



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**00-336**

**SYNOPSIS -**

**AGENDA:**

JULY 24, 2000

**SUBJECT:**

AGREEMENT WITH  
LENZ  
ENVIRONMENTAL,  
INC.-RIVERPOINT  
WEST

On the July 24, 2000 Council agenda is a resolution to enter into an agreement with Lenz Environmental, Inc. to conduct soil and groundwater testing on certain properties in Riverpoint West and authorization to obtain environmental access. The area is generally bounded by the new Martin Luther King, Jr. Parkway (currently Market Street) to the north, the Raccoon River to the south and west, and SW 9th Street to the east. The Greater Des Moines Partnership, in cooperation with RDG Crose Gardner Shukert Inc., drafted a conceptual redevelopment plan for Riverpoint West. Soil and groundwater testing is necessary to assist in completing the redevelopment feasibility of the area. Approximately 175 acres need to be tested based on the results of the recent Phase I Environmental Assessment. Testing is anticipated to commence in September 2000 and be substantially completed in spring/summer 2001. Ellen Walkowiak with the City's Office of Economic Development is coordinating the City activities relative to this project.

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**FISCAL IMPACT -**

**SUBMITTED BY:**

ERIC A. ANDERSON  
CITY MANAGER

Funding is available from a \$150,000 U.S. Environmental Protection Agency (EPA) Brownfields Supplemental Assessment grant that the City was awarded in April 2000 for Riverpoint West. The total cost of the contract will not exceed \$135,000, which represents the funds allocated for contractual services.

**RECOMMENDATION -**

**Approval.**

**BACKGROUND -**

During the past year, the Greater Des Moines Partnership and the City have made progress to determine the feasibility of redeveloping

the Riverpoint West area. The Partnership has drafted a conceptual redevelopment plan. The City has completed the Phase I Environmental Assessment. Approximately 175 acres need to be tested, which represent 39 properties of which four (56 acres) are City-owned. The City will have no obligation to acquire properties in Riverpoint West as a result of the environmental testing.

On July 10, 2000, Council authorized the City Manager or his designee to negotiate, subject to its approval, a Phase II Environmental Assessment Agreement for redevelopment of the Riverpoint West area with the Lenz Environmental Inc. team. The Lenz team is comprised of Lenz Environmental Inc. of West Des Moines, Iowa; Barr Engineering of Minneapolis, Minnesota; and Team Services of Des Moines, Iowa.

Brian Lenz, President of Lenz Environmental Inc. of West Des Moines, Iowa, is proposed to be the Project Manager. He will oversee on-site environmental testing and will analyze test results. Mr. Lenz has an M.S. degree in analytical chemistry and has been conducting environmental services in Iowa during the past 11 years. He is a certified groundwater professional by the Iowa Department of Natural Resources (IDNR).

Ken Haberman, Principal of the Barr Engineering Company of Minneapolis, Minnesota, is proposed to be the Remediation Specialist. He will provide advice on cost-effective environmental remediation strategies as well as participate in regulatory negotiation with the IDNR and EPA as necessary. Mr. Haberman has more than 17 years of experience in environmental permitting, environmental review and planning, and property investigation and remediation. He was a supervisor at the Minnesota Pollution Control Agency that implemented a voluntary clean-up program in 1992. He has actively participated in a technical advisory committee to the IDNR by assisting in formulating administrative rules for Iowa's Land Recycling and Environmental Remediation Standards Act designed to encourage voluntary clean-up. His technical expertise will provide the City with practical guidance on regulatory compliance and liability issues.

Colby Cunningham, President of Team Services of Des Moines, Iowa, located adjacent to the Riverpoint West area, is proposed to be the Geotechnical Services Manager. Geotechnical data will be collected at no additional cost. This is extremely important because approximately 40 acres of Riverpoint West was a former landfill. Geotechnical approaches will be used to address future construction issues, minimize or eliminate potential remediation costs, and allow

for dense urban development. Mr. Cunningham will analyze the geotechnical properties of the soils. He has a B.S. degree in Civil Engineering and has had extensive experience in addressing geotechnical issues in the Riverpoint area, including Sec Taylor Stadium.

Upon Council approval of the agreement, environmental assessment work is anticipated to commence in September 2000 and be completed by spring/summer 2001. The City will work closely with the affected property owners to educate them about the environmental findings. It is staff's intent to provide a technical support system to landowners by requesting the contract team to recommend cost-effective environmental remediation strategies, including geotechnical solutions that may be implemented during redevelopment.

Completion of the Martin Luther King, Jr. Parkway offers a significant opportunity to redevelop the Riverpoint West area from underutilized industrial uses into a vital residential and commercial center. As a result, the tax base will increase exponentially from approximately \$12 million to \$140 million. The project will contribute to the long-term economic viability of the downtown.