
It’s Time.
Developing the Freeway Properties.

Where are the Freeway Properties?

Freeway Landfill

Closed 33 Years

Chalet Golf

formerly Freeway Dump

Closed 55 Years

Goal:

Share a path to development on the Freeway Properties that’s achievable, affordable, timely, responsible, and a benefit to the city of Burnsville.

Decades of scentific and environmental expertise

Bryan Murdock
President, Condition Services

- Seasoned Environmental Consultant
- 36 years of diverse experience with the MPCA and MDA
- Years working with the MPCA's
  Emergency Response and Superfund contracts
- Hundreds of complex projects across the state

John Hink
Environmental Engineer President,
Solution Blue

- 26 years of experience
- Brownfield re-development specialist
- Managed hundreds of remediation projects across the country
- Experience working on MPCA projects

Mark Olson
Stantec

- Senior Environmental Scientist
- 40 years in the field
- Completed numerous environmental reviews for a variety of public and private projects
- Worked with MPCA on permitting and compliance

John Lichter
Senior Environmental Engineer

- 40 years of environmental consulting experience
- Areas of experise: soil gas, soil and groundwater investigations contaminant characterization and remediation and Phase I and II Environmental Site assessments
- Recent work includes remediation and redevelopment on former landfill sites.

Teresa McFarland
President
McFarland Communications

Mike Zipko
Principal
Velocity Public Affairs

Richard McGowan
Freeway Properties

MPCA's Position

MPCA's Position:

- The Freeway properties are the second most toxic site in the state
- MPCA's concern is based on scores that are 30 years old.
- Their recommendation is based on a potential risk, 40 years in the future.
- Personal politics versus good policy

Your thoughts?

What does the current science and testing say?

The Freeway Landfill and former Freeway Dump are not threats to the drinking water.

Several engineering/environmental firms, including three hired by the MPCA and four independent firms have studied the site over the past 36 years. **All have concluded that the landfill and dump are not threats to human health or the environment.**

1988

Conestoga-Rovers **recommends the site be delisted** from the Minnesota List of Permanent Priorities and the National Priorities List.

CONESTOGA-ROVERS & ASSOCIATES

1991

Supplemental Remedial investigation **does not identify environmental conditions requiring additional assessment.**

1993

Camp Dresser & McKee

Camp, Dresser and McKee conclude that the **Freeway Landfill would not impact the Burnsville well field, water supply, or the Minnesota River,** regardless of the pumping at the nearby Quarry.

1993

Stantec collects three surface water samples from the Minnesota River at three locations near the Freeway Landfill and **does not identify PFAS contaminants over surface water action levels.**

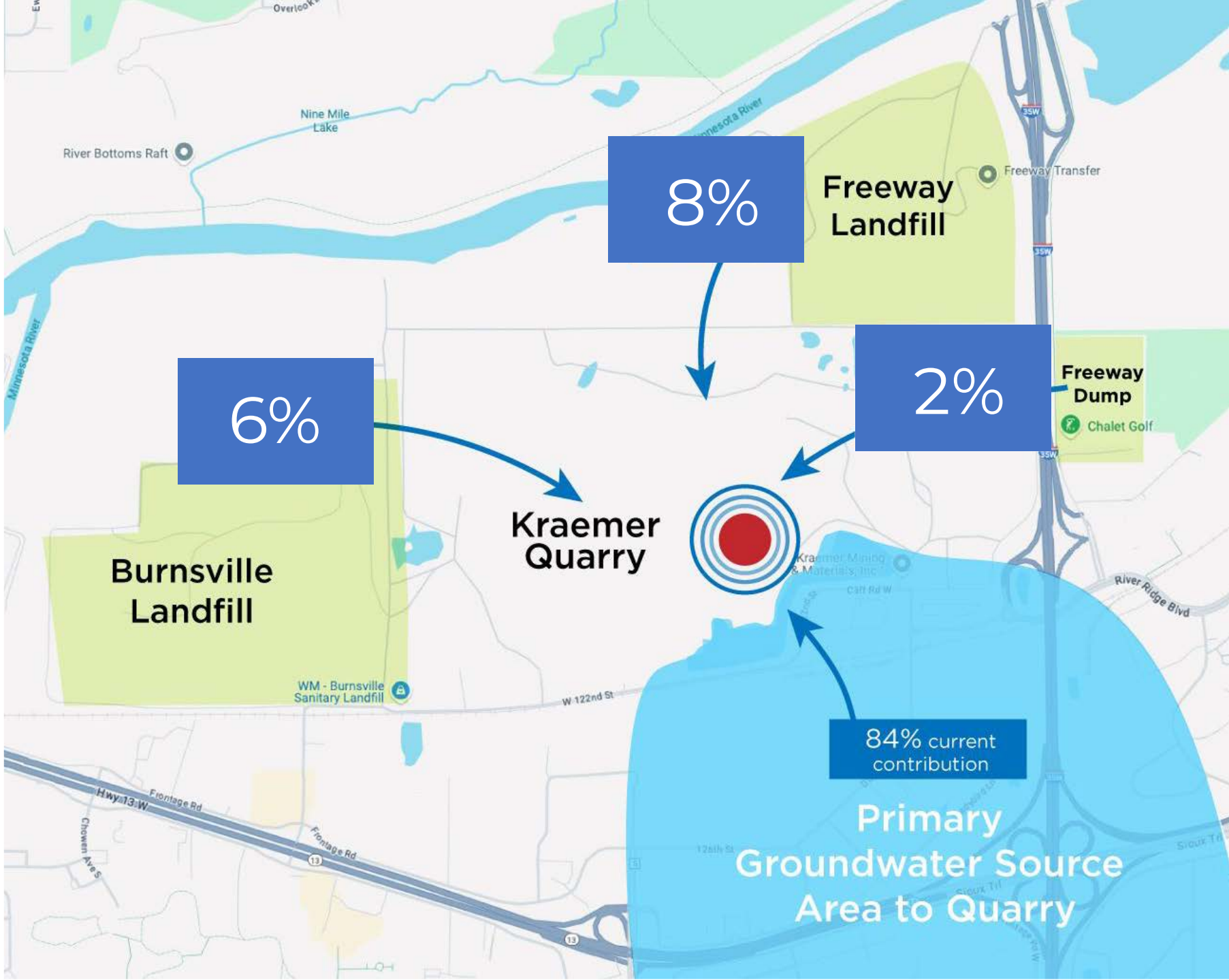
"Based on current information and monitoring data, there is **no measurable impact on the existing Burnsville water supply** from either of the closed Freeway Landfill or Freeway Dump."

