


TO: Michael C. Van Milligen, City Manager
FROM: Gus Psihoyos, City Engineer 
SUBJECT: Flood Control Maintenance Facility (Phase 9 of the Bee Branch Watershed Flood Mitigation Project), CIP#7202609 & #3402609
U. S. EPA Brownfields Cleanup Cooperative Grant Agreement
DATE: November 10, 2017

INTRODUCTION

The purpose of this memorandum is to seek authorization to enter into an agreement with the U. S. Environmental Protection Agency in order to utilize the \$200,000 Brownfields Cleanup Grant for the Bee Branch Flood Control Maintenance Facility (Phase 9 of the Bee Branch Watershed Flood Mitigation Project).

BACKGROUND

In June of 2014, the City Council passed Resolution 172-14 approving the acquisition of 411 E. 15th Street for the Bee Branch Watershed Flood Mitigation Project.

Phase I and Phase II Environmental Assessments of the 1.29-acre Blum Brownfields site identified high levels of lead, arsenic, PCBs, PAHs, and other pollutants in the soil. In addition, asbestos was identified within the buildings, as well as, indications that materials handled throughout the years have been stored within the buildings (i.e. 76-pound steel flask shipping containers of liquid mercury, empty chemical drums, batteries, transformers, motors, automobile parts, etc.). Based on the results of the Phase I and subsequent Phase II, the Blum property is not suitable for future development without environmental remediation.

In December of 2016, the City submitted an application to the U. S. Environmental Protection Agency requesting \$200,000 in Brownfields Cleanup Grant Program assistance to help finance the cleanup of the Blum Brownfields site.

DISCUSSION

On September 7, 2017, the U. S. Environmental Protection Agency awarded \$200,000 to assist the City with the cleanup of the Blum Brownfields site. They also provided a Cooperative Agreement outlining the terms and conditions associated with the City's use of the funding to clean up the Blum Brownfields site.

The first consideration in the cleanup of this site and the focus of the \$200,000 grant funding will be used to address the environmental issues associated with the two larger buildings present on the property. The western building could be redeveloped for future use. That decision will be made at a later date. The southeastern building will be deconstructed/demolished as its structural integrity is suspect. The timeline outlines that the work associated with this grant funding will be complete by September 30, 2019.

RECOMMENDATION

I recommend that the City agree to the terms of the attached Cooperative Agreement with the U. S. Environmental Protection Agency in order to secure the use of \$200,000 in Brownfields Cleanup grant funding for the Blum Brownfields Site at 411 E. 15th Street to make full use of the property as necessary for the Bee Branch Watershed Flood Mitigation Project.

BUDGET IMPACT

The FY2018 CIP budget for the Bee Branch Flood Mitigation Maintenance Facility Project (#3402609) includes \$300,000.00 for clearing the site and thus the required \$40,000.00 in matching funds to perform the cleanup activities outlined in the environmental assessments and outlined in the Cooperative Agreement.

ACTION TO BE TAKEN

I respectfully request adoption of the attached resolution approving the terms of the Cooperative Agreement with the U. S. Environmental Protection Agency in order for the City to receive \$200,000 in Brownfields Cleanup Grant funding for the cleanup of the Blum Brownfields site as part of the Bee Branch Watershed Flood Mitigation Project.

Attach.

Prepared by Deron Muehring

Cc: Crenna Brumwell, City Attorney
Teri Goodmann, Assistant City Manager
Jenny Larson, Budget Director
Jean Nachtman, Finance Director
Steve Brown, Project Manager
Deron Muehring, Civil Engineer