

Lawrence City  
Commission Meeting  
November 5, 2013



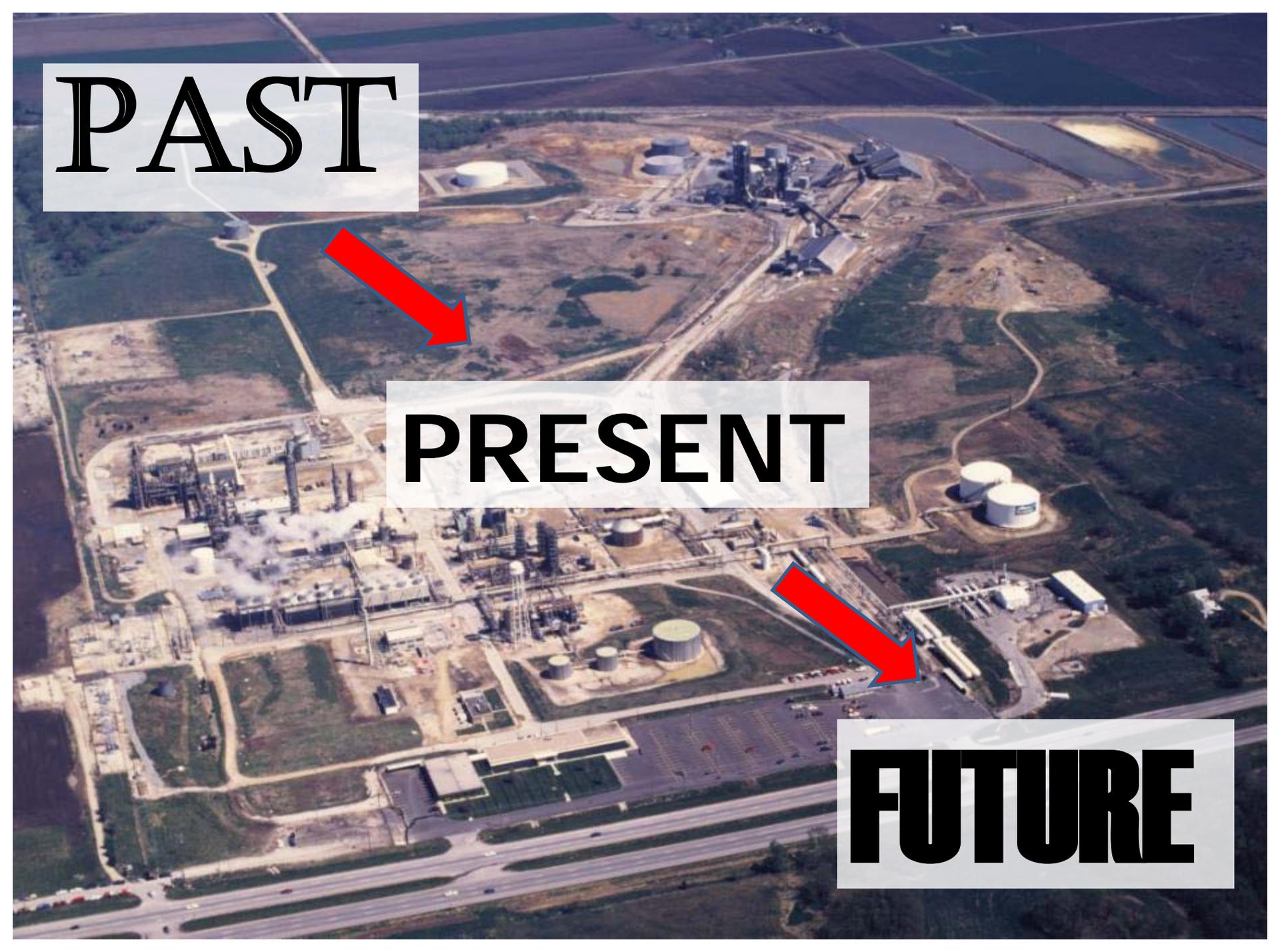
**PAST**



**PRESENT**



**FUTURE**





# Chronology of Events

In the months leading up to the acquisition of the *Site* the City of Lawrence was proactive in preparing to accomplishing future goals.

- **September 14, 2010** CC authorizes staff to negotiate an engineering services agreement with URS Corporation for transitional engineering services.
- **September 28, 2010** CC authorizes distribution of RFP's for Demolition Services for the former Farmland Industries Plant
- **September 29, 2010** City of Lawrence formally acquires the property with the signing of the Consent Order and receives \$8.5 million in environmental remediation funds.
- **October 5, 2010** CC authorizes engineering services agreement with URS Corporation for engineering transitional services. (\$29,827)
- **December 21, 2010** CC awards Farmland demolition to RD Johnson Excavating (\$432,000).

