

COUNCIL PUBLIC HEARING

Wednesday, September 16, 2020 at 6:00 PM

COUNCIL MEMBERS:

Mayor Rick Scholl Council President Doug Morten Councilor Keith Locke Councilor Ginny Carlson Councilor Stephen R. Topaz

LOCATION & CONTACT:

https://zoom.us/j/99512684954?pwd=Qmk0d3JtWlZXeVZWMEg0WGgzVXlkQT09 Website | <u>www.sthelensoregon.gov</u> Email | kathy@ci.st-helens.or.us Phone | 503-397-6272 Fax | 503-397-4016

AGENDA

OPEN PUBLIC HEARING

TOPIC

1. EPA Community-Wide Assessment Grant Update

CLOSE PUBLIC HEARING

VIRTUAL MEETING DETAILS

Join Zoom Meeting: https://zoom.us/j/99512684954?pwd=Qmk0d3JtWIZXeVZWMEg0WGgzVXlkQT09 Meeting ID: 995 1268 4954 Passcode: 785375 Call in: 1 346 248 7799

The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

Be a part of the vision...Get involved with your City...Volunteer for a City of St. Helens Board or Commission!

For more information or for an application, stop by City Hall or call 503-366-8217.

St. Helens Brownfields Assessment

PROJECT SUMMARY SEPTEMBER 16, 2020



Agenda

- o Background
- o Site Inventory
- o Community Engagement
- Environmental Site Assessments
- Next Steps



Item 1.





A **brownfield** is defined as real property, the expansion, redevelopment, or reuse of which may be **complicated by the presence or potential presence** of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.

CWA Grant

• CWA = Community-Wide Assessment

- Provides funding for:
 - Brownfield inventory
 - Community engagement
 - Environmental investigations
 - Cleanup planning
 - Area-wide planning

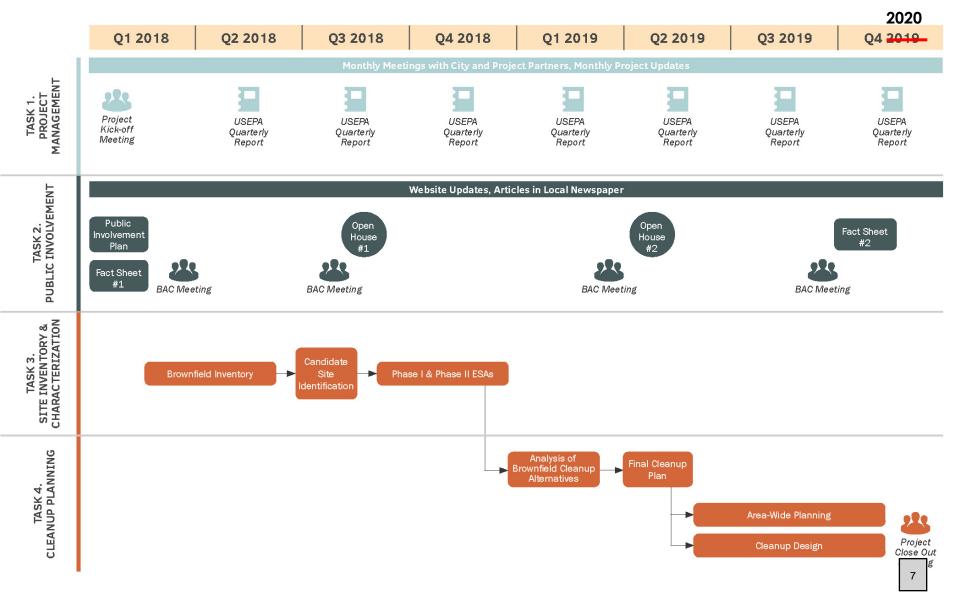


Project Purpose

The primary objective of the St. Helens Brownfield Assessment Program is to identify and assess priority sites in the target area to remove the barriers to redevelopment created by their brownfield status.



ST. HELENS BROWNFIELD ASSESSMENT PROGRAM WORK PLAN



Item 1.

Target Area





Inventory

Classification	TOTAL
Known (DEQ)	43
Suspect	114
Unknown	181
Central Residential	155
Non-suspect	393
TOTAL	886



Brownfield Advisory Committee

To represent the community and key stakeholders on decisions regarding important project milestones

- City of St. Helens Planning & Public Works
- Columbia County
- Port of Columbia County
- Columbia Health Services
- Columbia County Economic Team
- Citizen-at-Large



Evaluation Criteria

BAC priorities:

- High-profile, visible properties in commercial corridors and employment areas
- Pose a threat to public health due to contamination
- Potential for future public access and/or transportation improvements
- Willingness of property owner to participate
- Demonstrable outcomes and return on investment