John Lichter, P.E.
Senior Environmental Engineer

Where does the water come from?

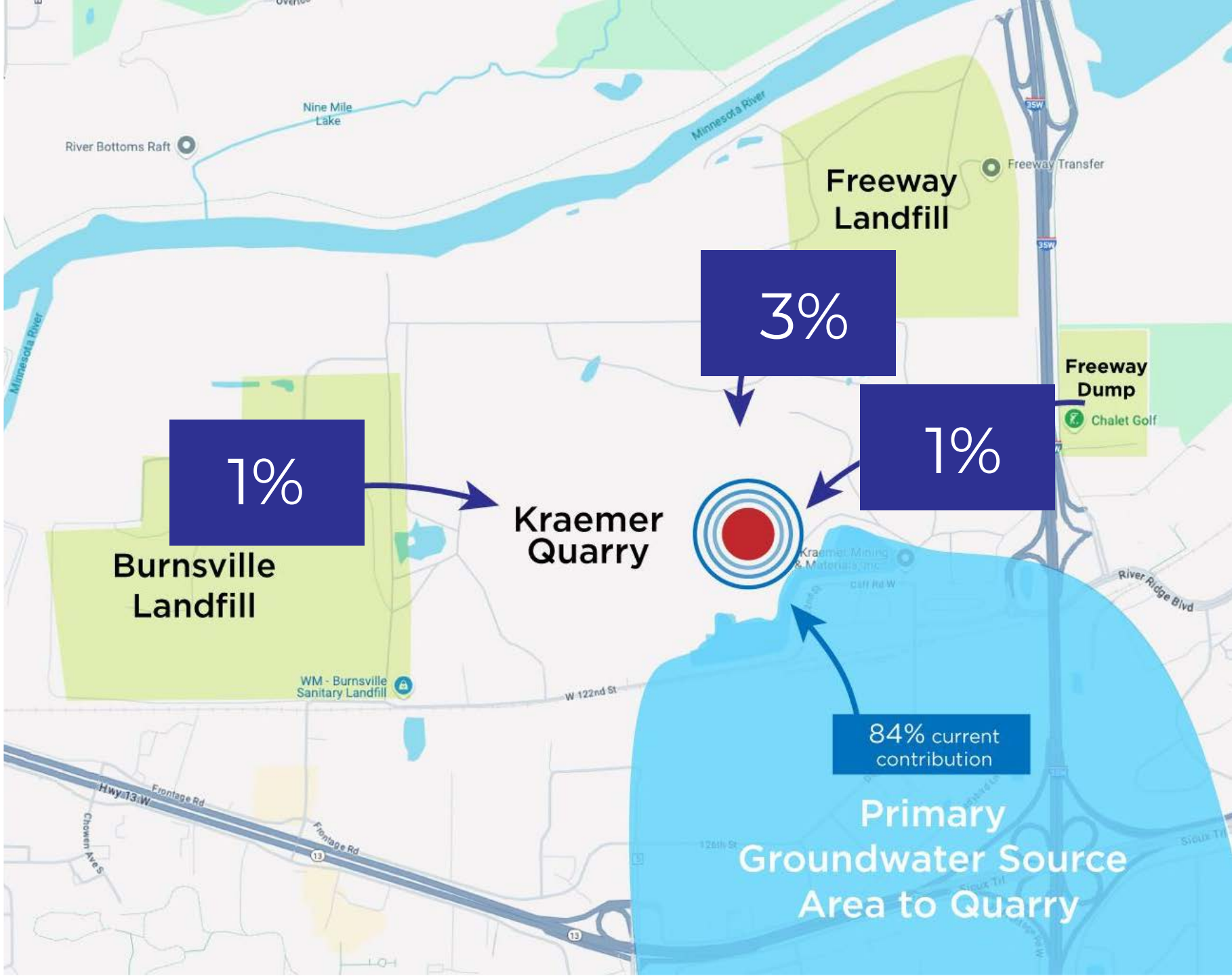
TODAY

Pumping at Kraemer Quarry draws a small amount of water to the drinking supply.



