

Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:	ITEM _____
01-501	OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA
AGENDA:	SYNOPSIS -
SEPTEMBER 24, 2001	At the July 23, 2001 Council meeting, the City Council declared the structure at 401 SE 6th (the former Irwin Chemical Company site) a public nuisance. Before demolition or site acquisition can begin, a Phase II Environmental Site Assessment needs to be performed. Staff recommends that Terracon (Larry Davidson, President, 600 SW 7th Street, Des Moines, Iowa) perform this assessment.
SUBJECT:	
PHASE II ENVIRONMENTAL SITE ASSESSMENT OF 401 SE 6TH STREET	FISCAL IMPACT -
TYPE:	This analysis will cost \$14,880, which will be funded through the Corridor Studies fund in the Capital Improvement Program.
<u>RESOLUTION</u> ORDINANCE RECEIVE/FILE	RECOMMENDATION -
SUBMITTED BY:	Approval.
FLOYD BENTZ, P.E. CITY ENGINEER	BACKGROUND -
	This structure, formerly the location of Irwin Chemical Company, contains a vacant two-story wood frame and masonry building that has suffered severe deterioration, including a failing and partially collapsed roof, interior floor and wall damage, fallen chimneys, and severely cracked and failing masonry and mortar. A vacant secondary structure on this site has a fully collapsed roof and severely damaged walls, and has suffered apparent fire damage. This property has been subject to previous enforcement activity, including a Haz-mat/Environmental Protection Agency (EPA) Superfund cleanup action in 1990 where leaking drums were removed from the basement.
	On June 28, 2001, a proposal was presented to the City Council on behalf of the property owner. The proposal reiterates the

opposition to determination of public nuisance and proposes that the owner donate the property to the City of Des Moines by quitclaim deed as a charitable contribution. The proposal indicates the rationale for this donation would benefit the City because the property lies in the corridor the Martin Luther King, Jr. Parkway Extension. Before considering this proposal, staff believes that it is in the best interest of the City to determine the level of contamination beneath the soil, which this assessment will provide.

Engineering staff believes Terracon is the most qualified firm due to the fact that they performed the initial Phase I Assessment on this site in 1997, and at that time recommended a Phase II Assessment.
