

**WORTHINGTON CITY COUNCIL  
SPECIAL MEETING MAY 14, 2007**

The meeting was called to order by Mayor Alan E. Oberloh at 3:00 p.m. in the City Hall Council Chambers with the following Aldermen present: Lyle Ten Haken, Ron Wood, Mike Kuhle, Bob Petrich.

City Staff present: Joe Parker, City Administrator; Dwayne Haffield, Director of Engineering, Janice Oberloh, City Clerk.

Others present: Mark Johnson and Ken Larson, Peer Engineering, Inc.; Ryan McGaughey, Daily Globe, arriving at 3:23 p.m.

**RECEIVED REPORT/PROJECT UPDATE - FORMER CAMPBELL SOUP SITE**

Peer Engineering, Inc. had been retained by the City of Worthington to complete various environmental tasks related to the future redevelopment of the former Campbell Soup Company facility. The environmental tasks are being conducted as part of a Minnesota Department of Employment and Economic Development (DEED) Redevelopment Grant and Contamination Investigation Grant project. Mark Johnson and Ken Larson from Peer Engineering, Inc. presented their report.

Contamination has been identified in the portion of the property where a manufactured gas plant was previously located, and five leak sites previously identified still exist. The fill soil at the site contains widespread low-level contamination and varying amounts of intermixed debris. Consequently, any of that mix excavated for site redevelopment will generally not be considered suitable for use as uncontrolled clean fill at another property. Mayor Oberloh asked if the existing building could be ground and used as fill. Mr. Larson responded any lead based paint that may be peeling or flaking would need to be stabilized prior to demolition. If the paint is not flaking or peeling it is okay to leave in place provided the wall and floors will not be crushed. Parcels A and B showed not much groundwater contamination, while the parking lot did have some. The southwest corner of the plant had chlorinated solvents, but not much. Discussion was held on options for hot spots and contaminated fill.

Another issue that will need to be addressed is the major gas line currently owned by Minnesota Energy located west of the courtyard, in that it would either need to be relocated or shut down. In addition, there is a 42-inch water culvert in the southwest corner of the property that would need to be dealt with.

General response action elements include:

- Preparation of an updated Response Action Plan/Construction Contingency Plan (RAP/CCP) for the site that is tailored to the specific development being contemplated.
- Implementation of the MPCA-approved RAP/CCP during site development.
- Preparation of a RAP/CCP implementation documentation report for submittal to the MPCA to facilitate receipt of appropriate regulatory approvals/liability assurance letters related to the completed response actions.

Specific response actions include:

- General soil management, monitoring and testing.
- Source area remediation.
- Clean buffer zones.
- Subsurface vapor controls.
- Ground water considerations.

Development alternatives were also discussed including no action, demolition only, public use, mixed use, residential, and green space/public use. Mark Johnson noted that the MPCA did not approve the grant application submitted for the site as it was not tied into a specific project. If a plan is able to be created it may be submitted in November.

Dwayne Haffield, City Engineer, commented that a new fire department would fit well with the clean up and use grant, DEED likes to use their money for non-public use to create jobs. Because grant applications are due November 1<sup>st</sup> and the first part of December, Mr. Haffield told Council their priority is to define a project. Mr. Larson added that the project doesn't have to be 100% designed, it can be somewhat conceptual, and should be done by September 15 for this round of grant applications. Alderman Ten Haken commented that the proximity of the railroad takes away a lot of possibilities for the site. Mayor Oberloh stated that the City is on record that we're not looking at putting another industry there. Demolition and salvage options were also discussed. If demolition is allowed to be done over the winter months, the bids may be more favorable. Council agreed that the Butcher gas station property would need to be addressed prior to any improvements.

### **ADJOURNMENT**

The motion was made by Alderman Petrich, seconded by Alderman Woll and unanimously carried to adjourn the meeting at 4:48 p.m.

Janice Oberloh  
City Clerk