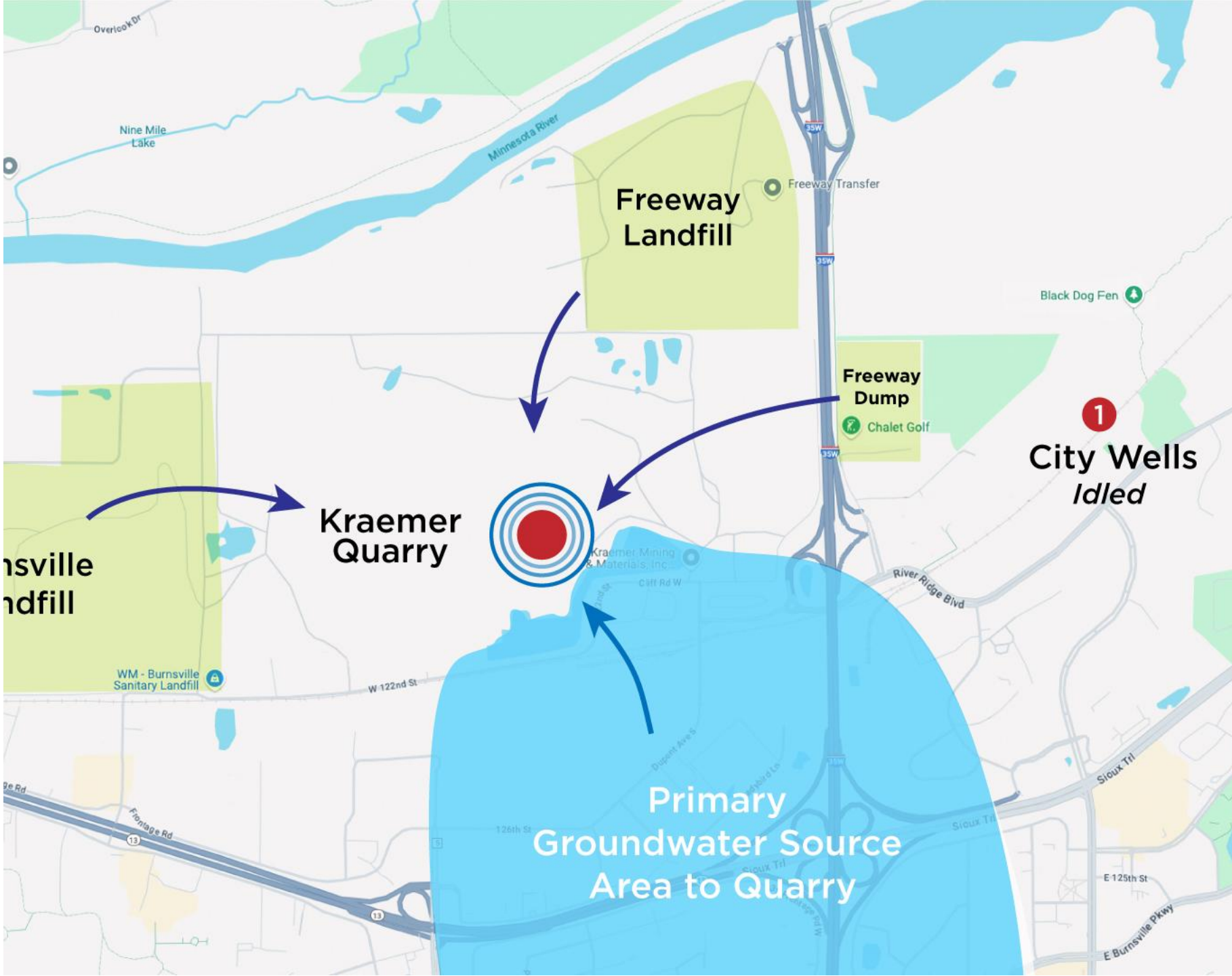
FUTURE

If/when the quarry stops pumping **even less water will make it to the water supply.**



The city wells closest to the dump **have been idled for more than 10 years** by the DNR to protect the Black Dog Fen.

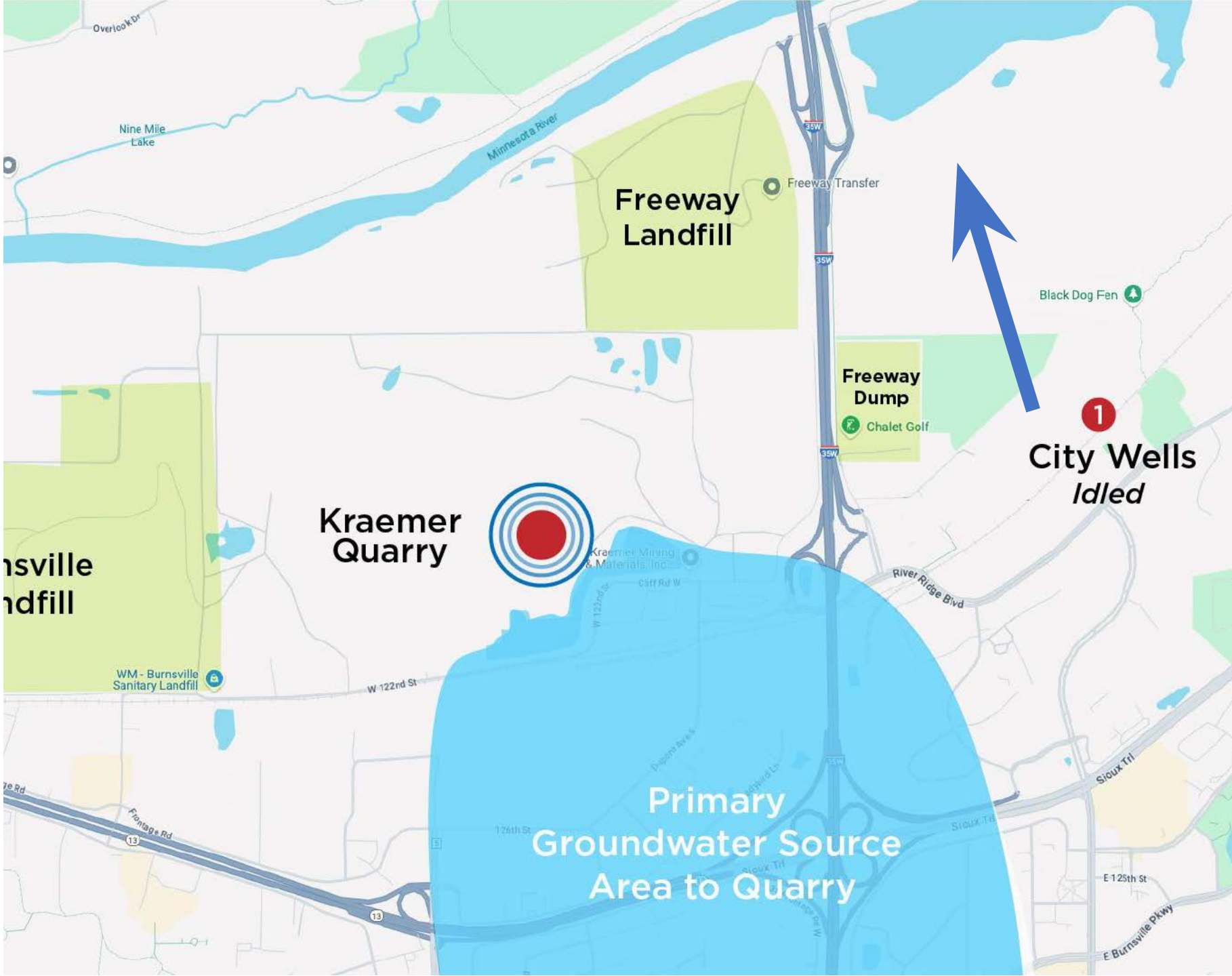
It is unlikely that they will be used in the future because of concerns of lowering the water in the preserve.



