

ENVIRONMENTAL OVERSIGHT COMMITTEE
Thursday, April 5, 2007
(9:00 AM)

Present: Jim Rosen, City Council
Ravi Yalamanchi, City Council
Derek Delacourt, Deputy Director, Planning & Development Department
Paul Davis, City Engineer, Department of Engineering Services
Roger Moore, Professional Surveyor, Department of Engineering Services

Absent: Jim Duistermars, City Council

Also Present: Jim Anderson, STS Consultants, Ltd.

General Discussion

Update regarding Hamlin/Adams Project:

Members reviewed the March 23, 2007 letter from the Michigan Department of Environmental Quality (DEQ) for the 1st Phase 381 Work Plan. The DEQ conditionally approved the Plan.

The applicant's attorney is out of town until after the Easter Holiday. They are working with AKT Peerless to finish proposals.

Initial samples will be coordinated with STS Consultants. When samples are taken, AKT, STS and perhaps Staff will be present.

After 1st phase completed, likely applicant will be back to discuss the next phase.

Reimbursement will be based on the structure of the Reimbursement Agreement.

- Administrative Fee
- Still have items to discuss
- 75/25
- Dollars will also dictate next 381 Plan

Mr. Anderson discussed the air sampling with Ben Mathews of the DEQ.

- air sampling during remediation activities could be considered overkill
- potential for false positives and false negatives
- because of resident concerns, DEQ agreed to this

Will collect sample material

- will split or collect a duplicate at the same time
- numbers will be received within days

If all samples come out benign – no worries

If samples come back showing “hot spots”

- will it be easy to go back and retest to verify

Will depend on what is shown

- methane issue
 - should not see in the first round
 - should not be anything real volatile

Collection system

- filter media – charcoal filter
 - draws air through
 - samples put in canister or special bag

Air sampling is a reimbursable expense

Air changes all the time (part of DEQ concern)

- where come from
- could be from another source
- look at windspeed and direction
 - upwind, downwind and crosswinds
- fugitive dust
 - once work starts in the field
 - will have real-time monitors
 - more volatile when digging begins / earth moving
- metals and PCB’s become windborne easily
 - samples taken by truck, mounted on poles, or by people

Site divided into Sections A through E

- E is the critical area (fenced)

What will residents see on the site?

- could see one pickup truck with a geo-probe unit
- drilling done with a truck-mounted drill unit (cube size truck – similar to UPS truck)
- will have a mast in the air w/a flag
- 30 to 40’ wells (auger)

test pitting

- involves a sizeable piece of equipment
 - dig down 25 feet

Will need to contain crowd

- keep bystanders out

Will have to cover up – no open holes

- site will be hard to control
 - no fence

Currently there are trails through the site

- if problems, could install snow/tree protective fencing

Air monitoring

- samples sent to a lab for results

Use real-time sensors

- not typical at this phase
 - may use during earth moving

Will be checking each hole as being done

- air space will be monitored

Perimeter samples taken higher than chest level

Portage Trail area is very wooded

- values diminish at the tree line

Sensors at property line during remediation

- baseline
 - won't know where coming from (source)
- nearby asphalt plant, concrete crusher, Grand Sakwa project, freeway (all within one mile of the site)

When penetrating ground surface

- OSHA, public health
 - guidelines for employees on site
- employees wear respirators
 - depending on what they find
- white suits (or yellow suits) and respirators

Ambient air

- if more than thought
 - heads up
- will probably not find anything
 - if do, will be glad testing done

Intelligence gathering

- possible at south and east sides

Initial baseline

- moving earth
 - fugitive dust emission plan
 - wet working area
 - avoid working during high winds

Tell the neighbors

- have a meeting with local police and fire and emergency responders
 - explain process

City Council, Brownfield Authority, EOC, Mayor

- send notification
 - or have contractors send notices

Previously

- made telephone calls to let neighbors know testing was being done

Preference

- not rely on contractors only
- City can send notices
 - or STS can
 - quick telephone call

City can send quick letter to neighbors

- Homeowner/Subdivision Associations
 - start at end of month
- advise to please stay off the site
- private property

Clinton River Valley

Quail Ridge

Rookery Woods

Lake Village Apartments??

White property/Riverbend Park??

- large groups use the park

No policy for notification for work being done contained in the Brownfield Act

- would have to be a City Council policy
- decide distance
 - adjacent
 - 2 adjacent subdivisions
 - 1 abutting subdivision
 - property w/in 1/2 mile
 - (is 1/4 mile too small?)

