



CITY OF POPLAR BLUFF
CITY HALL, 501 VINE STREET
POPLAR BLUFF, MISSOURI 63901



April 24, 2018

Catherine Jones
Brownfields/Voluntary Cleanup Section
Hazardous Waste Program
Missouri Department of Natural Resources
PO Box 176
Jefferson City, MO 65102

RE: Brownfield Assessment

Dear Ms. Jones,

By this letter I am requesting that a brownfield assessment be conducted on the site noted below. I understand that the assessment may be conducted if the site or area is deemed to be eligible and there are sufficient funds.

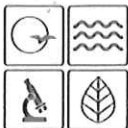
Site description:
101 Oak Street
Poplar Bluff, MO

Attachments include:

1. Brownfield Assessment Application
2. Consent for Access to Property Form signed by property owner
3. A map showing the site location and site boundaries
4. Copies of any previous assessments, or ACM and LBP surveys if available.

Sincerely,

Mark Massingham
City Manager



MISSOURI DEPARTMENT OF NATURAL RESOURCES
HAZARDOUS WASTE PROGRAM
BROWNFIELDS ASSESSMENT APPLICATION

15180025

RECEIVED

MAY 09 2018

Hazardous Waste Program
MO Dept of Natural Resources

I. APPLICANT

| | | | |
|------------------------------------|---|--------------------------------------|-------------------|
| NAME City of Poplar Bluff | | | |
| CONTACT PERSON Matt Winters | AREA CODE /TELEPHONE NUMBER (573) 686-8615 | EMAIL ADDRESS mwinters@pbcity.org | |
| MAILING ADDRESS 501 Vine Street | CITY Poplar Bluff | STATE MO | ZIP CODE 63901 |

II. SITE INFORMATION

| | | | |
|---------------------------------------|---|---|-------------------|
| SITE NAME Oak Street City Hall | PARCEL NUMBER (IF KNOWN) 13-02-03-0-004-001.0000 | CURRENT ASSESSED VALUE | |
| SITE ADDRESS 101 Oak Street | CITY Poplar Bluff | STATE MO | ZIP CODE 63901 |
| SITE ZONING C-2 General Commercial | TOTAL ACREAGE OF SITE 1.13 | <input checked="" type="checkbox"/> ATTACH SITE MAP | |

III. SITE ASSESSMENT NEEDS

| | |
|--|--|
| <input type="checkbox"/> Area Wide Inventory <input checked="" type="checkbox"/> Suspected Asbestos <input checked="" type="checkbox"/> Suspected Lead Paint <input checked="" type="checkbox"/> Phase I Assessment <input type="checkbox"/> Phase I Update <input checked="" type="checkbox"/> Phase II Assessment <input type="checkbox"/> Phase II Addendum <input checked="" type="checkbox"/> Analysis of Cleanup Alternatives | <p>Note: This program is for site assessment only, clean-up money is not being offered as part of this program.</p> <p>Prior Site Assessments: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>Describe prior site assessment activities. Identify consultant, client, approximate date and attach "conclusion" section of all reports."</p> <p>Structural and architectural assessments have been conducted on the site, however, no known environmental assessments have been conducted.</p> |
|--|--|

Describe how perceived contamination has hindered reuse of the property.

The perception of the presence of asbestos, lead paint and mold along with other physical concerns have led to the city moving all offices to other, rented locations.

IV. CURRENT SITE OWNERSHIP ☒ SAME AS APPLICANT ☐ DIFFERENT FROM APPLICANT

| | | | |
|------------------------------------|-----------------------------|-------|----------|
| OWNER NAME City of Poplar Bluff | AREA CODE /TELEPHONE NUMBER | | |
| MAILING ADDRESS | CITY | STATE | ZIP CODE |

If the property is not owned by applicant,

A. Will the applicant obtain the property through: ☐ Foreclosure ☐ Purchase ☐ Other (Specify)

B. Will the applicant be able to obtain legal permission for the Missouri Department of Natural Resources' staff or the department's contractor to enter the property to conduct site assessment activities? **Note:** The department ensures that upon completion of the project, any department material and equipment will be removed from the site. ☒ Yes ☐ No (Explain)

V. PAST SITE USES (i.e., TYPE OF MANUFACTURING, COMMERCIAL BUSINESS, SERVICE STATION)

| | |
|---|--|
| PAST SITE USES -- INCLUDING APPROXIMATE DATES Hospital use 1940's-1980's City hall, police department, municipal court - 1990-present | |
| BUILDINGS ON-SITE | |
| SQUARE FOOTAGE 38,902 | CONDITION (USEABLE, GUTTED, UNSTABLE, RAZED, ETC.) Office building - 35,932 sq ft and warehouse - 2,970 sq ft |

VI. SITE HISTORY

Is there any reason to believe the property is contaminated with hazardous substances (i.e., solvents, pesticides, creosote, dry-cleaning products, petroleum, controlled substances or metals such as lead, mercury and arsenic) as defined in 40 CFR Part 30?