BARR

Focused Remedial Investigation Report by Barr Engineering, shows that **groundwater flows north, away from the city well fields.**

Based on the current pumping rates at the quarry, and their influence on the groundwater flow direction, the current risk of contaminant migration to these receptors is low



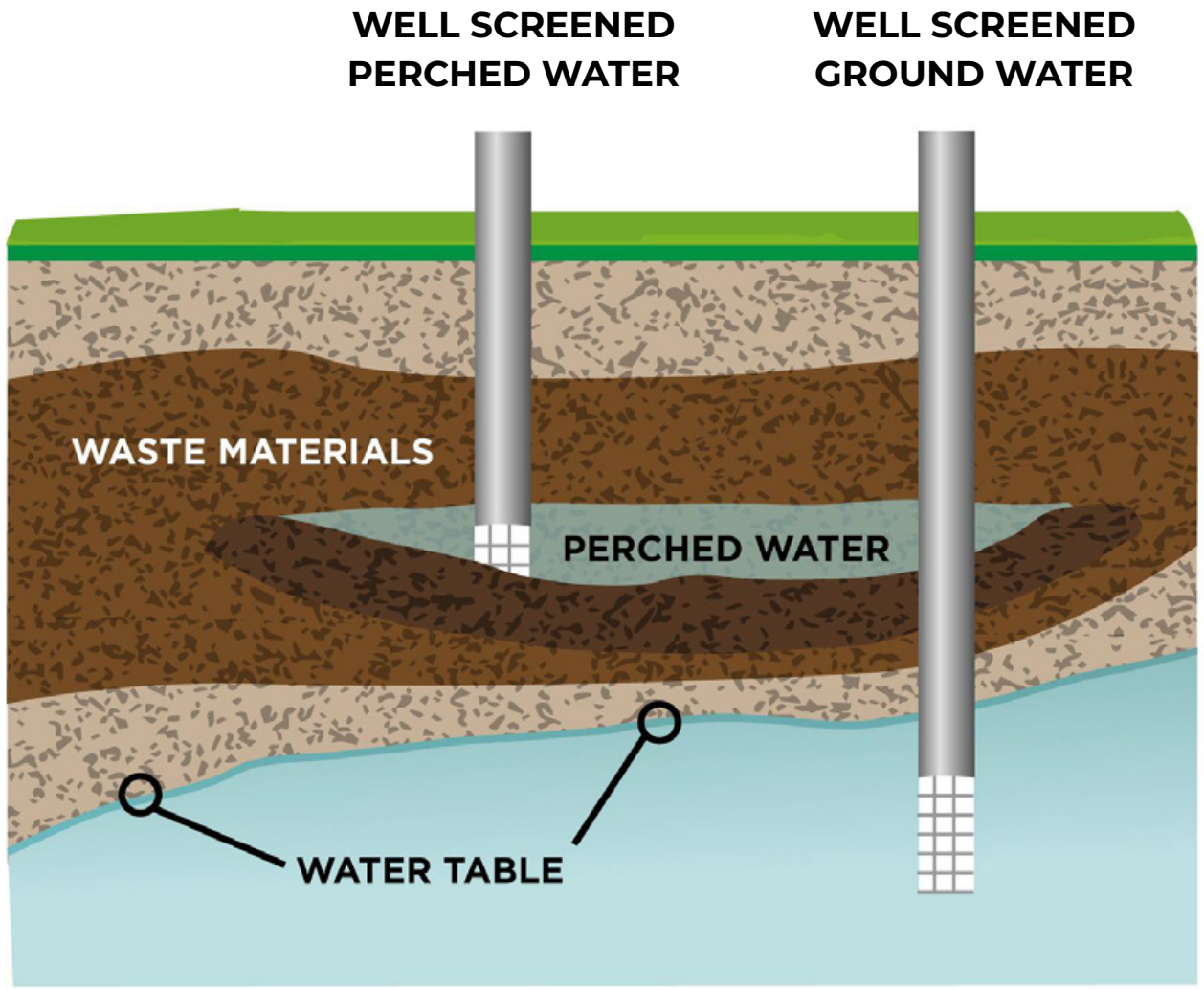
What about the dire warnings about the risks to the drinking water?

