

Community Involvement Plan: Remedial Investigation of UMore Park East, Dakota County, Minnesota

May 2011

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1.0 Overview and objectives

The University of Minnesota has prepared this Community Involvement Plan (CIP) to encourage public participation in the planned Remedial Investigation (RI) of the eastern portion of the University of Minnesota Outreach, Research and Education (UMore) Park in Dakota County, Minnesota. The purpose of the RI is to collect the information needed to identify and assess environmental impacts associated with historical uses of the property. The information collected in the RI will also be used to generally assess any potential risks to human health and the environment and to identify alternatives to address any unacceptable risks.

In preparing this CIP, the University drew upon several sources, including information obtained through past public involvement activities relating to the University's vision for the UMore Park property, past environmental studies and related documentation, and interviews of local residents, local government representatives, business owners and community groups. Interviewees expressed significant interest in and support for the University's planned RI. The CIP reflects the input provided by these groups and individuals regarding the importance of this environmental investigation and strategies for effectively communicating throughout the process.

This CIP outlines the procedures that will be followed to make information regarding the RI accessible to the public and to solicit questions and comments from the public. The Minnesota Pollution Control Agency (MPCA) is the lead regulatory agency for issues relating to the environmental investigation. The MPCA has reviewed and provided input on this CIP and supports the community involvement procedures described in this CIP.

2.0 Property Background

2.1 Location

The University's planned RI will be conducted on the eastern approximately 3,500 acres of UMore Park (see figure 1), located in the City of Rosemount and Empire Township, Dakota County, Minnesota. The western portion of UMore Park consists of the UMore Mining Area, which was recently the subject of a comprehensive environmental study, and is proposed for sand and gravel extraction, and subsequently, residential and commercial redevelopment. South of UMore Park is the 2,822-acre Vermillion Highlands: A Research, Recreation and Wildlife Management Area that is jointly managed by the Minnesota Department of Natural Resources and the University for outdoor recreation, wildlife management and agricultural research.

2.2 History

Until 1942, the property was primarily used for the production of agriculture with approximately 21 farmsteads located throughout. Typical farmsteads included a house, outbuildings, a water supply well, an outhouse, and an area for disposing of farm wastes. Farm wastes were primarily inert such as discarded equipment and household items.

In 1942, the Federal Government acquired 12,000 acres in Dakota County for the construction of the Gopher Ordnance Works (GOW). The farmsteads acquired by the federal government were reportedly moved or demolished. The GOW facility was designed to manufacture smokeless

gunpowder, the basic propellant for American military ordnance, and related products to assist in the war effort. Industrial portions of the GOW were primarily limited to the central and eastern portions of the property. Construction was never fully completed on one of the two sets of smokeless powder manufacturing lines that were originally planned. However, one of the production lines was in operation for nine months, from approximately January through October 1945.

After the war, the federal government declared the GOW to be surplus property and demolished most of the buildings. Title to approximately 8,000 acres of the property was transferred to the University of Minnesota by Quitclaim Deeds in two stages: Approximately 4,700 acres in August 1947 and another 3,320 acres in March 1948. The 1947 parcel includes the land south of 170th Street and the western third of the land north of 170th Street. The 1948 parcel includes the eastern two-thirds of the land north of 170th Street.

The University has used portions of the property for research, including aeronautical, medical and agricultural projects. The University has also leased portions of the property to third parties for agricultural and commercial uses.

2.3 Environmental Studies

Several environmental studies have previously been conducted on the property by the University and others. Reports documenting prior environmental studies are available in an Information Repository. (See Section 3.3.3 of this CIP for the location and other information regarding the Repository.) Many of these past studies involved the collection of soil and groundwater samples at the property; none of the previous studies have been comprehensive. The University's planned RI study will be a comprehensive environmental investigation of soils and groundwater and the findings of past and current investigations will help to inform the University regarding future land uses.

