



Environment and Natural Resources Trust Fund

2021 Request for Proposal

General Information

Proposal ID: 2021-330

Proposal Title: Brookston Campground, Boat Launch & Outdoor Recreational Facility Final

Project Manager Information

Name: Kaycee Melin

Organization: City of Brookston

Office Telephone: (218) 428-4929

Email: kayceemk@icloud.com

Project Basic Information

Project Summary: The City of Brookston will be building a campground, boat launch, and outdoor recreation area on the banks of the St. Louis River in northeastern Minnesota.

Funds Requested: \$500,000

Proposed Project Completion: 2021-12-31

LCCMR Funding Category: Land Acquisition for Habitat and Recreation (G)

Project Location

What is the best scale for describing where your work will take place?

Region(s): NE

What is the best scale to describe the area impacted by your work?

Statewide

When will the work impact occur?

In the Future

Narrative

Describe the opportunity or problem your proposal seeks to address. Include any relevant background information.

Brookston, a nearly 100-year old community situated along the beautiful St. Louis River in northeastern Minnesota's St. Louis County, was founded by Finnish and Swedish settlers moving to the area in the late 1890s. The city also sits in close proximity to the Fond du Lac Tribal Reservation, whose area neighbors the community. The abundance of timber brought many loggers to the area and due to its proximity between Duluth and the Iron Range, the railroad became a burgeoning industry in Brookston as the Duluth, Mesabi & Iron Range Railroad hauled iron ore from the mines to the port of Duluth. Brookston was completely destroyed in 1918 by fires, but the citizens rebuilt. The flood of 2012 also devastated the community with water from the river rising so high that it submerged roads and the railroad tracks. Again, the citizens rebuilt. Today the city of 155 people is a stop for travelers and home to generations of families. As the community looks to the future, a campground, boat launch, and recreational facilities are part of its plan for growth and survival. The residents have longed to share the natural beauty of their community with visitors from across the state.

What is your proposed solution to the problem or opportunity discussed above? i.e. What are you seeking funding to do? You will be asked to expand on this in Activities and Milestones.

Brookston will be building the campground, boat launch, and recreational facilities to attract and accommodate visitors to the area. The facilities will include 30 tent camping spots, 30 RV sites, restroom and shower facilities, picnic pavilion, fishing dock, and community center. Amenities like these would be of great benefit to Brookston, bringing tourism to our beautiful river scene. Fishing, tubing, canoeing, and kayaking are just some of the activities this campground would offer visitors. A bike trail will connect to other area trails. The St. Louis River also connects to the Artichoke River running in from the north, the Stoneybrook River running in from the south, and the St. Louis River downstream from the campground meets up with the Cloquet River, offering incredible water access to visitors.

What are the specific project outcomes as they relate to the public purpose of protection, conservation, preservation, and enhancement of the state's natural resources?

The campground and boat launch facility will allow visitors to access the St. Louis River for the purpose of fishing, harvesting wild rice, and recreating. This facility will be ADA compliant and promote healthy lifestyles and enjoyment of northern Minnesota's beautiful outdoors. The facility will help to highlight and educate as to Brookston's rich history, including Native American, European Settlers, Logging, Iron Mining, and Railroad Transportation, and the historic Fire of 1918. We estimate that the majority of users will be from outside of northeastern Minnesota, so this project will serve outdoor enthusiasts, campers and people who fish from around the state.

Activities and Milestones

Activity 1: Environmental and Permitting

Activity Budget: \$200,000

Activity Description:

Environmental work needed to comply with the Federal National Environmental Policy Act (NEPA) and the State of Minnesota Environmental Protection Act (MEPA) involving those compliance agencies, namely U.S. Environmental Protection, U.S. Fish & Wildlife, Minnesota Department of Natural Resources, Transportation and Historic Preservation. Other agencies that may become involved are U.S. Army Corp of Engineers, Minnesota Pollution Control Agency, Minnesota Board of Water and Soil Resources and the local Board of Soil and Water Conservation. The environmental work will be supported by engineering work to plan campground and boat launch, survey cultural resource locations, survey any wetland boundaries, establish property lines and identify land ownership. This work will be performed by a firm accredited by the Minnesota Board of Water and Soil Resources (BWSR), hereafter known as "Consultant". Consultant will perform needed work to comply with NEPA and MEPA. Consultant will evaluate and assure compliance with state and local ordinances, planning, zoning and codes.