Sensationalizing Data

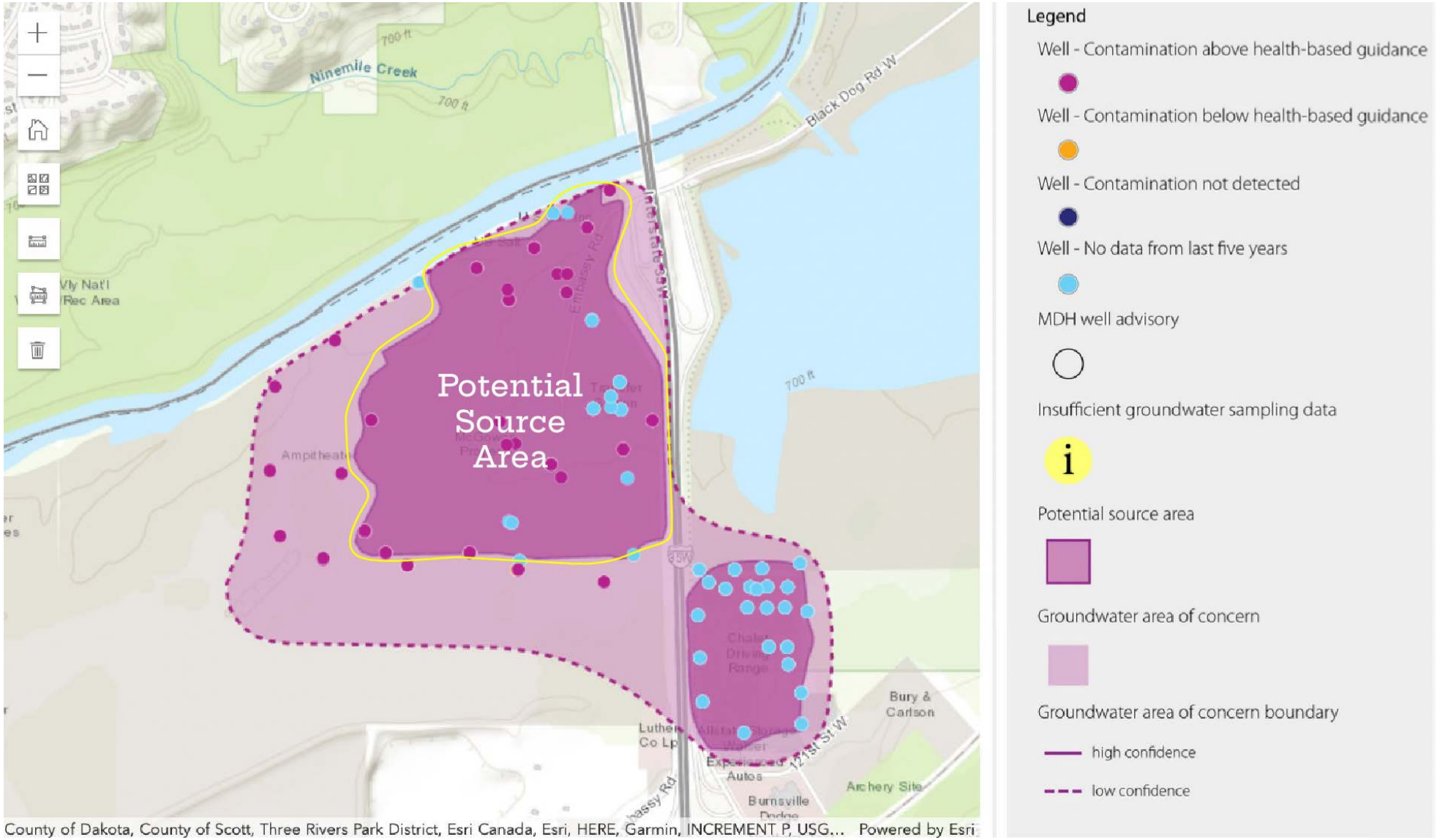
The MPCA took the unprecedented step of installing monitoring wells within the waste footprint.

This is atypical and leads to inflated data.

PERCHED WATER is groundwater occurring above an unsaturated zone. Its separated from the main body of groundwater by unsaturated ground.