3.0 Community Background

3.1 Community Profile

The property is located in both the City of Rosemount and Empire Township, in Dakota County, Minnesota. The surrounding population in the City of Rosemount and Empire Township is approximately 24,400. Rosemount is a suburban community with single-family homes, townhomes, condominiums, low-income housing and a senior citizen center. The median household income in Rosemount is \$84,651 (US Census Bureau, 2005-2009 American Community Survey 5 Year Estimates). Empire Township has a lower population density that includes many farmsteads. Historically, the area economy was based on agriculture and rail transportation. The median income in Empire Township, as determined during the 2000 census, was in the range of \$62,500 to \$64,597 (US Census Bureau, Census 2000 Summary File 3, matrix 853). In 1955, Great Northern Oil Company constructed the Pine Bend Refinery, which is now part of Flint Hills Resources. As the Twin Cities grew, Rosemount became a center for shopping, schools and services supporting residents in the surrounding area.

3.2 Past Community Involvement with the Property

The University has actively engaged representatives of the local jurisdictions, local residents, and business groups to share information and seek input on the future plans for the UMore Park property. Since 2007, the University has held more than 15 public forums and listening sessions in the community where members of the public were invited to learn more and comment on UMore Park planning activities and research and education opportunities.

Historically, the University's best avenue for dissemination of public information and receipt of public comment has been through public forums and information meetings in the community. The University also regularly disseminates information through City of Rosemount and Empire Township communication channels including mailings, official newspaper advertisements, and updates to the city council and town board, among others. Additionally, the University has established a UMore Park distribution list and comment form, allowing members of the public to share their input and sign up to receive regular updates about the University's activities regarding the property.

3.3 The Community Involvement Program

Through community interviews of local residents, business owners, representatives of local government, and other community leaders, and other sources of information, the University identified the nature of the community's concerns and determined the most effective methods of disseminating information to potentially affected or interested parties. The community activities that have been or will be undertaken relative to the RI are described below.

3.3.1 Conduct Community Interviews

The University of Minnesota conducted a series of interviews with members of the communities surrounding UMore Park between March 15, 2011 and April 25, 2011. Six interviews were conducted.

The following themes emerged from the interviews:

- *Community members are generally aware of the UMore Park East property and its historical uses, though few details of past activities and environmental studies are known.*

Individuals expressed that the community members' knowledge of the property varied, depending partly on how long they had been part of the community, but that the majority of people in the community were aware of the property and somewhat knowledgeable about its history. However, interviewees commented that most community members had little knowledge of past environmental studies of the area. Several individuals noted that significant folklore exists around the former use of the property as the Gopher Ordnance Works. Despite varying levels of knowledge, the community generally takes a keen interest in activities on the property.

- *There is a general sense of regard and trust for the University of Minnesota in the community.*

Interviewees described community members regard and respect for the University of Minnesota, acknowledging the significance of this RI for the area. In the past, the local jurisdictions have supported the University's efforts to explore options with the federal government for assessing

environmental conditions on the property. Community members trust the University of Minnesota to inform the public throughout the investigation and to share the results.

- *The University of Minnesota uses effective mechanisms to inform and engage community members.*

Given the size of the property and the University of Minnesota as an institution, interviewees expressed the importance of communications to convey ongoing activities on the UMore Park property to members of the community. Individuals described the importance of providing regular updates throughout the various efforts and activities to show the timeline and progress, especially with prolonged activities such as the RI.

- *Continue to communicate and inform the community via a variety of mechanisms and formats to ensure information is accessible and comprehensible.*

Interviewees expressed the importance of providing information in multiple formats and via a variety of channels to ensure that community members across the region can receive information. Interviewees encouraged the University to ensure that messaging is understandable for lay audiences.

- *The Remedial Investigation will help to decrease community concerns around unknown or uncertain information about historical releases of hazardous substances on the property, and existing environmental conditions.*

Given the limited knowledge of past environmental assessments on the property, interviewees recognized the importance of the RI to dispel assumptions and respond to concerns about the environmental conditions of the property.