# Chronology of Events

- **May 17, 2011** CC authorizes staff to apply for an EPA Re-Powering Feasibility Study.
- **December 6, 2011** CC approves selection of Bartlett & West team to develop a master plan for the *Site*.
- **February 7, 2012** CC authorizes agreement with Bartlett & West team for the development of a master plan for the Site as well as plans for the improvement of the K-10 & O'Connell intersection (\$299,860).
- **April 24, 2012** CC authorizes final payment and change order for the demolition project. (Total Cost of Demo = \$266,552.92).
- **July 10, 2012** CC authorizes engineering services agreements for infrastructure design and final platting with Bartlett & West Engineering (\$69,150 for Sanitary Sewer, \$304,565 for streets, \$43,050 for water, and \$21,591.62).
- **October 2, 2012** CC authorizes execution of agreement with Westar to relocate existing substation.

# Chronology of Events

- **October 23, 2012** CC approves Site rezoning and the special use permit associated with the Westar subdivision.
- **December 4, 2012** CC authorizes the signing of the Long Term Care Agreement and subsequent one time lump sum payment of \$50,345.07 to KDHE to enter into the agreement. This was a condition of the signed Consent Order.
- **December 11, 2012** CC awards the bid to King's Construction for the intersection improvements to 23<sup>rd</sup> Street & O'Connell Road (\$571,459.05).
- **December 18, 2012** CC authorizes agreement with Westar to construct electrical lines necessary to power the existing environmental remediation ground water recovery system (\$165,000).
- **February 5, 2013** CC approves 2<sup>nd</sup> & final reading of Site rezoning and the special use permit associated with the Westar subdivision.

# Chronology of Events

- **March 26, 2013** CC awards bid for Street, Storm Sewer & Waterline construction to RD Johnson Excavating Co., Inc. in the amount of \$4,293,827.40 & alternate 1 PW1224 (\$690,728.63).
- **April 2, 2013** CC awards the bid to Amino Brothers Co., for Sanitary Sewer Improvements (\$601,089.49).
- **June 4, 2013** CC authorizes agreement with Bartlett & West for engineering services associated with **REGIONAL DETENTION** at the Site. (\$49,912.80).
- **July 23, 2013** CC awards AmeriFence Corporation contract to fence around above ground storage tanks (\$29,242).
- **September 10, 2013** CC approves [name change to Lawrence Venture Park](#). Change Orders for PW1224 (\$977,208.47).
- **November 5, 2013** Revised benefit district public hearing.



# DEMOLITION



# 2006 Aerial Photo



City of Lawrence

0 62.5 125 250 375 500 Feet



E 23rd St

E 23rd Rd

AA

E 23rd St

CC

# 2009 Aerial Photo



BB

AA

CC

E 23rd St

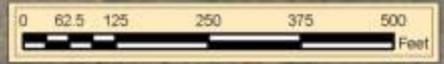
E 23rd Rd

AA

E 23rd St



 City of Lawrence



# 2012 Aerial Photo



BB

AA

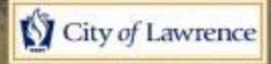
CC

E 23rd St

E 23rd Rd

AA

E 23rd St



# 2013 Aerial Photo



BB

CC

CC

E 23rd St

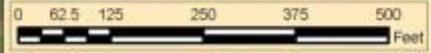
AA

E 23rd Rd

E 23rd St



 City of Lawrence

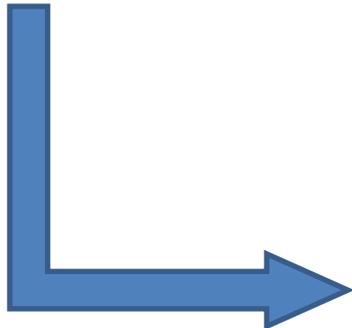


# Cooling Tower Foundation

(looking NE)