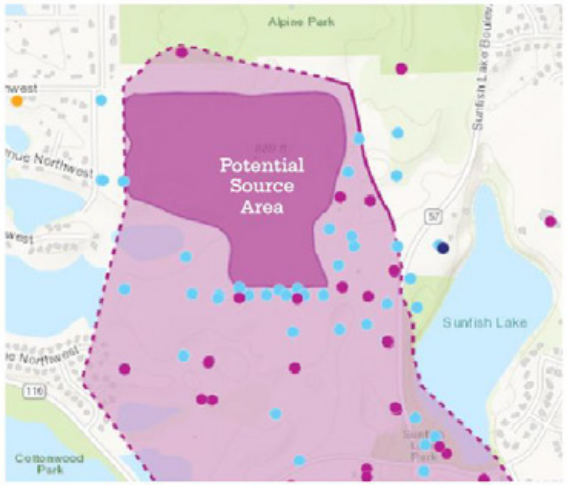


Sampling in the waste ONLY at Freeway

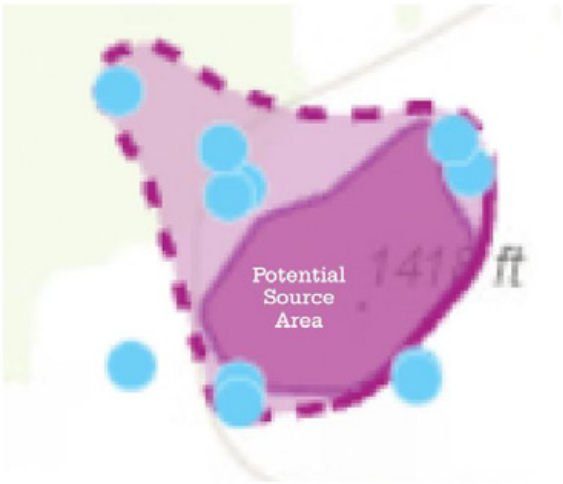


Sampling outside the waste everywhere else

Anoka Landfill

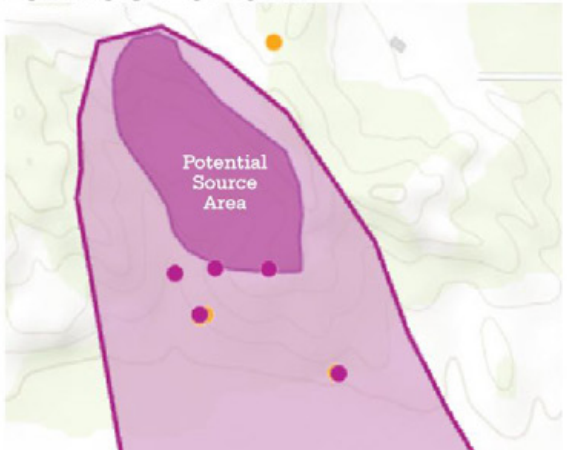


Sebeka, MN



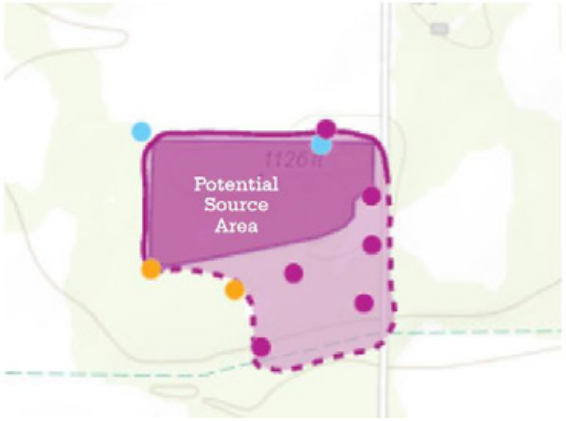
Hackensack, MN

Dakhue Landfill



Dakhue Landfill

Wadena, MN



"Using a perceived threat of a risk to keep these sites from being developed does **a gross disservice** to the people and future economic well-being of Burnsville, Dakota County, and the State."

John Lichter, P.E.
Senior Environmental Engineer

What about the risk of a sudden release of contaminants?

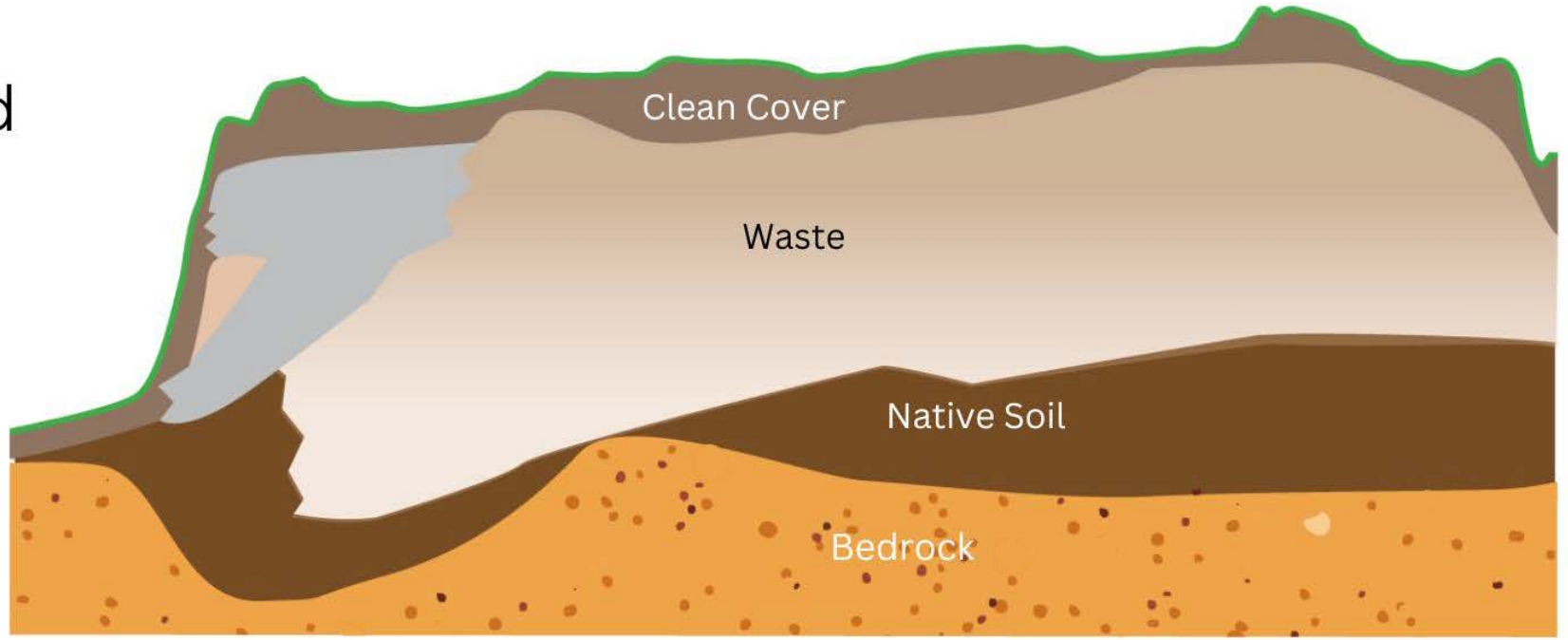
The waste has been degrading for decades from:

- Rainwater
- Floodwaters
- Biodegradation
- Absorption
- Dilution

This minimizes any potential risk of a sudden contaminant release when/if groundwater levels rise in the future.