3.3.2 Designate a Community Involvement Coordinator

The University has designated Tim Busse, Director of Communications, as the Community Involvement Coordinator for the RI. Mr. Busse will serve as the primary liaison between the University and the community and will coordinate prompt, accurate and consistent responses and dissemination of information to the public. Mr. Busse's contact information is as follows:

Mr. Tim Busse, Director of Communications
Office of the Vice President for University Services
University of Minnesota
Room 315 Morrill Hall, 100 Church Street SE
Minneapolis, Minnesota 55455

Voice: 612-624-2863
Email: busse006@umn.edu

In those instances where the Community Involvement Coordinator is unable to provide complete information (such as on technical issues), inquires will be directed to the appropriate University technical staff member, environmental consultant or MPCA staff member.

3.3.3 Establish an Information Repository/Website

The University has established two options for the public to access the Information Repository.

- Digital copies of past reports and historical information about UMore Park are available on the University's UMore Park website at <http://www.umorepark.umn.edu/planning/gowinvestigation/> (see Section 3.3.6, below);
- Paper copies of the same materials are available for review at the UMore Park Administration Building, Monday – Friday, between 9:00 am and 3:00 pm at the following location:

UMore Park Administration Building
1605 160th Street W
Rosemount, MN 55068
Phone: 651-423-2455
Contact: Steven Lott
Hours: Monday through Friday 9:00 a.m. to 3:00 p.m.

The Information Repository is designed to provide a convenient and readily accessible location where individuals can read pertinent documents about the RI. The Repository presently contains copies of most past environmental studies at UMore Park, documents relating to the planned RI at UMore Park, and other materials regarding the University's property. The Repository will be updated regularly to include additional information as it becomes available.

3.3.4 Prepare and Distribute Fact Sheets

A Fact Sheet has been prepared, to provide background information and a general description of the UMore Park property. This Fact Sheet provides a brief summary of the history and past uses at UMore Park, associated potential environmental impacts, and identifies the environmental activities that are anticipated during the next several months. This Fact Sheet is included as Appendix A to this CIP. It is anticipated that additional Fact Sheets will be prepared as the environmental investigation progresses at UMore Park (see Section 3.4).

3.3.5 Develop and Maintain a Mailing List of Potentially Interested or Affected Parties

A mailing list has been developed consisting of area residents, state and local representatives, others who have expressed an interest in the planned RI and potentially responsible parties. Any interested parties may request that they be added to the mailing list.

3.3.6 Develop and Maintain a Website Relative to the Project

A website has been established that contains details relative to the RI, including access to past environmental studies, information relative to ongoing environmental assessments, and contact information relative to the University, local community organizations, and the MPCA (which is the lead regulatory agency for environmental concerns at the property).

The address for the website is <http://www.umorepark.umn.edu/planning/gowinvestigation/>.

3.3.7 Hold a Public Meeting

The MPCA and University will hold a public meeting to seek public comment on the planned RI at UMore Park. This meeting will be held on May 19, 2011, from 6:00 to 8:00 p.m. at the Rosemount Community Center (13885 South Robert Trail (Hwy. 3), Rosemount, MN). Notice of the meeting has been published in local newspapers and on the UMore Park website well in advance of the meeting, and through notice to all persons and entities on the mailing list.

3.3.8 Provide an Adequate and Meaningful Opportunity for Public Comment

The MPCA will accept public comments to the RI Work Plan from May 9, 2011 to June 10, 2011. Written comments may be provided to the MPCA by mail or hand delivery at the May 19 public meeting to:

Mr. Gary Krueger
Remediation Division
Minnesota Pollution Control Agency
520 Lafayette Road N
St. Paul, MN 55155-4194

Upon completion of the public meeting and solicitation of public comment, the MPCA and the University will review and consider comments submitted.