**BEFORE**

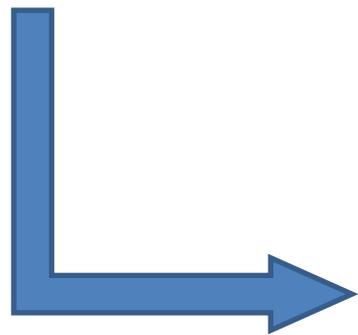


**TODAY**

# Compressor Building (looking west)



**BEFORE**

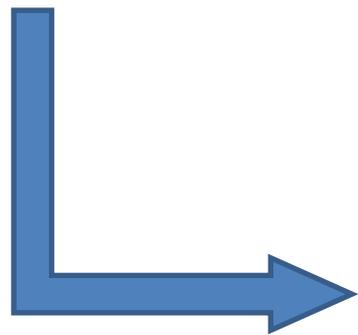


**TODAY**



**Boiler House  
(looking NNE)**

**BEFORE**



**TODAY**

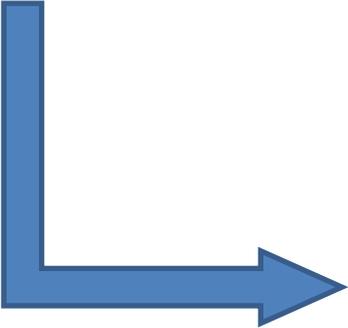


**BEFORE**

# Storage Tanks (looking SE)



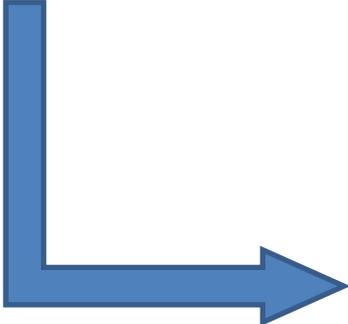
**TODAY**



# Pipe Racks (looking SE)



**BEFORE**

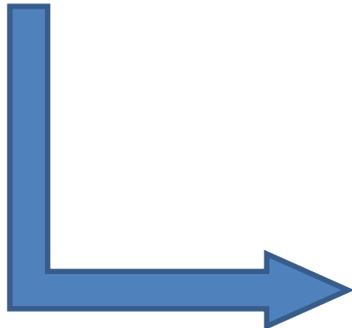


**TODAY**

# Ammonia Control Room (looking SW)



**BEFORE**

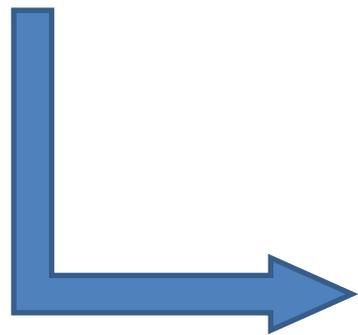


**TODAY**



**BEFORE**

**Administration  
Building & Lab  
(looking south)**

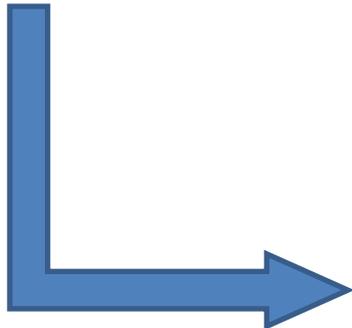


**TODAY**

# CO<sup>2</sup> Storage Tank (looking SSE)



**BEFORE**

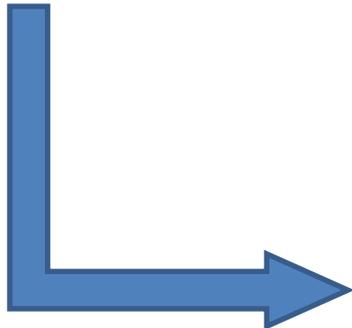


**TODAY**

# CO<sup>2</sup> Storage Tank Guard House (looking SE)



**BEFORE**

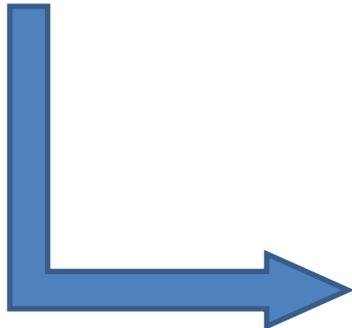


**TODAY**

# Safety Office, Garage & Fire House (looking NE)



**BEFORE**



**TODAY**

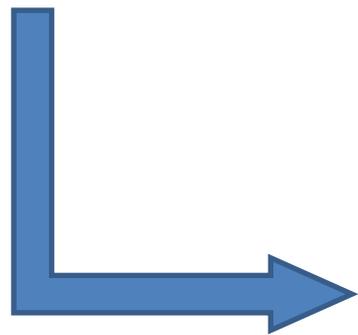


**BEFORE**

**Pipe Rack  
(looking west)**



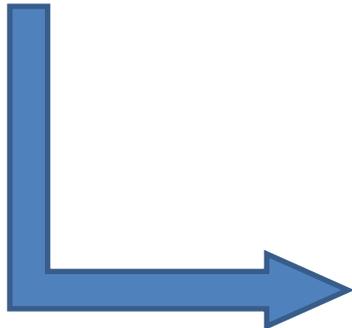
**TODAY**



# Storage Tanks (looking west)



**BEFORE**

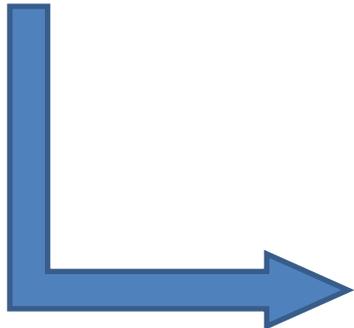


**TODAY**

# Boiler House (looking WSW)



**BEFORE**

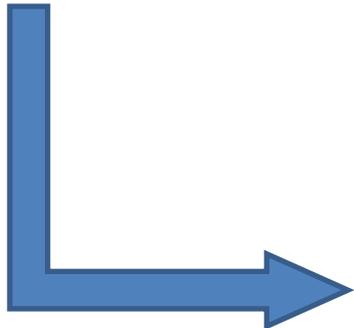


**TODAY**



**Pipe Rack  
(looking west)**

**BEFORE**

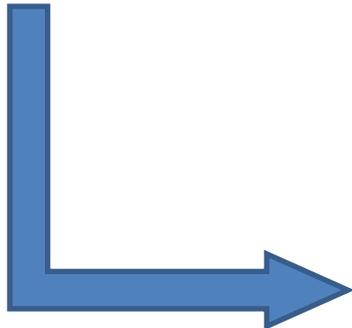


**TODAY**

# South End Pipe Shop & Maintenance Building (looking NNW)



**BEFORE**



**TODAY**



# REMEDIATION

# Remedial Action Plan (RAP)

# Corrective Action Decision (CAD)

## REMEDIAL ACTION PLAN

FI KANSAS REMEDIATION TRUST  
FORMER FARMLAND INDUSTRIES  
NITROGEN PLANT  
1608 N. 1400 ROAD  
LAWRENCE, KANSAS

May 22, 2009

Prepared For:

FI KANSAS REMEDIATION TRUST  
SELS Administrative Services, LLC, Trustee

Prepared By:



Curtis State Office Building  
1000 SW Jackson, Suite 410  
Topeka, Kansas 66612-1367

*Kansas Department of Health and Environment*

## Final Corrective Action Decision



FORMER FARMLAND INDUSTRIES  
NITROGEN PLANT SITE  
1608 North 1400 Road  
Lawrence, Kansas

February 2010

*Bureau of Environmental Remediation*

# Consent Order (CO)

# Transition Plan

BEFORE THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT  
Charles Curtis Building  
1000 SW Jackson Suite 560  
Topeka, Kansas 66612-1368

IN THE MATTER OF: )  
 )  
POLLUTION AT FORMER FARMLAND ) **CONSENT ORDER**  
INDUSTRIES, INC. NITROGEN ) **Case No. 10-E-94 BER**  
MANUFACTURING PLANT )  
LAWRENCE, KANSAS )