One-half (1/2) mile from existing boundary

- Association/Subdivision Boards only
- personal notice on abutting 13 properties

Notice would caution testing was beginning

- site is private property

EOC will send

- will keep Park as contingent
 - depending on what is found

Testing is controlled

- shouldn't hear complaints about odors
- equipment could have diesel engine
 - uses hollow augers
 - 24" tubes
- could hear equipment working
- should not be any vibration problems
 - Bureau of Mines monitors vibrations

Consent Judgment requires notification to City within 3 days

- City on site at all times during remediation
 - also requires updates

Jim Anderson, STS

- is ready to go at any time
 - will have two others STS employees assisting him
- will meet with City and consultants
 - provide updates to City Council and Mayor

Will not be much information until reporting phase

- what did; what found
 - 7 days to two weeks for lab data back

Initial Phase

- report bi-weekly

Monitoring

- not directly, unless health and safety issues

STS will be on site to observe, take notes, photographs

- record the process in the field
- review reports
- DEQ will also monitor

First Phase

- One report at end

Would like weekly email

- from developer's consultants and/or STS
 - just paragraph / short update
- provides a record

If nothing goes wrong

- will have report in a month
 - weekly updates and report

Project Manager will provide a weekly update

- Jim Anderson will get those
 - Jim Anderson will forward with his comments

Update should include

- what did this week
- results of lab data
- new data available
- will do next week
- complete report

Suggested should keep updates in one binder with reports

- provides tracking and record

Back in the 1980's a housing development was proposed for the site

- stopped because of what found
 - debris / chemicals
- what historic records show

If find less than expected – could cap and close

- DEQ will discuss

Proposed Plan

- build slurry wall
 - move from A to B
- how will this affect long-term due care
 - DEQ will revisit
- need to know the amount that is there
 - DEQ will discuss with Region 5 (EPA)

After first round of data comes in, developer will have to discuss with EPA/Region 5

“the mega rule”

When talk to Region 5

- developer should do this
 - make sure discussions are happening

9-acre piece of property

- won't be able to dodge DEQ or Region 5 out of Chicago
 - STS put on their radar
- EPA wants to know what site is
- want site to be handled the right way
 - discussed with Neil Silver
- residents may have had discussions with EPA
- when data is received
 - DEQ/Region 5 will crank up

Site has been known for years

- EPA doesn't know about site
 - DEQ project
 - fenced and protected

If developer walks

- EPA could take over themselves

No PRP for the site

- grants / loans
- still private property
- Court would have to handle
 - if site is cleaned up, developer could come back to develop

City has to preserve the right to protect the Community

- if levels are too high
 - have to be incentives
 - can't go in another landfill

Wait to see what have

- discuss and have a plan for contact with Region 5

Jim Anderson will get weekly emails

- sent to Derek and Clerk's Office (Council Staff)
- then will get monthly reports

Next Phase

- another 381 Work Plan or Final Plan

DEQ Letter (3/23/07)

- discusses ambient air sampling
 - approved based upon receipt of sampling plan
- will get a copy of that plan

Excess capture

- numbers should be pretty accurate
- what property assessed at
- if takes longer to develop, reimbursement period could change
- will probably see a Remediation Plan

DEQ Letter (3/23/07) (last page)

Discusses “pursue cost recovery”

- would this happen
 - probably not
 - no one to collect from

Good to know sequence of events; things proceeding according to plan

Brownfield Authority will be updated regarding 3/23/07 DEQ Letter

EOC will send notification letter to residents w/in 1/2 mile

- field work ready to start
- meet with police/fire/emergency responders
- copy of letter to City Council

Forward MDEQ letter to City Council

- start of test program
 - perhaps end of April
- EOC notifying neighbors
- meeting with fire/police/emergency responders

BRA meeting w/Jim Anderson

- Jim Rosen at that meeting

Might add a BRA member to the EOC Committee

- agree to have BRA member
 - change structure of Committee

Draft letter to neighbors/subdivision associations

- Jim Rosen to sign letter

Copy of 3/23/07 DEQ Letter to City Council

- just an update / not an Agenda item
- could schedule a work session when results come in
 - June or July

Next Meeting: May 3, 2007 @ 9:00 AM

Discuss Brownfield Plans/Policies

- from other communities
- review Ann Arbor Policy