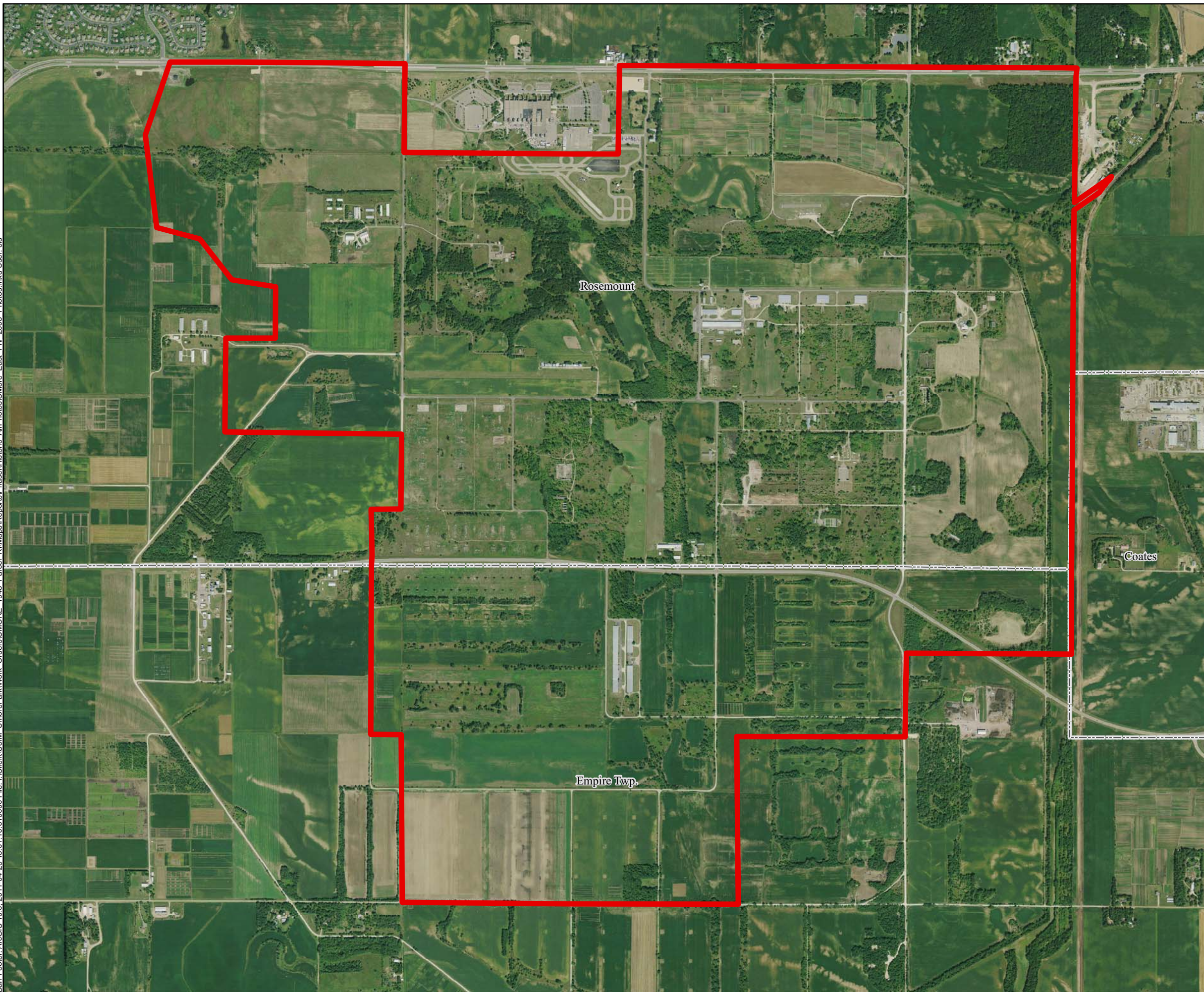
3.3.9 Revise and Update the Community Involvement Plan


The CIP will be revised and updated as necessary. Ongoing communication efforts will continue under the CIP with respect to updated Fact Sheets, and continued maintenance of the website and Information Repository.

