

Missouri Department of dnr.mo.gov

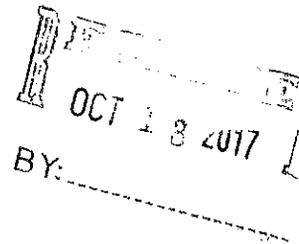
NATURAL RESOURCES

Eric R. Greitens, Governor

Carol S. Comer, Director

October 10, 2017

Ms. Kathy O'Donnell
Mo-Kan Regional Council
224 North 7th Street
St. Joseph, MO 64501



CERTIFIED MAIL #7017 0530 0000 1119 0719
RETURN RECEIPT REQUESTED

RE: Hiland Dairy/Roberts Dairy, 221, 302, 218 S 5th St, St. Joseph, Missouri
Phase II Environmental Site Assessment

Dear Kathy O'Donnell:

To facilitate due diligence for the above-referenced property, the Mo-Kan Regional Council submitted an application to the Missouri Department of Natural Resources' Brownfields/Voluntary Cleanup Section (BVCP) for a Brownfields Assessment. Terracon Consultants, Inc., the department's contractor, conducted Phase II activities under a department approved work plan to investigate recognized environmental conditions (RECs) at the property that may need to be addressed prior to reuse. Enclosed, please find your copy of the completed Phase II Environmental Site Assessment (ESA) report.

Findings and conclusions of the Phase II ESA report are summarized below:

Concentrations of contaminants for this site were below the 2006 Missouri Risk-Based Corrective Action (MRBCA) Default Target Levels, with the exception of arsenic and lead. Metals are typically found in fill materials and in urban settings. However, the dissolved lead concentration in groundwater reported in soil boring B-3, (located on the parcel addressed at 221 S. 5th Street) may be attributed to the former filling stations located on this parcel.

The BVCP reviewed the report and concurs with Terracon Consultants, Inc.'s conclusions and findings. Based on the findings of the assessment, the BVCP recommends the following:

- Further characterization to determine if hazardous contaminants have been released to soil or groundwater.
- If you wish to proceed with the Phase II ESA we will then ask the United States Environmental Protection Agency (EPA) to conduct it. Your application can be forwarded as is, but the EPA will need the enclosed access agreement. You will need to complete the access agreement and return it to me. Once I have the completed form, I will forward it and your BVCP application to the EPA.

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Currently, the department is utilizing the MRBCA process for characterization of sites in the Brownfields Assessment program. In the MRBCA process, the maximum concentrations of chemicals of concern in soil and groundwater from the site characterization are compared with the DTLs. If the maximum soil and groundwater concentrations do not exceed the DTLs, and the site does not pose an obvious threat to ecological receptors, remediation is not warranted. The entity performing the evaluation may petition the department for a Certificate of Completion (COC) without activity and use limitations.

If you choose to remediate the site in the future, the BVCP can provide oversight of the risk management activities. Upon successful completion of the risk management activities, the BVCP will issue a Letter of Completion. A Letter of Completion is contingent on the site being enrolled in the BVCP prior to remedial activities and provides a measure of protection from the department, and the Environmental Protection Agency against future environmental liability related to the property.

If you would like to enroll in the BVCP, I will be happy to send you an application or answer any questions you may have. You may also want to view the Department of Economic Development's web page, <http://www.missouridevelopment.org>, for Brownfield remediation tax credit information. Click on 'Business and Community Services' then click on the link, 'Brownfields Redevelopment Program' on the left toolbar. Furthermore, the Environmental Improvement and Energy Resource Authority (EIERA) has a revolving loan fund to help support cleanup activities for Brownfield sites contaminated with petroleum and hazardous substances. Its web site is www.dnr.mo.gov/eiera/brownfieldsRLF.htm.

If you choose to proceed with redevelopment of these properties, I recommend that you discuss risk management options with an environmental firm that specializes in this type of work.

Thank you for using the Brownfields Site-Specific Assessment Program. Please feel free to contact me if you have any additional questions at 5735222093, or write Hazardous Waste Program, P.O. Box 176, Jefferson City, Missouri 65102-0176. Other information is also available on our web site at <http://www.missouribrownfields.com>.

Sincerely,

HAZARDOUS WASTE PROGRAM



Bobbie Pennington
Environmental Specialist
Brownfields/Voluntary Cleanup Section

BP:

Enclosure