An aging landfill waste gets less toxic

The waste sits between clean cover and native soil.

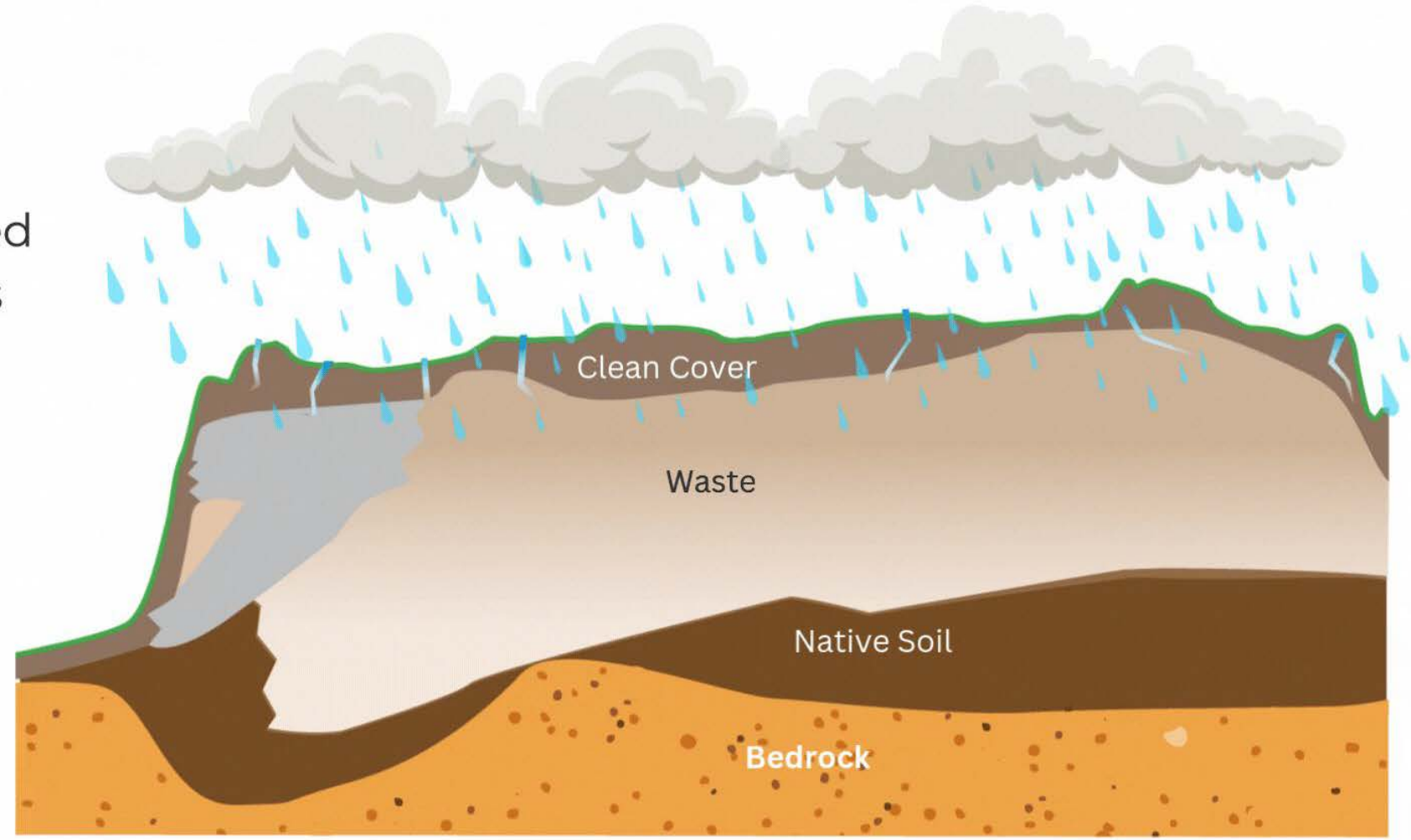


An aging landfill waste gets less toxic

Since 1965 the dump has absorbed nearly 2000 inches of precipitation

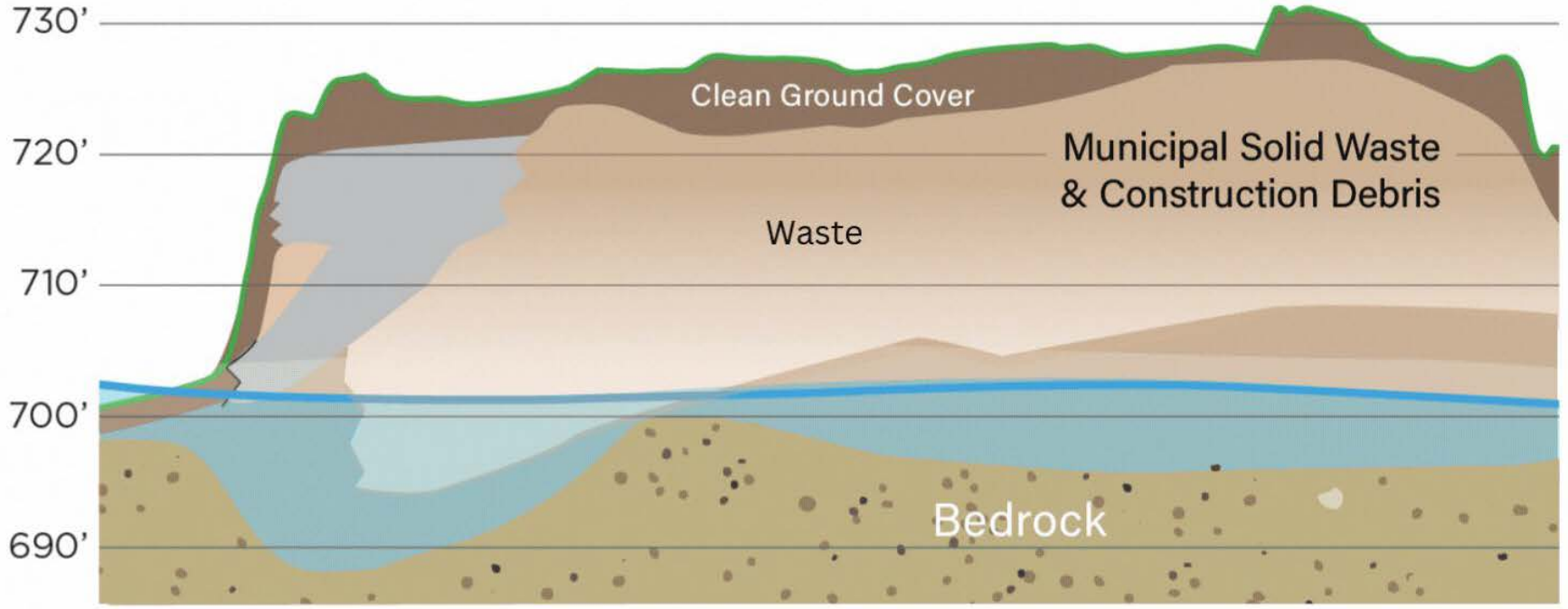
Equivalent of 82 olympic pools.

*Based on a 30 year average annual precipitation over the past 55 years.
https://precip.ai/rainfall-totals/place/burnsville-mn



An aging landfill waste gets less toxic.

And it has been saturated by floodwaters again and again



What are the MPCA's only options for remediation?

Dig and Haul

PROCESS

- Uncover trash load into trucks
- Haul it by truckload to Burnsville Sanitary Landfill (BSL)
- Estimate includes the potential to move the trash to another location further away

This will leave a significant hole that will need to be backfilled.
There is no line item in the estimate for that cost.

TIMEFRAME

3-5 years

Once and if funding is approved

Dig and Line

PROCESS

- Digging up and setting aside waste
- Placing a liner in excavated hole
- Refilling hole with waste
- Cover with clean fill

TIMEFRAME

5-8 years

Once and if funding is approved

Problematic Issues

- 37.5 year moratorium on development if bonding dollars are used
- Legislature not likely to allocate necessary funds
- Neighborhood concerns, odors, gasses, noise, other disruptions
- Excavated hole is undevelopable unless you fill it with dirt = $28 million dollars
- Unknown issues when exposing waste

"The MPCA's **plan to fully excavate the landfill could send contaminants toward the quarry** while it's still aggressively pumping water."

Bryan Murdock
President, Condition Services

There is a third solution.

On-Site Remediation.

On-Site Remediation

According to recent MPCA guidelines, **on-site remediation is a legitimate and accepted way forward** for preparing a former landfill site for development.

