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**Sent:** Friday, June 01, 2018 1:19 PM

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**Subject:** remediation planning process for the police station site

**Importance:** High

The purpose of this e-mail is to provide Council with an update on the remediation planning process for the police station site.

The police station property, located at 828 Martin Luther King Jr. Blvd, was the site of a coal ash landfill that was active in the 1960s and 1970s. The property was acquired by the Town in the early 1980s. When the Town staff discovered the materials in late 2013, we acted quickly to notify NC Department of Natural Resources, what is now known as NC Department of Environmental Quality (DEQ). The remedial investigation was conducted in two phases in accordance with DEQ guidance. A [Phase I Remedial Investigation](#) (RI) (and limited Phase II) was performed in 2013 - 2016 by Falcon Engineering, and a [Phase II RI](#) was conducted by Hart & Hickman in 2016 and 2017. Results of surface water and sediment sampling indicate that there is no significant impact to Bolin Creek from the coal combustion products (CCPs) (2017 Hart & Hickman Remedial Investigation Executive Summary); however, the contamination will impact future site uses. A preliminary appraisal of the site indicates the property does not hold value based on the current state of contamination. Should plans move forward with the Municipal Services Complex, police operations would vacate the current site, leaving a vacant property.

Based on site assessments to date and conversations with DEQ staff, the Town has been presented with multiple options.

- 1) Full Site Cleanup- After receiving a quote and consulting with the Town's environmental engineering firm (Hart & Hickman) and environmental attorney (with Poyner Spruill), cleanup has been estimated at an expense exceeding \$10m. This is the most costly path and would pose a significant fiscal impact to the Town budget.
- 2) Administrative Agreement- On October 3, 2017, DEQ asked the Town to enter into an Administrative Agreement to facilitate remediation of the site. In November and December of 2017, the Town had conversations with DEQ and asked for a delay of the Administrative Agreement until the Town had an opportunity to evaluate the best options for remediation. This

Agreement could require the Town to construct interim remediation measures mandated by DEQ such as stormwater filtration systems, site capping and retaining walls.

- 3) Brownfield Application- Under the requested delay from DEQ for option 2, staff has been exploring a path to achieve a successful brownfield application with the state. A brownfield application for environmental contaminant mitigation offers a way to envision reuse of the property with long-term management and monitoring that helps ensure that the Town meets the environmental requirements of the state. An added benefit of this approach is that the approved brownfield agreement is transferrable, meaning a future site owner would be bound by the agreement in pursuing future development on the site.

Council approved a reimbursement resolution on May 2, 2018 to fund work associated with the exploration of site reuse and remediation. This path includes three phases: a vision, a remediation plan, and a brownfield application to the state. While elements of this process are technically complex and the site is highly constrained by state requirements, we feel it is important to engage the community to the full extent this project will allow. Our plan is to undertake a series of public engagement meetings in June, followed by a series of project updates in late August and early September. Because of the need to submit a brownfield application to the state by early September, the June meetings will serve as the primary opportunities for public input that can shape a concept for the site. Staff plans to return to the Council in early September to provide a project update ahead of any brownfield application submittal.

Please save the following dates related to this project:

- June 25<sup>th</sup> – Joint Boards Informational Meeting
- June 26<sup>th</sup> – Public Information Meeting

We will convene a meeting with the adjoining neighborhoods ahead of the two meetings listed above. Also, a staff team is currently developing an FAQ guide on site history and the remediation planning process. This information will be shared with you once it is live. We will also share more details about the timing and location of the meetings listed above.

Please let me know if you have any questions or concerns about this process.