

**WORKSHOP  
OAKDALE CITY COUNCIL  
January 28, 2020**

**Attendance**

The City Council held a workshop on Tuesday, January 28, 2020, at Oakdale Municipal Building, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 5 PM.

Present: Mayor Paul Reinke

Council Members: Jake Ingebrigtsen  
Susan Olson  
Colleen Swedberg  
Kevin Zabel

Also Present: Brian Bachmeier, Public Works Director / City Engineer  
Susan Barry, City Clerk  
Loren Cota, Forestry Superintendent  
Craig Dawson, Interim City Administrator  
Jeff Koesling, Parks Superintendent  
Alyssa MacLeod, Communications Specialist  
Chelsea Petersen, Administrative Services Director  
Dallas Pierson, Planning Commission  
Bob Streetar, Community Development Director

Kari Blomquist, 3M  
Jennifer Brekken, Barr Engineering  
Daniel Fetter, Barr Engineering  
Gary Krueger, MPCA Super Fund  
Kevin Madsen, 3M

**Property at 32<sup>nd</sup> and Granada**

Public Works Director/City Engineer Bachmeier provided an overview of the 9.2 acre parcel at 32<sup>nd</sup> Street and Granada, owned by 3M, being considered as a potential site for a new public works facility. He noted that the City sent a letter of interest to 3M. Public Works Director/City Engineer Bachmeier noted that Barr Engineering was retained to complete a geophysical survey of the property as the property served as a former industrial site for 3M and cleaned up in 1985 and that in November, property owners in the area were notified in writing about testing activities that would occur on the site.

Kevin Madsen, 3M, reviewed discussions between the City, Minnesota Pollution Control Agency (MPCA), and 3M; previous clean-ups that occurred on the site; recent field testing procedures; and reviewed the results of the geophysical survey which included residual contamination and metal in the ground. He explained the testing processes for various layers.

Gary Krueger, MPCA Super Fund, commented on the extensive clean-up efforts conducted on the site in 1985-1986.

In response to a comment from Council Member Swedberg, Mr. Madsen explained that the “pending” results showing no exceedance of PFAS levels were from November 2019 and since that time, the results have been finalized and confirmed.

Mr. Krueger explained that the levels are guideline values that the MPCA uses to evaluate exposure and potential health issues relating to having direct contact with the soil and the levels are used in determining proposed uses of the property. He added that the public works facility would be considered an industrial use.

In response to a question from Council Member Zabel, Mr. Krueger noted that the levels would need to be lower/more restrictive for a residential development.

Mr. Madsen reviewed a rendering showing trenched testing areas of the site and noted some exceedances of metals, arsenic, lead, and mercury.

Mr. Madsen provide an overview of the completed and in progress action items.

Public Works Director/City Engineer Bachmeier displayed a very preliminary layout of how the public works campus could potentially be placed on the site. He added that the next step would be for the City Council to authorize development of a concept plan for the site.

Mr. Krueger reviewed the Brownfield program that promotes the investigation, clean-up, and redevelopment of contaminated property. He commented on the importance of doing due diligence, such as environmental assessments. As Brownfield sites offer continual liability protection to parties not responsible for the contamination, this has been an incentive for cleaning up Brownfield sites and getting them back into productive use. Mr. Krueger explained that for the Oakdale site, it would be best to put some type of long-term, institutional control/environmental covenant on the responsible party that would remain with the property. He provided examples of other former industrial sites in the metropolitan area that have been redeveloped into commercial and residential uses, such as Surly Brewing, and noted that a public works facility would be a great use of the site.

In response to a question from Mayor Reinke, Mr. Krueger commented on items that would be included in an environmental covenant: agree to long-term management of the site; maintain use, covers, protections; and any proposed changes to use must be submitted to the MPCA.

In response to questions from Council Member Olson, Mr. Krueger explained that the City would work with Barr to develop a clean-up plan, site monitoring, and safety precautions. He also explained that liability would apply to long-term obligation for protecting the site from environmental contamination and if standards are changed, the responsible party would need to make the necessary improvements. Mr. Krueger also explained that the MPCA cannot offer any protection from personal liability matters.

Mayor Reinke reviewed some of the protection protocols that would be put into place such as the top layer of contaminated materials being removed and mitigative measures, such as vapor controls, implemented to minimize exposure to other materials that may be present.

Mr. Fetter stated that Barr Engineering has been involved in hundreds of clean-up projects and spoke to how the agencies work together to contain contamination during the project and long term.

Public Works Director/City Engineer Bachmeier stated that the top priority is for mitigation strategies to protect the health and safety of City employees.

Mr. Fetter provided an overview of the protections put in place at the Surly Brewing redevelopment project and reviewed items that the owner must maintain.

Mr. Krueger indicated that the Environmental Protection Agency inspects all Super Fund sites every five years.

Jennifer Brekken, Barr Engineering, explained that the goal is to do a comprehensive review to identify where protections are needed, implementation, and maintaining the protections.

In response to a question from Council Member Swedberg on the timeframe, Mr. Fetter stated that the next four steps (phase 2 investigation, site plan, action plan, and redevelopment plan) would be done in concert with the development of building plans and adjustments made as needed. He noted that construction could potentially begin in 2021.

Council Member Ingebrigtsen asked that the asking price for the site be determined out before moving forward.

Public Works Director/City Engineer Bachmeier indicated that 3M has been asked to consider donating the property but they want to complete the environmental review.

Mr. Madsen commented on 3M's preference to maintain ownership of the property through the soil clean-up portion but he could not speak to the price of the property.