Environmental Site Assessments

50 Plaza Property

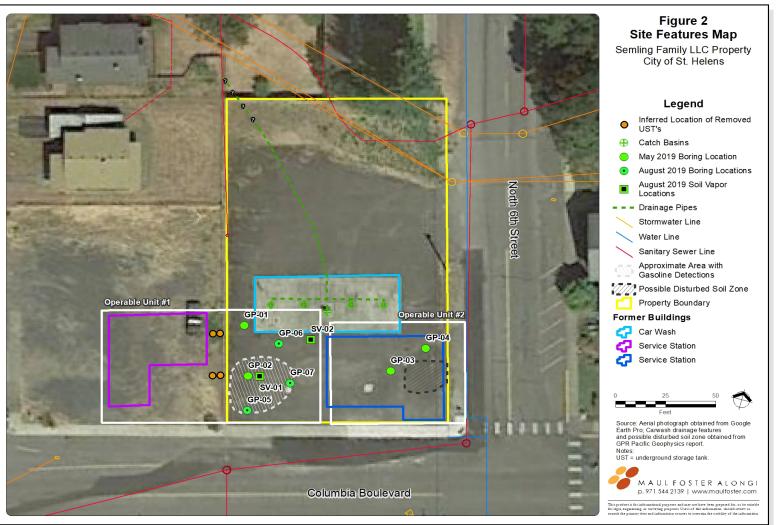


50 Plaza Results

- Site investigation of heating oil contamination that had spread and impacted adjacent, government-owned properties.
- Decommissioning-in-place of heating oil tank and removal of source materials. Multiple rounds of site assessment resulted in risk-based resolution.
- In process of removing site from DEQ Leaking Underground Storage Tank site list.



Semling Property



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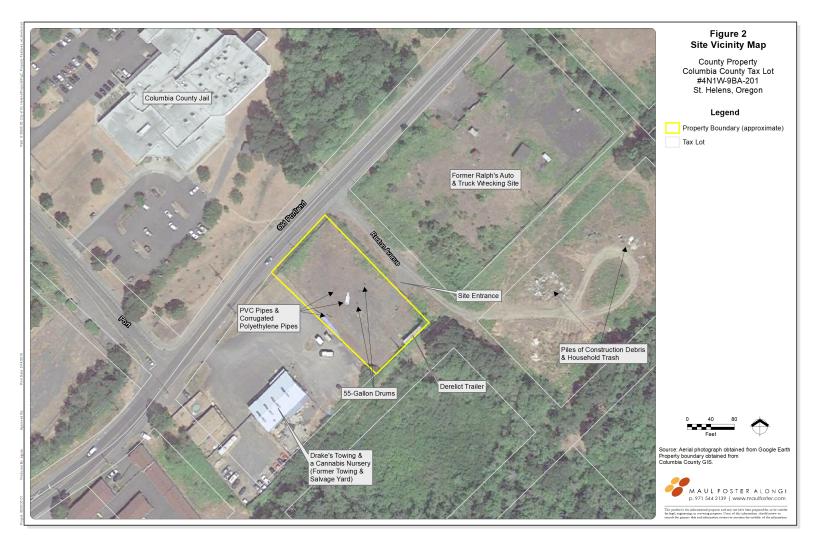
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Semling Phase II Results

- Multiple rounds of data collected
- Petroleum impacts from the adjacent former fueling station
- No risk of vapor intrusion to future buildings
- Soil management plan during redevelopment
- Property was transacted for redevelopment, as a result of the Phase II results



County Property





County Phase I Results

- No RECs were identified
- De minimis conditions: Historical vehicle storage and maintenance on site and adjacent properties
- Surface Soil sampling recommended during/prior to redevelopment to inform soil management
- Renewed interest in clean up and strengthened partnership with Columbia County Board of Commissioners



Sampling locations are approximate

ALL FOSTER ALONG



Building Sub-Slab and Indoor mbient Air Sampling Location

ndfill Gas Bar-Hole Prob

Approximate South 80 Landfill Exter Pronosed Lease

mpling Location ubsurface Conditions Soil Samplin

ocation

Taxlot

Building

Proposed Sample Locations

City of St. Helens

St Helens, Oregon

South 80 Landfill

Project Scope

- Subsurface Conditions
 - chemical and physical
- Sub-slab Gas and Indoor Air Study
- Exterior Landfill Gas Evaluation



South 80 Landfill Results

- •Impacts discovered in soil. Current risk for soil direct contact is mitigated by the clean soil cap.
- No exceedances in groundwater.
- Methane and other landfill gases are being generated by the former landfill.
- Geotechnical considerations for future construction.
- Determination that gases not impacting current buildings and occupants.



Next Steps

- 2020 ARC (Assessment, Revolving Loan Fund, Cleanup) Grant Applications due October 28
- New Multipurpose Grant
 - Fund a range of eligible assessment and cleanup activities at one or more sites within a larger target area.
 - Up to \$800,000 for a range of assessment, cleanup and revitalization activities



Questions?

SETH OTTO, AICP, LEED AP MERIDETH D'ANDREA, RG

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