Activity Milestones:

Description	Completion Date
Approvals and permits from various agencies.	2021-06-30

Activity 2: Engineering survey, Design, Plans, Construction Management

Activity Budget: \$300,000

Activity Description:

Based on the existing conditions survey of the site, soils report, and regulatory requirements, a multidisciplinary design team will assemble design documents for competitive bidding for construction. Review of the materials occurs at 30%, 60%, and 100% milestones for City review and approval of the quality, size, and budget of the project. The components of the project will include tent and RV campsites with power and sanitary (RV) hookups, and all associated site work for roadways, grading, paving, lighting, and utilities. Also, three permanent structures will be built on the site; a picnic pavilion structure, a shower/restroom building, and a community center building. A boat launch and fishing dock will be included in the development along the St. Louis River waterfront. During the bidding phase, alternates will be included in the bidding documents to allow the City to increase it's level of quality or quantity if bids allow for such improvements within the budget. Following the award of a successful bid, the design team will engage with the General Contractor to ensure that the design intent is met and maintained during construction and support the Contractor in achieving a successful construction project.

Activity Milestones:

Description	Completion Date
Preliminary design support for environmental work.	2021-01-31
Final design plans and specifications.	2021-05-31
Bidding, award and contract negotiation.	2021-06-30
Construction administration.	2021-12-31

Project Partners and Collaborators

Name	Organization	Role	Receiving Funds
Consulting Engineer - Hired Through A Qualifications Process	Consulting Engineer	Project Management and Project Administration	Yes
General Contractor Hired Through A Competitive Bidding Process	General Contractor	Project Construction	Yes
DNR Staff	DNR	Funder	No
Fond du Lac Band of Lake Superior Chippewa	Tribal Nation	We are seeking the support of the Fond du Lac Band for the Brookston project.	No
Saint Louis County	Government	St. Louis County is supportive of the Brookston project.	No

Long-Term Implementation and Funding

Describe how the results will be implemented and how any ongoing effort will be funded. If not already addressed as part of the project, how will findings, results, and products developed be implemented after project completion? If additional work is needed, how will this be funded?

The operation and maintenance of all phases of this project are under the direction of the City of Brookston. Brookston is committed to providing all necessary funds to operate and maintain the facility for a minimum of 20-years. The campground will be constructed with materials that require a low level of maintenance. The city will annually evaluate the condition and operation of the facility. Seasonal maintenance (mowing, weed control, sweeping, trail/road/path maintenance) is estimated to be \$15,000 annually, which will be a line item in Brookston's annual budget.

Project Manager and Organization Qualifications

Project Manager Name: Kaycee Melin

Job Title: City Clerk

Provide description of the project manager's qualifications to manage the proposed project.

This project will be managed by the City of Brookston under the direction of the Mayor, City Council, and City Staff. Additional project management and oversight will come from the consulting engineer. Kaycee Melin, City Clerk, Gene Nelson, Mayor, and Dawn Anderson, Treasurer, have been overseeing the development of this project since its inception. The City of Brookston is governed by a Mayor and four councilors.

Organization: City of Brookston

Organization Description:

Brookston, population 155, is a city in Saint Louis County, Minnesota, United States; located along the Saint Louis River, opposite the mouth of the Artichoke River. Brookston is located 27 miles west of the city of Duluth and 17 miles northwest of the city of Cloquet. U.S. Highway 2 and Saint Louis County Road 31 (CR 31) are two of the main routes in Brookston. The city of Brookston is located within Culver Township geographically but is a separate entity. Brookston is

politically independent of the township. Brookston is located on the northern edge of the Fond du Lac Indian Reservation. It is one of three administrative centers of the reservation.