Mayor Reinke commented on the importance for the City Council to have a good sense of the purchase price of the 3M site before proceeding to ascertain if it is affordable to build in that location.

Mr. Krueger noted that should an understanding be reached with 3M, the review process can commence.

Mayor Reinke asked for input on whether to direct staff to proceed with the development of the schematic site plan and to talk to 3M about property price.

Council Member Olson preferred the site be cleaned up but expressed some hesitation with the site without having full assurances that everyone would remain safe during construction and into the future.

Council Member Ingebrigtsen commented on the importance of moving the public works project forward.

Mr. Krueger reiterated that 3M retains environmental responsibility for the site forever, even should the City purchase the property.

### **Baker Tilly – City Administrator Recruitment Brochure**

Also Present: Sharon Klumpp, Baker Tilly

The City Council reviewed and commented on the draft recruitment brochure developed by Baker Tilly for the recruitment of a city administrator.

### **Joint Meeting with Planning Commission**

Also Present:                      Bob Boullianne, Planning Commissioner  
    Chris Campbell, Planning Commissioner  
    Dallas Pierson, Planning Commissioner  
    Emily Shively, City Planner

City Planner Shively provided an overview of the Planning Commission's upcoming projects.

In discussing the Tanners Lake Redevelopment Site, Community Development Director Streetar noted that the City's preliminary development agreement with a developer had expired and would be coming back to request an extension. He further noted that the delay stemmed from negotiations with the owner of the half-acre parcel in that location and that he has spoken with the owner about the true value of the property and believes he will cooperate.

### **Budget Debrief**

Administrative Services Director Petersen reviewed procedural changes relating to the development of future budgets as well as modifications that are already in process.

The City Council discussed the number of employees who have not converted to paid time off and the need to forecast retirements that could occur in any given year so that funds are available in reserve to cover severance and other expenses.

Council Member Ingebrigtsen asked that that budget not include categories titled "other".

Council Member Swedberg suggested that "other" clearly identify all that is included.

In response to a question from Council Member Zabel on how the financial software upgrade vendor was selected, Administrative Services Director Petersen explained that the process to remain with the current vendor began before she started working for the City. She added that moving to a different financial system would have had a much higher cost.

### **Recess**

The workshop recessed at 6:50 PM

Following the regular council meeting, the workshop reconvened at 8:44 PM.

Present:                              Mayor Paul Reinke  
Council Members:                Jake Ingebrigtsen  
    Susan Olson  
    Colleen Swedberg  
    Kevin Zabel

Also Present: Susan Barry, City Clerk  
Craig Dawson, Interim City Administrator  
Alyssa MacLeod, Communications Specialist  
Chelsea Petersen, Administrative Services Director  
Emily Shively, City Planner  
Bob Streetar, Community Development Director  
Jim Thomson, City Attorney

### **Glenbrook Avenue and Upper 51<sup>st</sup> Street: Small Area Plan**

Community Development Director Streetar reviewed a request for staff to create a small area plan for the Glenbrook Avenue and Upper 51<sup>st</sup> Street neighborhood. He provided an overview of the area and issues that would be addressed such as residential and industrial land uses in close proximity and the lack of access to recreational amenities. Community Development Director Streetar noted that the only highway access from the site, at 50<sup>th</sup> Street, was expected to close in the future.

Mayor Reinke supported the plan.

In response to questions from the City Council, Community Development Director Streetar explained that the \$75,000 estimate would be primarily for the traffic study, which could not be done in-house. He added that a traffic study would also be done following the closure of 50<sup>th</sup> Street.

Council Member Ingebrigtsen expressed concern with the amount being requested for the plan.

Council Member Zabel agreed with developing a plan but recommended it not be done in 2020 due to other projects the City has in the works.

Community Development Director Streetar commented on the importance of having a plan in place for should property owners come forth with development proposals.

After some additional discussion, staff was directed to place the item on the February 11 regular Council agenda for action.

### **Posting of Meeting Materials**

The City Council reviewed a policy for all City Council agenda items be posted on the City's web site a minimum of 24 hours before the meeting.

Staff was directed to place the policy adoption on the February 11 regular Council agenda.

### **Compensation for Board Members and Commissioners**

City Attorney Thomson explained that as the bylaws for the City's boards and commissions state that members "shall" be paid, members must be paid for meetings attended but have the option of voiding the check and returning it to the City.

Staff was directed to advise board and commission liaisons that all members shall be paid for meetings attended and have the option of voiding the checks and returning them to the City.

Council Member Zabel also asked that all members be reminded that they do not have the authority to set policy such as taking action, collectively, to opt out of being paid.

### **Council Discussion**

Council Member Zabel recommended abolishing the Tree Board and having the Parks and Recreation Commission absorb the duties and responsibilities needed to meet Tree City USA requirements. Council Member Swedberg noted that she would speak with the Tree Board. Staff was directed to bring the matter back at the February 11 regular Council agenda.

Council Member Swedberg mentioned a recent newspaper article relating to local sales taxes.

Council Member Olson noted that sales tax added to tobacco is still in place even though the stadium has been built.

Interim City Administrator Dawson stated that Oakdale's proposed local sales tax would drop off in 20 years or earlier should the bonds be paid.

Mayor Reinke talked about the need to plan for any shortfalls.

In response to a comment from Council Member Zabel, Mayor Reinke said that the remodeling of city hall would not be part of the police department project, as had been discussed previously.

### **Adjournment**

The workshop adjourned at 9:24 PM.

Respectfully submitted,  
Susan Barry, City Clerk