeastern portions of Cottageville Park and the property in the northeast quadrant of Blake Road and Lake Street.

This installation will require a temporary workspace and permanent easement from the MCWD.



This information is for environmental review purposes only.

- Existing Route
- Alternate Route 1
- Alternate Route 2
- Alternate Route 3
- Preferred Alternate Route
- Proposed Route
- Public Waters Inventory Streams
- Public Waters Inventory Lakes
- NWI Wetlands



CenterPoint Energy

Minnehaha Creek Crossing Alternative Route Analysis

2017 MBLSW Replacement Project
St. Louis Park and Hopkins, Hennepin County, Minnesota

Mobilization CBI/GNL

1

2500

2500.00

TYPE	KEY	NAME	QUANTITY
TREE	MRJ	Malus "Jewcole"	3
TREE	QUM	Quercus Macrocarpa	1
TREE	AMG	Amelanchier X.G. "Autumn Brilliance"	3
FLOWER	HHR	Hemerocallis "Happy Returns"	146
SHRUB	RGL	RHUS A. "GRO-LO"	25
MULCH	-	Light Bark Mulch (3" cover)	200 FT^3
MULCH	-	Dark Bark Mulch (3" cover)	150 FT^3
Grass	-	Sod - Within Park	500 FT^2
GRASS	-	Hydro Seed - Triangle South of Creek	12,500 FT^2
IRRIGATION	-	Sprinkler Heads	11
IRRIGATION	-	1" Poly Line	178 FT
CONCRETE	-	5" Colored	491.1 ft^3

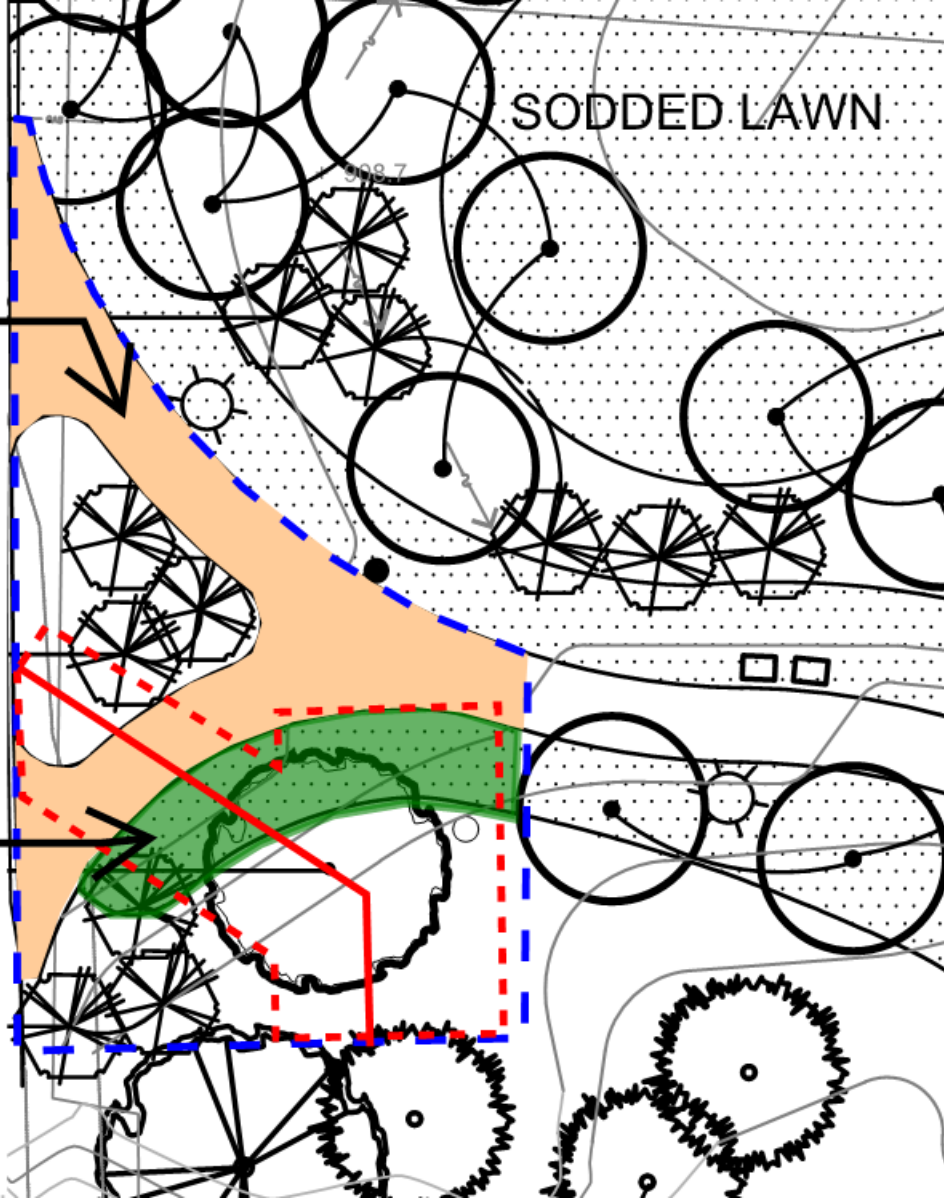
437.50	1312.50
562.50	562.50
437.50	1312.50
20.00	2920.00
75.00	1875.00
2.00	400.00
2.00	300.00
4.00	2000.00
.50	6250.00
90	990.00
1.50	267.00
12.00	5893.20