☒ Yes (Describe below) ☐ No ☐ Unknown

If property is owned by applicant, did applicant generate or dispose of any of the contaminants? ☐ Yes ☒ No ☐ Unknown

Is applicant, or any other party, under order from the U.S. Environmental Protection Agency (EPA) or the department to conduct site assessment or cleanup? ☐ Yes (Describe below) ☒ No ☐ Unknown

Are there any federal, state or local agency inquiries or orders regarding any party's responsibility for contamination or hazardous waste at the property? ☐ Yes (Describe below) ☒ No ☐ Unknown

Is the property mine scarred? ☐ Yes ☒ No ☐ Unknown

Briefly describe the involvement or role of the department or EPA in enforcement or oversight of the assessment or cleanup of candidate site.

DESCRIPTIONS

VII. ANTICIPATED FUTURE USE

☐ Residential ☐ Recreational ☒ Commercial ☐ Industrial ☐ Other

Describe the applicant's proposed reuse plan.

It is anticipated that City offices will relocate to this site once cleanup and/or demolition is completed.

VIII. PUBLIC AND COMMUNITY INVOLVEMENT

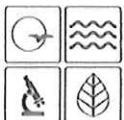
Describe public interest and community involvement activities in site reuse planning.

The condition of the City Hall has been discussed for the past few years. News articles have appeared in the local newspaper regarding the state of the building. As stated above, all city offices and activities have been relocated to other locations at multiple sites around town.

IX. FUNDING SOURCES

Describe your sources of funding should cleanup be recommended. What additional funding sources and financial incentives are planned to complete redevelopment. (Loans, grants, tax credits, donations, fundraisers, in-kind services, etc.).

CDBG, EPA, USDA, Rural Development, City funds, capital campaign



MISSOURI DEPARTMENT OF NATURAL RESOURCES
HAZARDOUS WASTE PROGRAM – BROWNFIELDS/VOLUNTARY CLEANUP PROGRAM (BVCP)
CONSENT FOR ACCESS TO PROPERTY FORM

SITE INFORMATION

SITE NAME

Oak Street City Hall

SITE ADDRESS

101 Oak Street

OWNER

City of Poplar Bluff

OPERATOR (IF DIFFERENT FROM OWNER)

ACCESS AGREEMENT

I, as owner/authorized representative of City of Poplar Bluff ("Owner"), authorize officers, employees, authorized representatives and persons acting at the request of the Missouri Department of Natural Resources (department) to enter and have access to the above named property at the stated location, for purposes of oversight of environmental investigation and remediation under the BVCP. Access shall include but not necessarily be limited to the following activities:

- Walkthroughs of the property, buildings, facilities and operations
- Evaluation and documentation of site conditions
- Verification of information contained in reports submitted to the BVCP
- Observation and oversight of sampling, testing, investigation and remediation activities
- Collection (and/or splitting) of samples of environmental media including soil, groundwater, waste or building components
- Other actions related to the investigation of hazardous substances under the BVCP

The department ensures that:

- Access will be upon reasonable notice, and will be typically (but not necessarily limited to) visits to observe site work planned and performed by the Owner, BVCP applicant or their contractors or agents, under department-approved work plans.
- Department personnel will follow industry standard health and safety practices appropriate for conditions and will abide by health and safety directives communicated by Owner or Applicant or their representatives or contractors, including the use of appropriate personal protective equipment such as hardhats, work boots and safety vests.
- Upon completion of the project, any department material and equipment will be removed from the site.
- This consent shall expire upon department's issuance of a certificate of completion for this site, participant's withdrawal from BVCP or termination of participation by the department.
- This consent shall not be construed as or deemed to be an admission of any fact, responsibility, fault or liability in connection with the site.

Owner ensures that:

- Owner shall hold the department harmless from any claims (including, but not limited to, property damage or personal injury) arising from activities, reviewed or overseen, by the department under this agreement and which have been approved by Owner and conducted under Owner's supervision.

This Access Agreement may be executed in multiple counterparts, each of which will, for all purposes, be deemed an original, but which together will constitute one and the same instrument.

This Access Agreement is executed by duly authorized personnel of the parties to be effective as of the 2nd day of May 2018 (the "Effective Date").

SIGNATURES

SITE OWNER SIGNATURE

PRINTED NAME/TITLE

DATE

Mark Massingham, City Manager

5/2/18

MISSOURI DEPARTMENT OF NATURAL RESOURCES

PRINTED NAME/TITLE

DATE

TITLE TEXT
DOUBLE-CLICK TO EDIT ME!