## I. PRELIMINARY STATEMENT

The parties hereto, the Kansas Department of Health and Environment ("KDHE"), and the City of Lawrence, Kansas ("Respondent"), agree that settlement of this matter is in the best interests of all parties and the public. This Consent Order ("CO") is therefore entered into by and between the Secretary of KDHE and Respondent.

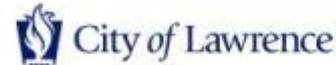
Respondent voluntarily and knowingly waives any and all rights conferred upon it by the Kansas Administrative Procedure Act ("KAPA"), K.S.A. 77-501, *et seq.*, and voluntarily and knowingly waives the right to an appeal and review of this CO and matters leading up to the execution of this CO under the Kansas Act for Judicial Review and Civil Enforcement of Agency Action, K.S.A. 77-601 *et seq.* KAPA authorizes KDHE to enter into an informal settlement of this matter without the necessity of proceeding to a formal hearing, K.S.A. 77-505.

The Farmland Industries Kansas Remediation Trust ("Remediation Trust") has been performing the remediation at the Farmland Industries Inc. Nitrogen Manufacturing Plant ("Facility Property") using the Trust Fund established under the Remediation Trust, using both administrative funds and remediation funds within that Trust Fund. This Consent Order establishes the conditions under which the Respondent agrees to complete the Required Remediation of the Facility Property as directed under this CO.

TRANSITION PLAN FORMER  
FARMLAND INDUSTRIES  
NITROGEN PLANT 1608 NORTH  
1400 ROAD LAWRENCE, KANSAS  
CONSENT ORDER NO. 10-E-94 BER

*Prepared for*  
Kansas Department of Health and Environment  
Curtis State Office Building  
1000 SW Jackson, Suite 410  
Topeka, Kansas 66612-1367

June 24, 2011



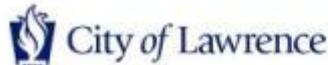
6 E. 6<sup>th</sup> Street  
PO Box 708  
Lawrence, KS 66044

# Transition Plan

## TRANSITION PLAN FORMER FARMLAND INDUSTRIES NITROGEN PLANT 1608 NORTH 1400 ROAD LAWRENCE, KANSAS CONSENT ORDER NO. 10-E-94 BER

*Prepared for*  
Kansas Department of Health and Environment  
Curtis State Office Building  
1000 SW Jackson, Suite 410  
Topeka, Kansas 66612-1367

June 24, 2011



6 E. 6<sup>th</sup> Street  
PO Box 708  
Lawrence, KS 66044

# Soil-Waste Management Plan

## SECTION FIVE

## Soil-Waste Management Plan

### Section 5 – Soil and Waste Management Plan

#### 5.1 Introduction of Soil-Waste Management Plan

A Consent Order (CO) was signed between KDHE and the City of Lawrence on July 29, 2010, to address remaining environmental contamination at the Former Farmland Facility. As a component of the CO, the City agreed to record an Environmental Use Control Agreement (EUCA) in accordance with KDHE-approved Remedial Action Plan (RAP) (Shaw, 2009) and the Corrective Action Decision (CAD) (KDHE, 2010).