Budget Summary

Category / Name	Subcategory or Type	Description	Purpose	Gen. Ineligible	% Benefits	# FTE	Classified Staff?	\$ Amount
Personnel								
							Sub Total	-
Contracts and Services								
Engineering Firm Hired Through A Competitive Process	Professional or Technical Service Contract	Environmental & Permitting				0		\$200,000
Engineering Firm Hired Through A Competitive Process	Professional or Technical Service Contract	Site Survey, Architecture, and Engineering design services				0		\$300,000
							Sub Total	\$500,000
Equipment, Tools, and Supplies								
							Sub Total	-
Capital Expenditures								
							Sub Total	-
Acquisitions and Stewardship								
							Sub Total	-
Travel In Minnesota								
							Sub Total	-

Travel Outside Minnesota								
							Sub Total	-
Printing and Publication								
							Sub Total	-
Other Expenses								
							Sub Total	-
							Grand Total	\$500,000

Classified Staff or Generally Ineligible Expenses

Category/Name	Subcategory or Type	Description	Justification Ineligible Expense or Classified Staff Request
---------------	---------------------	-------------	--

Non ENRTF Funds

Category	Specific Source	Use	Status	Amount
State				
Cash	DNR Water Resource Grant	This funding would be used in the construction of the boat ramp facility.	Potential	\$200,000
			State Sub Total	\$200,000
Non-State				
Cash	Federal Regional Trails Grant	This grant would be used in the construction of trails, paths, and trail connections to the facility.	Potential	\$150,000
			Non State Sub Total	\$150,000
			Funds Total	\$350,000

Attachments

Required Attachments

Visual Component

File: [59954c9e-7a4.pdf](#)

Alternate Text for Visual Component

Map of Brookston project.

Board Resolution or Letter

Title	File
Brookston Project Map	f622ba02-c45.pdf
City of Brookston Resolution	6389ea94-7b6.pdf

Administrative Use

Does your project include restoration or acquisition of land rights?

No

Does your project have patent, royalties, or revenue potential?

Yes,

- Potential revenue generated or net income from the sale of products or assets developed or acquired with ENRTF funding