26,582.70

SODDED LAWN

492 ft³
Colored
Concrete

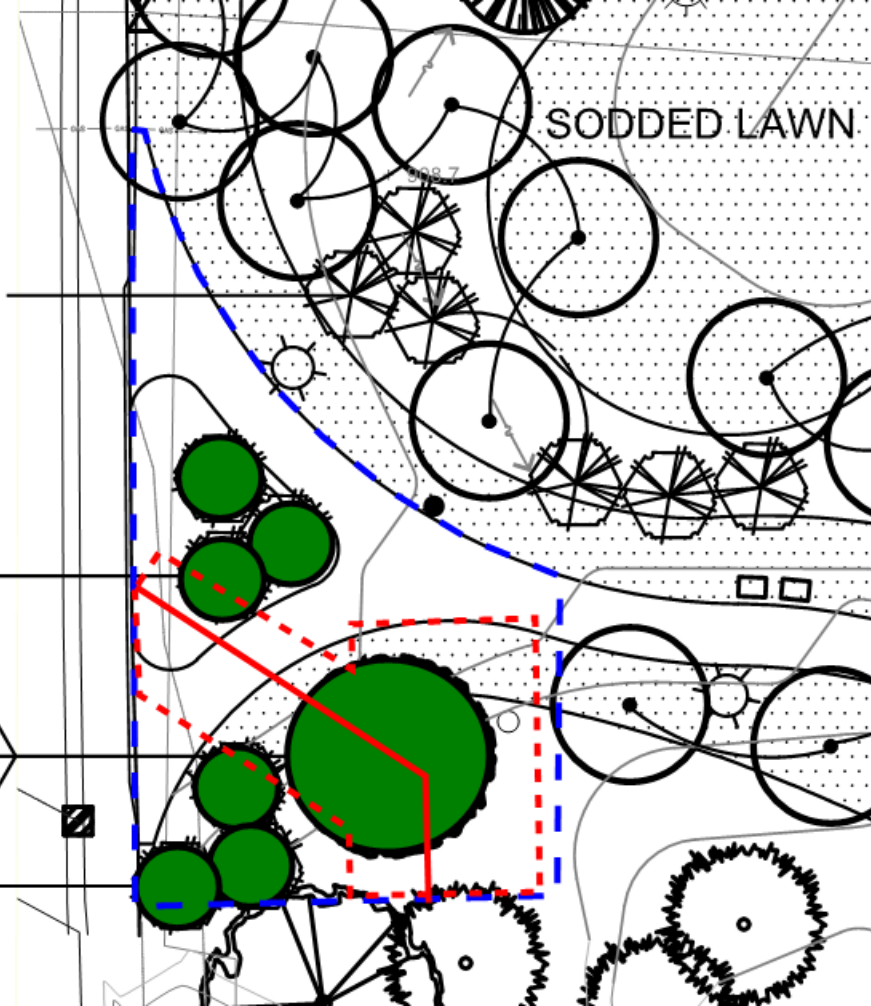
Sod 500 ft²



3
MRJ

1
QUM

3
AMG



SODDED LAWN

1997

SODDED LAWN

908.83

908

907

906

200 ft³ Light Mulch

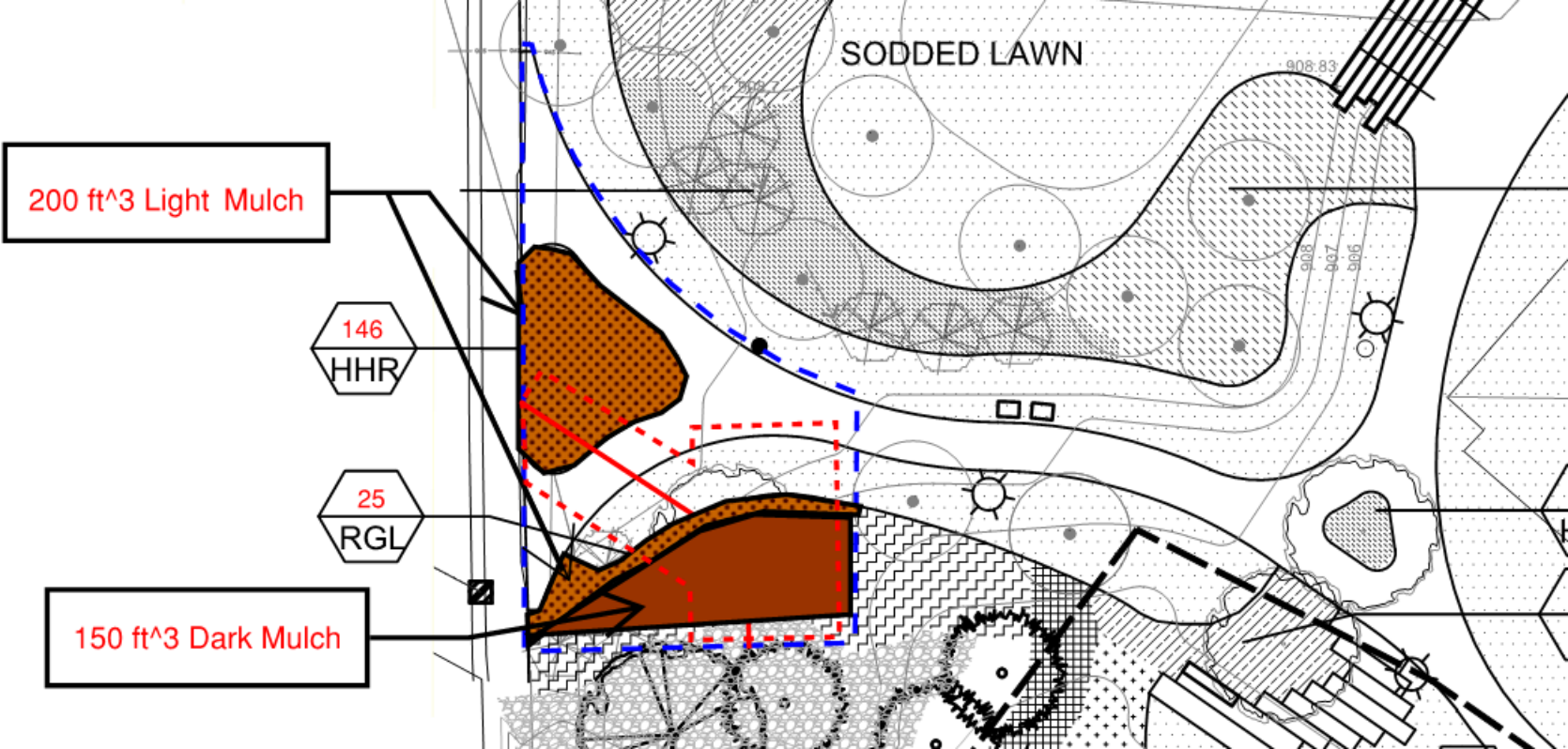
146

HHR

25

RGL

150 ft³ Dark Mulch