3.4 Anticipated Schedule for Community Involvement Activities

Community Interviews	These interviews have been completed
Comm. Involvement Coordinator	Designated (Tim Busse, see Section 3.3.2, above)
Information Repository	The Information Repository has been established and will be updated as additional information becomes available
Fact Sheet	See Appendix A; subject to periodic updates
Mailing List	Established; will be updated in response to requests
Website	Established; (www.umorepark.umn.edu/planning/gowinvestigation/)
Public Meeting	May 19, 2011
Comment Period	May 9-June 10, 2011
MPCA Approval of and Start of Field Work (RI) and Work Plan Implementation	Anticipated June 2011

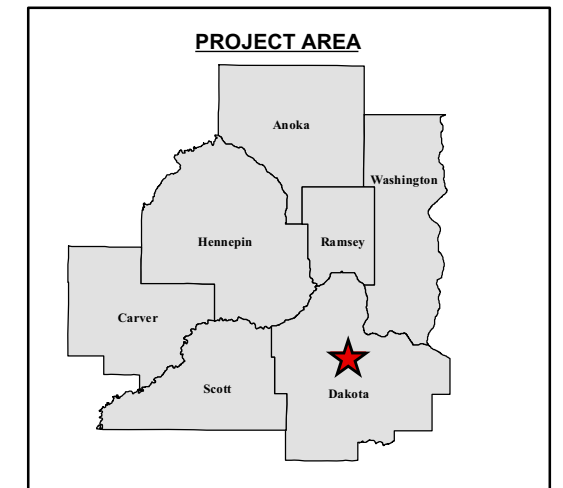
Barr Footer: ArcGIS 10.0_2011-04-25 15:01:10.610000 File: I:\Client\UofM_UmorePark\Work_Orders\UMORE_1948_Parcels_RI\Maps\Reports\PhaseI\Historic_AirPhotos\UMore_East_Ph_2008_Photos.mxd User: cjs



 UMore East Project Area

Data Sources: Barr Engineering Company, University of Minnesota.

Background: 2008 Imagery obtained from Aerials Express.



2008 IMAGERY

UMore East
Phase I Environmental
Site Assessment
Dakota County, MN



UMP012339

Remedial Investigation of UMore Park East, Dakota County, MN

April 2011

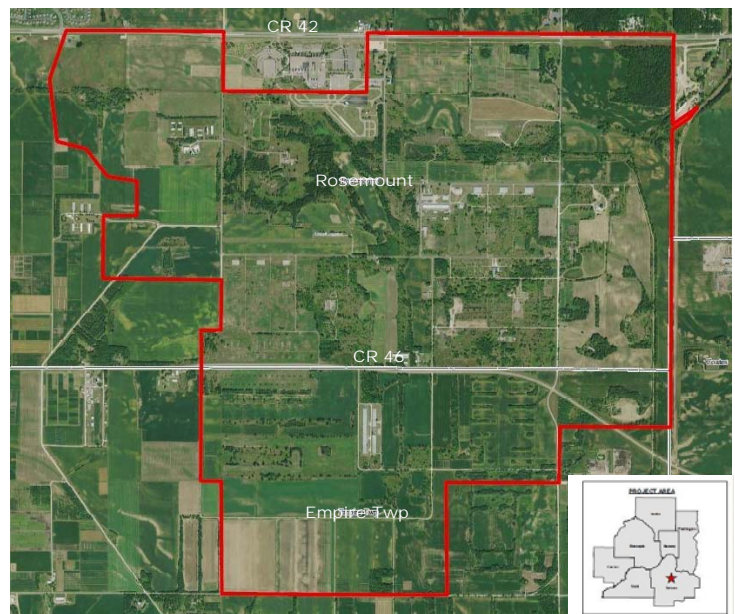
Introduction

The University of Minnesota has prepared this Fact Sheet to provide an overview to the local and University communities of the University's planned Remedial Investigation (RI) of the eastern portion of the University of Minnesota Outreach, Research and Education (UMore) Park in Dakota County, Minnesota. The purpose of the RI is to collect information needed to identify and assess potential risks to human health and the environment associated with historical uses of the property and to identify alternatives to address any potential unacceptable risks that may be present.