Parcel: 13-02-03.0-004-001-001.000
Situs: OAK ST (CITY HALL)
Owner and Mailing Address:

Date Printed : 05/02/2018
Legal Description:
OT OF PB: LOTS 11-12-19 & 20: & VAC ALLEY BETWEEN
LOTS 11 & 12: & VAC ALLEY BETWEEN LOTS 19 & 20: & 25 E SIDE
LOT 20: 5 ADJ S END LOTS 19 & 20:

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CITY OF POPLAR BLUFF

CO:

101 OAK ST

POPLAR BLUFF, MO 63902

Sec: 3 Twp: 24 Rge: 6
Deed Acres: 0.00 Calc Acres: 0.00
NBHD: N/A Subd:

Deed and Sale Information:

Taxing Entities:

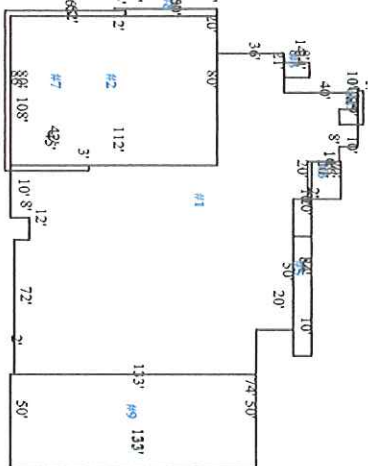
| Doc # | DB | PG | Date | T | Price | S | V | Grantor | School |
|-------|-----|-----|------------|---|-------|---|---|-----------------------|--------|
| 0 | 942 | 381 | 04/01/2002 | | 0 | 0 | | SITE LEASE | R1 |
| 0 | 942 | 397 | 04/01/2002 | | 0 | 0 | | LEASE AGREEMENT | PB |
| 0 | 942 | 406 | 04/01/2002 | | 0 | 0 | | DECLARATION OF RIGHTS | |
| 0 | 704 | 422 | 08/01/1989 | | 0 | 0 | | MCPHEETERS CLINIC | |

Land Information:

| Type | Cls | Code | Size | Unit Pr | Inf | Value |
|------|-----|------|------|---------|-----|--------|
| Acre | E | | 1.13 | 30,000 | 100 | 33,900 |

Parcel Values:

| | Bldg | Land | Total | Assessed |
|-------|---------|-------|---------|----------|
| Res | 0 | 0 | 0 | 0 |
| Ag | 0 | 0 | 0 | 0 |
| Com | 0 | 0 | 0 | 0 |
| Ex | 1485180 | 33900 | 1519080 | 0 |
| Util | 0 | 0 | 0 | in Com |
| Total | 0 | 0 | 0 | 0 |



Details:

| # | Use Type | Code | Qty | Class | Yr Built | Effec Yr | Gr Scale | Gr Class | Class Units | Const Units | Total Units | Base Rate | Adj Rate | Index | Sq Ft Cost |
|---|----------|------|-----|-------|----------|----------|----------|----------|-------------|-------------|-------------|-----------|----------|-------|------------|
| 1 | 55 CTYH | | 0 | E | 1950 | 0 | | | 0 | 141.00 | 141.00 | 17.76 | 25.04 | 0 | 68.86 |
| 2 | 39 WHSE | | 0 | E | 1968 | 0 | | | 0 | 53.00 | 53.00 | 14.70 | 7.79 | 0 | 21.42 |
| 3 | 18 ASPH | PA10 | 1 | E | 1 | 0 | | | 0 | 0.00 | 0.00 | 0.86 | 0.00 | 0 | 2.36 |

| # | Sq Ft Cost | Base Area | Adj Area | Base Cost | Extra Features | Repl Cost | % Good | % Total | Value |
|---|------------|-----------|-----------|--------------|----------------|--------------|--------|---------|--------------|
| 1 | 68.86 | 35,932.00 | 45,632.00 | 3,142,220.00 | 991,125.00 | 4,073,345.00 | 35.00 | 35.00 | 1,425,670.00 |
| 2 | 21.42 | 2,970.00 | 3,123.00 | 66,895.00 | 33,206.00 | 100,101.00 | 50.00 | 50.00 | 50,050.00 |
| 3 | 2.36 | 4,000.00 | 4,000.00 | 9,460.00 | 0.00 | 9,460.00 | 100.00 | 100.00 | 9,460.00 |

Notes:

| Add# | #1 | #2 | #3 | #4 | #5 | #6 | #7 | #8 | #9 |
|---------------|----------------|----------|------|-----|-----|-----|-----|-----|------|
| Level | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | -1 |
| Code | BA1 | HSS | A4 | A2 | A4 | A1 | A1 | A2 | A3 |
| Area | 35932 | 8960 | 112 | 134 | 840 | 320 | 570 | 200 | 6650 |
| Type | | | | | | | | | |
| Desc | | | | | | | | | |
| Pct | | | | | | | | | |
| Pts | | | | | | | | | |
| Foundation | Cont Wall | Concrete | 100 | 0.0 | | | | | |
| Foundation | Concrete | 100 | 0.0 | | | | | | |
| Roof Type | Slt Truss Rgin | 100 | 23.0 | | | | | | |
| Roof Material | BU/T&G | 100 | 3.0 | | | | | | |
| Adjustments | Ext Wall | 28 | 28.0 | | | | | | |
| Adjustments | Floor | 11 | 11.0 | | | | | | |
| Adjustments | Int Fin | 30 | 30.0 | | | | | | |
| Adjustments | Special Use | 30 | 30.0 | | | | | | |
| Electricity | Maximum | 100 | 5.0 | | | | | | |
| Plumbing | Good | 100 | 11.0 | | | | | | |