Surface
Disturbance



Underground
Disturbance



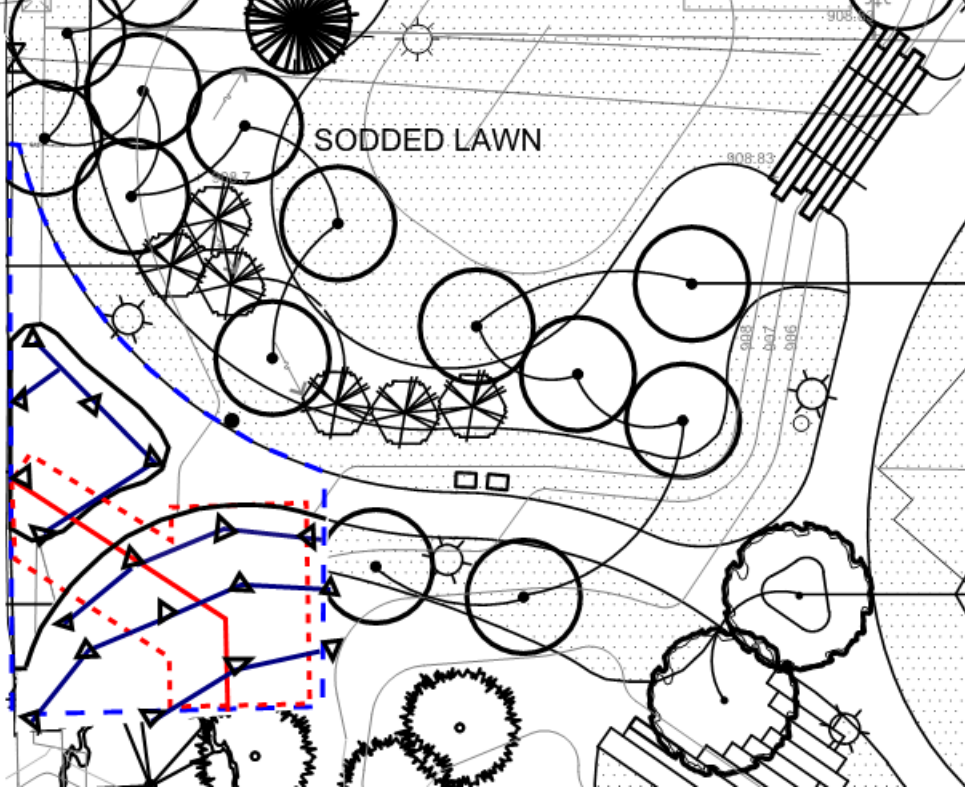
Pipe



Sprinkler
Head



1" Sprinkler
Line



SODDED LAWN

808.83

807

806

3
MRJ

1
QUM

3
AMG

EXISTING TREES
TO REMAIN, TYP.

MINNEHAHA CREEK

9
PQT

SODDE

Hydro Seed 12,500 ft²