Site Background and Location

In 1942 and 1943, the U.S. War Department acquired about 12,000 acres of farmland in Dakota County for the construction of the Gopher Ordnance Works (GOW), a facility that manufactured smokeless gunpowder and related products. Production began in approximately November 1944 and ceased in October 1945. After the war, the federal government declared GOW to be surplus property, demolished most of the buildings, and transferred approximately 8,000 acres and the remaining GOW buildings and infrastructure to the University. Since acquiring the property, the University has used it for agricultural and other research purposes and has also leased some parcels to agricultural and commercial tenants.

The RI will be conducted on the eastern approximately 3,500 acres of UMore Park (see figure). The western portion of UMore Park consists of the UMore Mining Area, which was recently the subject of a comprehensive environmental study, and is proposed for sand and gravel extraction, and subsequently, residential and commercial redevelopment. South of UMore Park is the 2,822-acre Vermillion Highlands: A Research, Recreation and Wildlife Management Area that is jointly managed by the Minnesota Department of Natural Resources and the University for outdoor recreation, wildlife management and agricultural research.



Map: UMore Park East Site

The Remedial Investigation

A number of studies have previously been completed at UMore Park, which have identified the presence of historical releases of hazardous substances* on limited areas of the property. The University and state and local regulators are seeking a more comprehensive understanding of the environmental condition of the property, including any impacts associated with the construction, operation and demolition of the former GOW, and subsequent University research and tenant activities.

*These substances include metals, polynuclear aromatic hydrocarbons, volatile organic compounds, polychlorinated biphenyls, and petroleum. Areas on which these substances have been identified and other areas where historical releases of these substances may have occurred are the subject of this investigation. The limited current use of the property ensures that potential risks or impacts to human health are avoided.

Through a competitive procurement process, the University selected Barr Engineering Company to conduct the RI. A RI is a technical study that characterizes the environmental quality of soil and groundwater. It consists of a formal process established under state and federal rules and is intended to systematically identify areas that will require risk evaluation, and suitable remedial actions as necessary. Barr will use a number of investigative techniques including soil borings, test pit excavations, groundwater monitoring wells, and geophysical surveys, and will collect and submit for laboratory analysis approximately 700 soil and groundwater samples. The RI field work is scheduled to begin in late June 2011.

The Minnesota Pollution Control Agency (MPCA) serves as the lead regulatory agency for the site, and will review and approve the RI Work Plan and supporting documents. The University is also committed to working cooperatively with Dakota County, the City of Rosemount, Empire Township, and the general public to share information as the RI proceeds.

The findings of the RI will be documented in a Remedial Investigation Report, which will be made available for public review in early 2012. The RI findings will then be used to determine what additional investigation or actions are necessary to inform future use of the property.

Community Involvement Opportunities

The RI Work Plan, a Community Involvement Plan and further information about the property is available for review at www.umorepark.umn.edu as well as at the Information Repository established for the property at the UMore Park Administration Building, 1605 160th Street W, Rosemount, MN. Documents are available for review at the Information Repository between the hours of 9:00 a.m. and 3:00 p.m., Monday through Friday. The MPCA and the University will hold a public meeting on May 19, 2011 from 6:00 p.m. to 8:00 p.m. at the Rosemount Community Center, 13885 South Robert Trail (Hwy. 3), Rosemount, MN, to provide the opportunity to comment on the Remedial Investigation Work Plan. The MPCA will also accept public comments to the RI Work Plan from May 9, 2011 to June 10, 2011. Written comments may be provided to the MPCA at the public meeting or by mail or hand delivery to:

Mr. Gary Krueger
Remediation Division
Minnesota Pollution Control Agency
520 Lafayette Road N
St. Paul, MN 55155-4194

More Information

Please contact Tim Busse, Director of Communications, University Services, University of Minnesota
Telephone: 612-624-2863
Email: busse006@umn.edu
You may also contact Gary Krueger of the MPCA Remediation Division at 651-757-2509.