

# MCES Metro Services Building Project Public Hearing Questions and Answers

Fall 2022

Questions and answers were collected at the project's August 30 Public Information Meeting, September 19 Public Hearing, and during the public comment period which ended on September 30.

1. What is the funding status of this development?

The project is fully funded.

2. The plant is close to a large St. Paul and Ramsey County regional park and MCES has not always been a good neighbor. How can we have better communication?

That is a great question and outside the scope of this project. MCES will follow up on this via a personal email because the Council is very interested in having ongoing dialogue with our neighbors.

3. How will noise be addressed? Will any work be happening at night?

The project time frames are during the day, so we do not allow construction at nighttime, unless under very unusual circumstances. We also have noise requirements in regard to the decibel level. So, we don't anticipate any noise in the evening.

4. Will a recording of this presentation be available?

Yes, a recording of the Public Hearing is available at [metro council.org/SewerConstruction/MetroServicesBuilding](http://metro council.org/SewerConstruction/MetroServicesBuilding). The Public Information Meeting was recorded for notetaking purposes only and not made available to the public.

5. The City of Woodbury commented that they would like to discuss the design-build process with project staff.

MCES Metro Services Building project staff will follow up with City of Woodbury contacts once a design-build firm has been selected for this project.

6. Federal maps of the Mississippi River and other floodplains are revised and approved every few years. Is the land on which your new facility will be built considered in the floodplains according to the most recent maps? If it is, will the project be required to get a special exemption to build there or undertake specific measures to ensure that the building won't be destroyed or damaged during a flood or multi-inch intense rainfall event? In other words, are the building location and potential design made to be resilient in the face of climate change events?

The Metro Plant is located within the Mississippi River floodplain; however, the entire plant including the new Metro Services Building is within a levee system providing protection up to a 500-year flood. The location of the proposed building is within the levee system, therefore no exemption is required.

7. The site for the building is well outside of the “footprint” of the Pig’s Eye Landfill. However, back in the ignorant old days of hazardous waste disposal, riverbanks and floodplains were prime disposal areas, considered as places where “dilution is the solution to pollution.” Has MCES done a phase I (and possibly phase II) investigation of the property to determine whether the soil or groundwater contains any pollutants or contaminants that may pose a risk to public health or the environment? I know it’s standard good business practice these days, so I assume you have. If any pollutants or contaminants are found (and I’m guessing most sites in the metro area would have some), what plans does MCES have to remove, treat or mitigate pollutants such that staff and visitors to the building would be protected. Also, will MCES take specific precautions to prevent runoff from construction activities from contaminating the river or affecting the fish and wildlife?

A Phase I Environmental Survey was not conducted for this project. There have been several geotechnical and site investigations documenting subsoil conditions for the Metro Plant. We are not aware of any subsoil concerns in this area of the plant. In the unlikely event that contaminated soils are encountered during construction, they will be sequestered and properly disposed of in a permitted landfill.

With regard to storm water runoff, the construction project will strictly adhere to the Metro Plant’s National Pollutant Discharge Elimination System / State Disposal System general construction storm water permit requirements.

8. MCES has taken great care at some (most?) plant locations to incorporate green building practices. Do plans for the building include clean energy, water friendly landscaping, water/waste reduction measures, optimal air exchange systems or other measures that will encourage other facilities to move in a similar direction? It also reassures that public that you take your mission, public health, and the environment seriously – and that you’re working to reduce energy, water and maintenance costs.

The MWWTP Services Buildings and Site Improvements project is enrolled in the B3/SB2030 program through the University of Minnesota’s Center for Sustainable Building Research Department. This program establishes goals in the areas of Site and Water, Energy and Atmosphere, Indoor Environmental Quality and Materials and Waste. You can learn more about the B3/SB2030 program on the B3/SB2030 website: [b3mn.org/2030energystandard](http://b3mn.org/2030energystandard).