

Special City Council Minutes
August 27, 2014
Dundee City Hall

Council and Staff Attendance

Present: Mayor Ted Crawford, Councilors Jeannette Adlong, Storr Nelson, and David Russ.
Absent: Councilors Jennifer Munson, Doug Pugsley, and Tim Weaver. Staff member: Rob Daykin, City Administrator.

Public Attendance

Greg Reid, Streamline West Engineering, LLC.

Proposals for Services for the Contaminated Soils at the Fire Hall

The meeting started at 7:10 P.M. The purpose of the special meeting was to consider the proposals from Streamline West Engineering, LLC and The Saunders Company for services related to the excavation of contaminated soils from the fire station construction project site.

City Administrator Daykin noted the Special Meeting was called, without the opportunity of a 48-hour advance notice, because of the emergent need to make decisions on the issue. The Fire Station construction site has been shut pending receipt of the proposals from the consultants; who are ready to start work on the site tomorrow. The subcontractor working on the outside improvements has vacated the site. Greg Reid, Streamline West Engineering, LLC, has worked for the city previously through the City's contract with the City of Amity. The proposal will help staff manage the project, the DEQ contacts, file the paperwork, advise correct procedures for Public Works staff, and contract services with APEX for soil testing. It includes a discount on the pricing of Reid's hours to \$75.00. At this point he has expended 15.25 hours at \$1,143.75. APEX was on site Friday to perform soil testing (\$3,800 per their August 21st proposal). A change order on August 27th for APEX, who will be onsite to determine the excavation depth and ensure the correct procedures are followed, brings their total to \$12,385. There will be some additional costs as this does not include the DEQ final reporting. The contaminated product is encroaching into the ODOT right-of-way (ROW). APEX will determine the amount of excavation to be done toward the ROW and it is unknown if additional testing will be required on that contamination. The total cost for the cleanup is also unknown at this point in time. There is a possibility to keep the material on site at the WWTP; it will require DEQ permitting and training of City staff. The cost to transport and place in a landfill is very expensive. APEX's proposal does not include the excavating and trucking; which will be completed by The Saunders Company. The City Administrator asked for approval of the proposals with Streamline (APEX as the sub-consultant) and with The Saunders Company.

Greg Reid, Streamline West Engineering, LLC, advised vintage 1930's tanks were discovered during the parking lot grading. The tanks were removed prior to Reid's arrival, DEQ was notified of the tanks and a release for the tanks was received from DEQ. Since the tanks are pre-1974 they are unregulated tanks with DEQ and are less costly to address. The original plan was to place the contaminated soils in Lagoon 1; which the city is not using. DEQ asked for a six millimeter layer of visqueen underneath the materials to contain the contamination. Reid noted that the three feet of sediment on Lagoon 1 prohibits equipment access to aerate the material so another site at the WWTP was selected. The plan was to reach clean soils, receive confirming test results and submit a closure report to DEQ. As the excavation progressed the contractors found contaminated soil at the nine foot depth, ten feet from Highway 99W. Further digging at this point would jeopardize the highway's structural support and the digging was suspended. They continued excavating away from the highway and still have contaminated soil at thirteen feet. Samples were

taken to confirm what the contamination is and to determine if land farming is still an option as lead levels in old gas could prevent that option. The samples confirmed there is not a lead problem. Contamination will be left under the highway with a closure report that it is not going anywhere to affect any other properties or public health and safety. Samples were taken from the rest of the site with the results revealing too much contamination and requiring further excavation. The question is how much material there is; this will determine if it is cost effective to pay the fees to dispose of at a landfill or if it is cost effective for the city to land farm the material and manage it for several years.

Councilor Nelson questioned how many yards of material. Reid estimated sixty-five yards currently.

The contamination appears to be in the clay soil. The expectation is to find the end of it before the excavation hits a harder material layer which would allow a flow of the contaminant. Excavation will progress on the three directions away from the highway. The contamination is now too deep for city staff to excavate. C.A. Daykin noted the proposal from The Saunders Company includes filling the excavation site; but it does not include purchase of the rock fill. Reid reviewed the excavation field with the Council.

C. Russ inquired the DEQ regulations applying. Reid advised there is flexibility to utilize The Saunders Company since the site involves unregulated tanks and only petroleum. A regulated tank would have required hazmat trained contractors. This proposal will allow the work to be done quickly. Russ inquired if sampling could be done to determine how much excavation was needed. Reid replied the APEX subcontractor will be onsite to do visual, sift tests and a photoionization detector (PID) meter for field determinations.

After further discussion on the cost of the lab services; Councilor Nelson advised the costs are reasonable noting the rush requests for the sampling. Mayor Crawford asked for an estimate on the overall cost for the project. Reid advised if the plume can be delineated; a closure report would be estimated at \$7,000; if borings have to be done then the estimate is an additional \$13,000 for two days of boring work. Crawford questioned the cost for the proposal in front of the Council. Nelson replied it is subject to the amount of excavation needed and the time involved; cost is estimated at \$2,600 a day for The Saunders Company and \$14,000 for Streamline West Engineering. Reid clarified the \$14,000 is for his and APEX's services to clean the site and complete the sampling; there will be an additional \$6,000 for the excavator (two days) and backfilling costs. There will be a better estimate, after this work is completed, for the cost of the closure report.

C. Nelson pointed out that ground water data should be available from the fire station project design for Reid's use. He asked if the contaminated soil could be delivered to the McMinnville landfill. Reid replied Hillsboro landfill. Nelson pointed out there could be cost savings if the samples do not have to be rushed for the return of the contractor on the fire station project. Reid stated the contractor demobilized and the city is not having to pay daily for the equipment onsite; but the city will have to pay for remobilization. Reid's concern is the liability of an open pit near the highway and the delay in the finish of the station project.

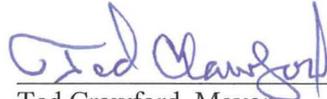
C.A. Daykin asked for approval of the two separate agreements from Streamline West Engineering and The Saunders Company and the flexibility to authorize additional changes to a set amount if work has to proceed beyond the two days proposed.

C. Russ asked for a scope of work and an estimate of costs for city staff to land farm the contaminated soil. Reid will submit this to the Council once the volume of soil is determined. At the very least, DEQ will require the short course of hazmat training for the city crew.

The motion was made and seconded to accept the proposal from Streamline West Engineering for engineering consulting with the subcontractor APEX for \$14,728.75 with authorization for an additional two days of engineering services as needed. **The motion** passed unanimously.

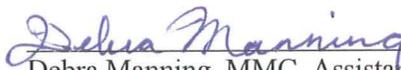
The motion was made and seconded to authorize the City Administrator to contract with The Saunders Company for up to four days for excavation and backfill services at the rate stated in the email dated August 27, 2014 from Todd Saunders. **The motion** passed unanimously.

The meeting was adjourned at 7:55 P.M.



Ted Crawford, Mayor

Attest:



Debra Manning, MMC, Assistant City Recorder