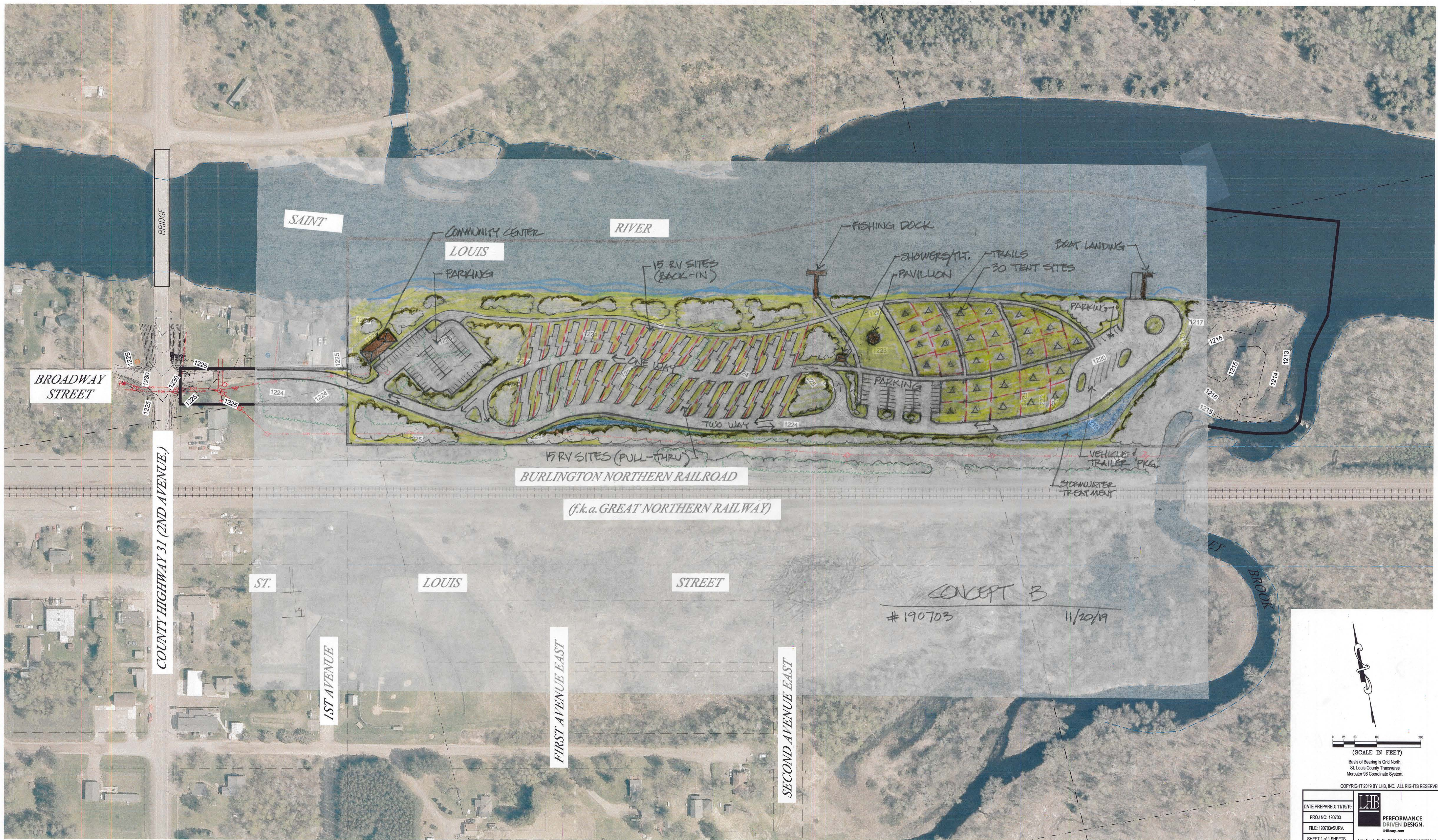
Does your project include research?

No

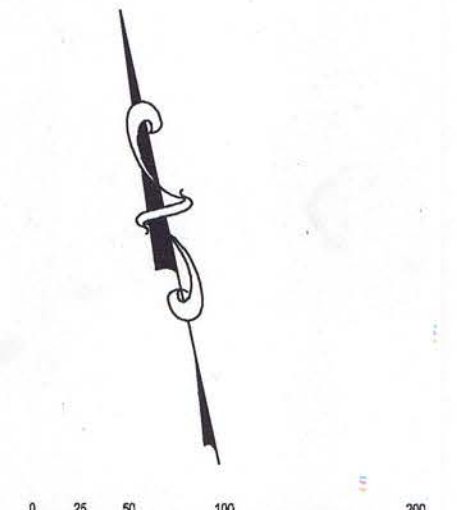
Does the organization have a fiscal agent for this project?

No

City of Brookston Campground Concept



CONCEPT B
190703 11/20/19



(SCALE IN FEET)
Basis of Bearing is Grid North,
St. Louis County Transverse
Mercator 98 Coordinate System.

COPYRIGHT 2019 BY LHB, INC. ALL RIGHTS RESERVED.

DATE PREPARED: 11/19/19	 LHB PERFORMANCE DRIVEN DESIGN. LHBcorp.com
PROJ. NO: 190703	
FILE: 190703/SURV.	
SHEET 1 of 1 SHEETS	

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8448
FILE: 190703/SURV Drawing/Design/190703/SURV.dwg