On-Site Remediation is Possible and Preferred

It is possible to immediately execute the following necessary on-site design, construction, and ongoing actions to achieve a successful development that doesn't cost the taxpayers money and can be executed more quickly.

- ☑ Site Investigation and Assessment
- ☑ Community and Regulatory Engagement
- ☑ Institutional Controls and Legal Protections
- ☑ Emergency Response Planning/Agency Annual Reporting
- ☑ Design Adjustments Based on Risk
- ☑ Geotechnical Stabilization
- ☑ Utility and Infrastructure Controls
- ☑ Landfill Gas (LFG) Management
- ☑ Waste Removal and Consolidation
- ☑ Capping and Cover Systems
- ☑ Flood Protection
- ☑ Groundwater and Surface Water Monitoring
- ☑ Erosion and Stormwater Management
- ☑ Hazardous Waste Management
- ☑ LFG and Vapor Mitigation for Buildings
- ☑ Environmental Monitoring and Maintenance

Why On-Site Remediation is the Best Option

	DIG & HAUL	DIG & LINE	OUR SOLUTION
COST	UP TO $795M	UP TO $139M	$0 Taxpayer dollars
YEARS TO COMPLETE REMEDIATION	3-5 years if and when funding is secured	5-8 YEARS + if and when funding is secured	1-3 years Onsite remediation will take place as part of the development
37.5 YEAR MORATORIUM ON DEVELOPMENT	YES If bonding dollars are used	YES If bonding dollars are used	NO
APPROVED STATE FUNDING	$0	$0	None needed
NEGATIVE IMPACTS TO SURROUNDING COMMUNITY	Toxic fumes released from excavation. Noise, emissions, Traffic disruption Emissions from trucks unecessary exposure to waste materials	Odor. Emissions from trucks unecessary exposure to waste materials	Limited on-site remediation minimizes impacts to surrounding neighborhood

Recommendation

On-site remediation would happen faster than Dig and Haul or Dig and Line, and not require hundreds of millions of taxpayer dollars to execute.

Questions?