Environmental Use Controls (EUCs) consist of land use restrictions placed on the property to protect current and future public health and the environment. These restrictions are filed on the deed for the property and cannot be removed or modified without obtaining approval from KDHE. KDHE, working with the various future landowners, will provide oversight to ensure that the restrictions imposed by the EUCs are maintained at the Site in perpetuity.

The EUCs for the former Farmland facility will include:

- Notifications to KDHE prior to any intrusive activities being conducted on the property.
- Restrictions on drilling or using water wells for domestic or other purposes.
- Restrictions on Land Use (No residential uses).
- Restrictions on excavation, dredging, construction, or digging activities.
- Prohibition on all activities that would disturb or negatively impact erosional controls and vegetation along site drainages.
- Monitoring and maintenance of the vegetative covers and caps.
- Monitoring and maintenance of pavement and impervious surfaces on the restricted areas of the property.

The entire property will include EUCs to restrict land use (no residential uses), drilling water wells (for human consumption), and notification of intrusive activities. In addition to these global-property restrictions, other areas within the property will have area-specific restrictions. Please refer to **Figure 6-4** to determine specific restrictions per specific area.

A Soil-Waste Management Plan (SWMP) will be referenced in the EUCA and is a very important component of this Transition Plan. The purpose of this SWMP is to provide a simple, cost-effective soil and waste management program to protect human health and the environment during all future activities at the Site, including, but not limited to, demolition, Remedial Design/Remedial Action (RD/RA), redevelopment, and long-term operation of the former Farmland facility. The City of Lawrence and all future owners and developers of property located within the former Farmland facility (**Figure 1-1**) will be required to follow the restrictions outlined in the EUCA and this SWMP.

#### 5.2 General Use of the SWMP

Previous environmental investigations completed at the former Farmland facility indicate soil, surface water and groundwater are impacted by fertilizer-related nitrogen compounds and ammonia in certain areas of the Site. In order to protect public health and the environment,

# RD/RA Plan

## Remedial Design/ Remedial Action Plan FORMER FARMLAND INDUSTRIES NITROGEN PLANT 1608 N. 1400 Road Lawrence, KS



Prepared For:



By:



# Interceptor Trench Work Plan

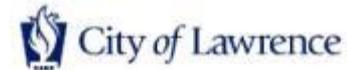
## Central Pond/Interceptor Trench Work Plan FORMER FARMLAND INDUSTRIES NITROGEN PLANT 1608 N. 1400 Road Lawrence, KS



Prepared For:



By:

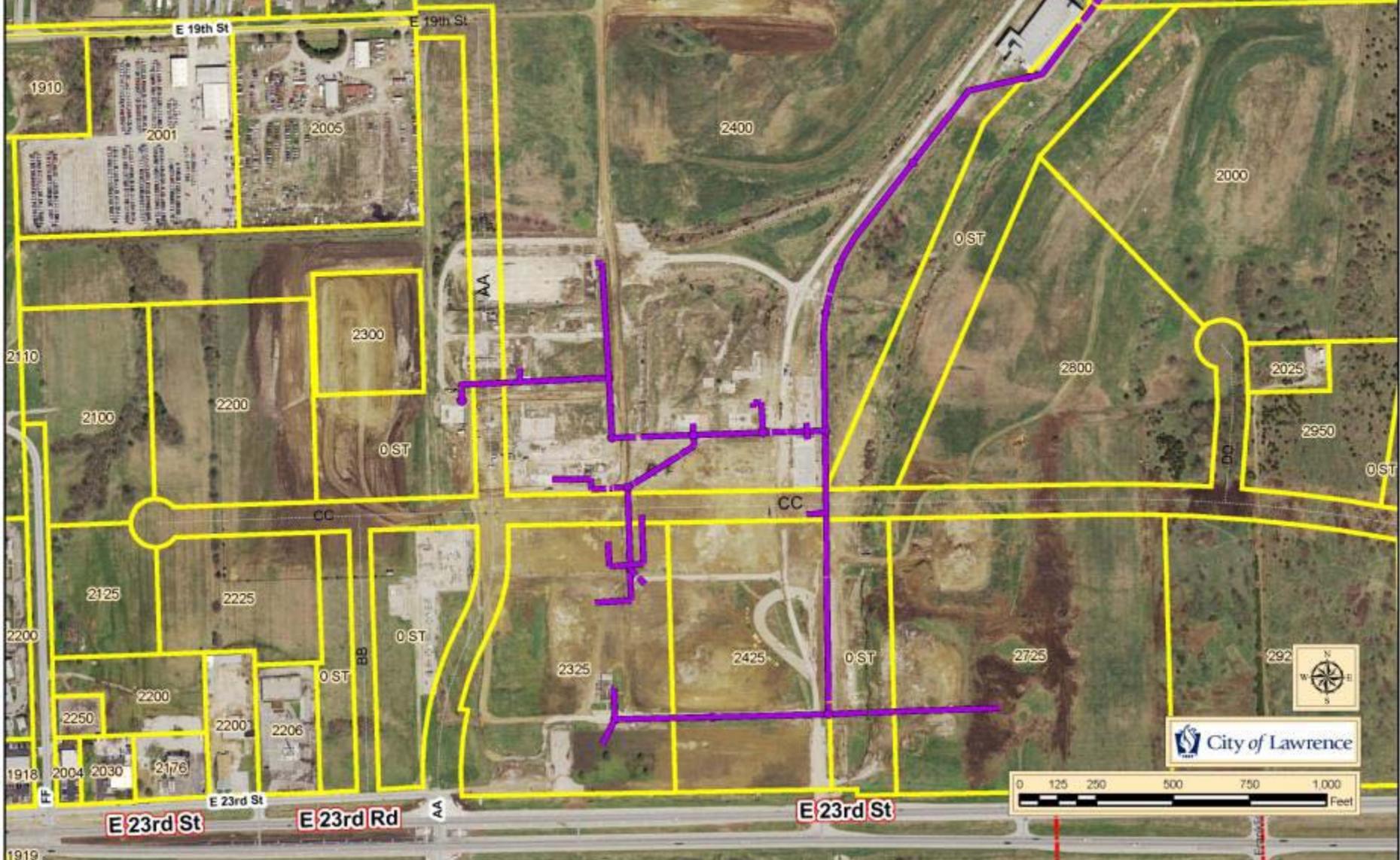


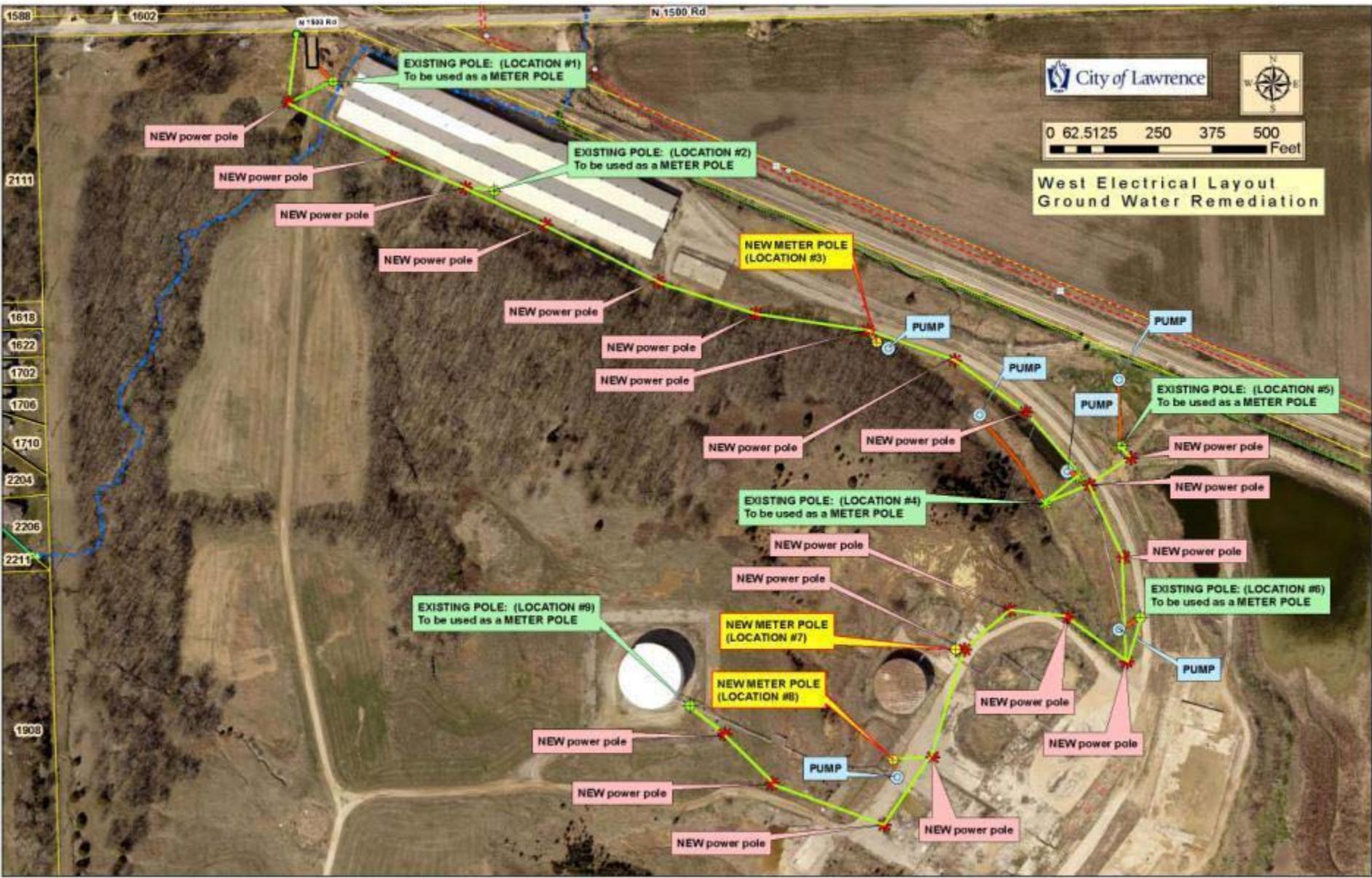
February 8, 2013



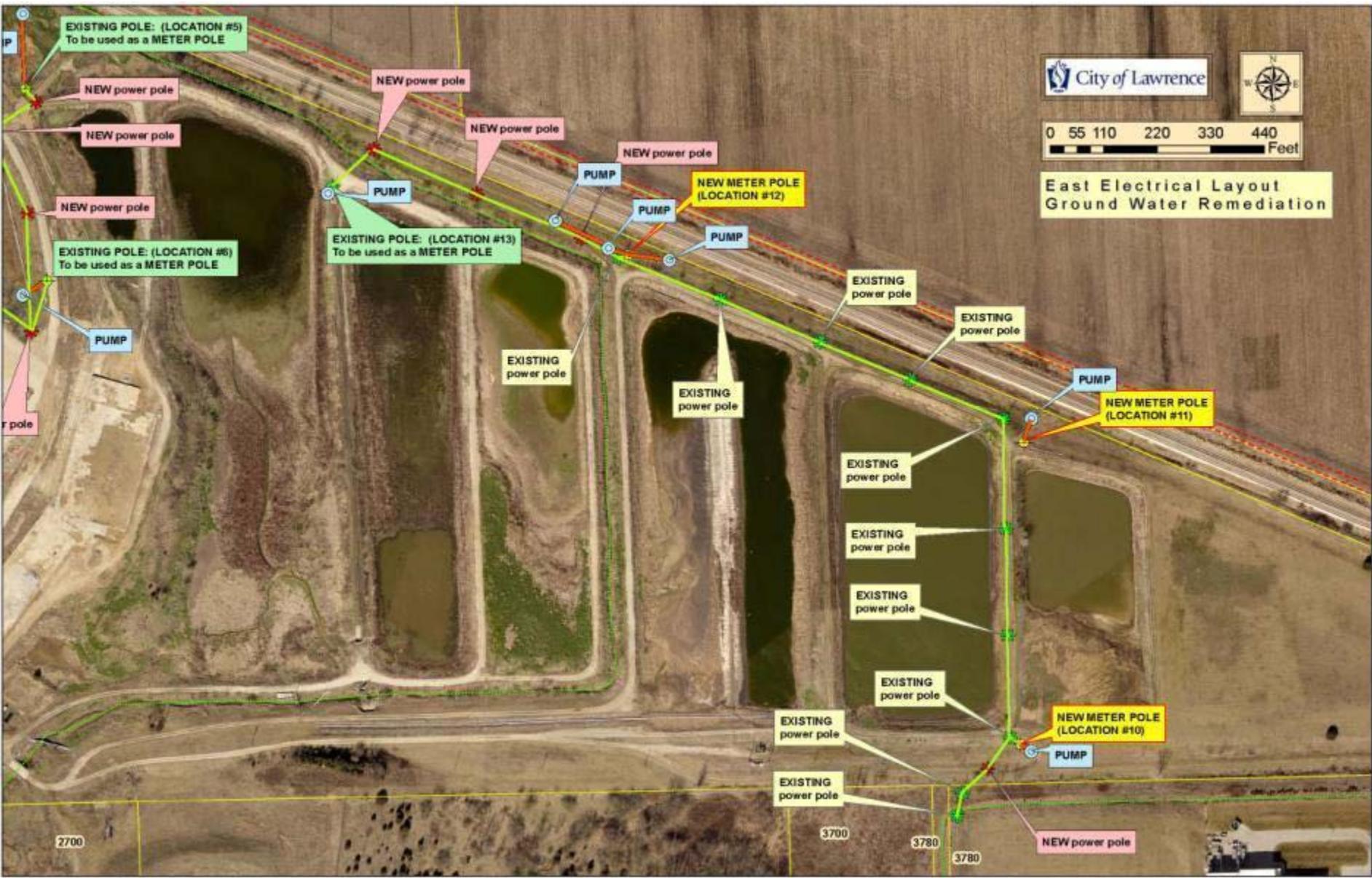
# Groundwater Monitoring Wells

# Old sanitary sewer lines flushed & plugged





**West Electrical Layout – Groundwater Remediation**



**East Electrical Layout – Groundwater Remediation**

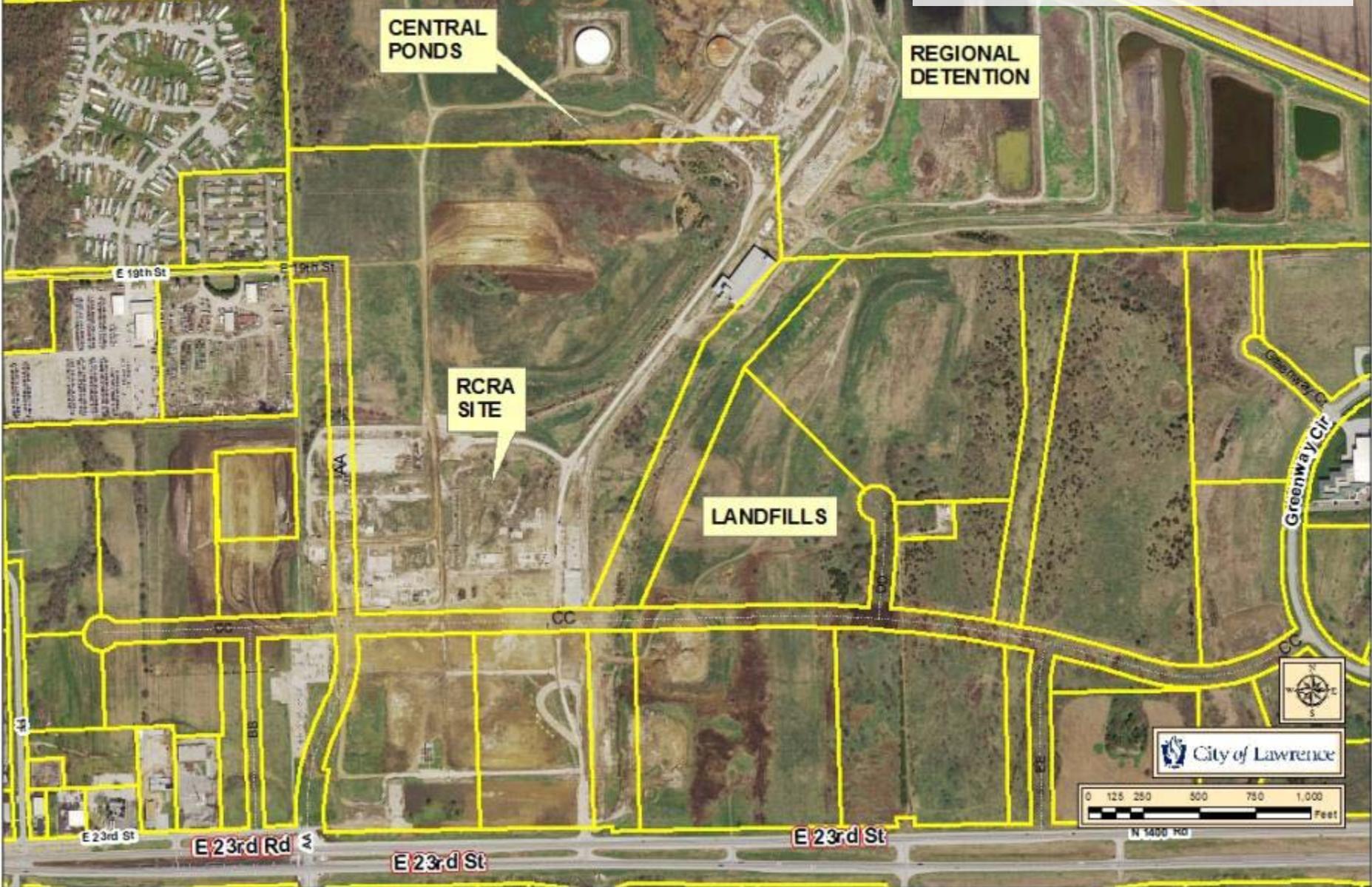
# Remediation Areas

CENTRAL PONDS

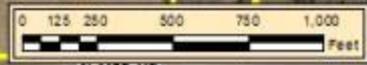
REGIONAL DETENTION

RCRA SITE

LANDFILLS



City of Lawrence



E 23rd St

E 23rd Rd

E 23rd St

E 23rd St

N 1400 Rd

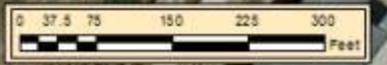
# 2003 Aerial Central Ponds



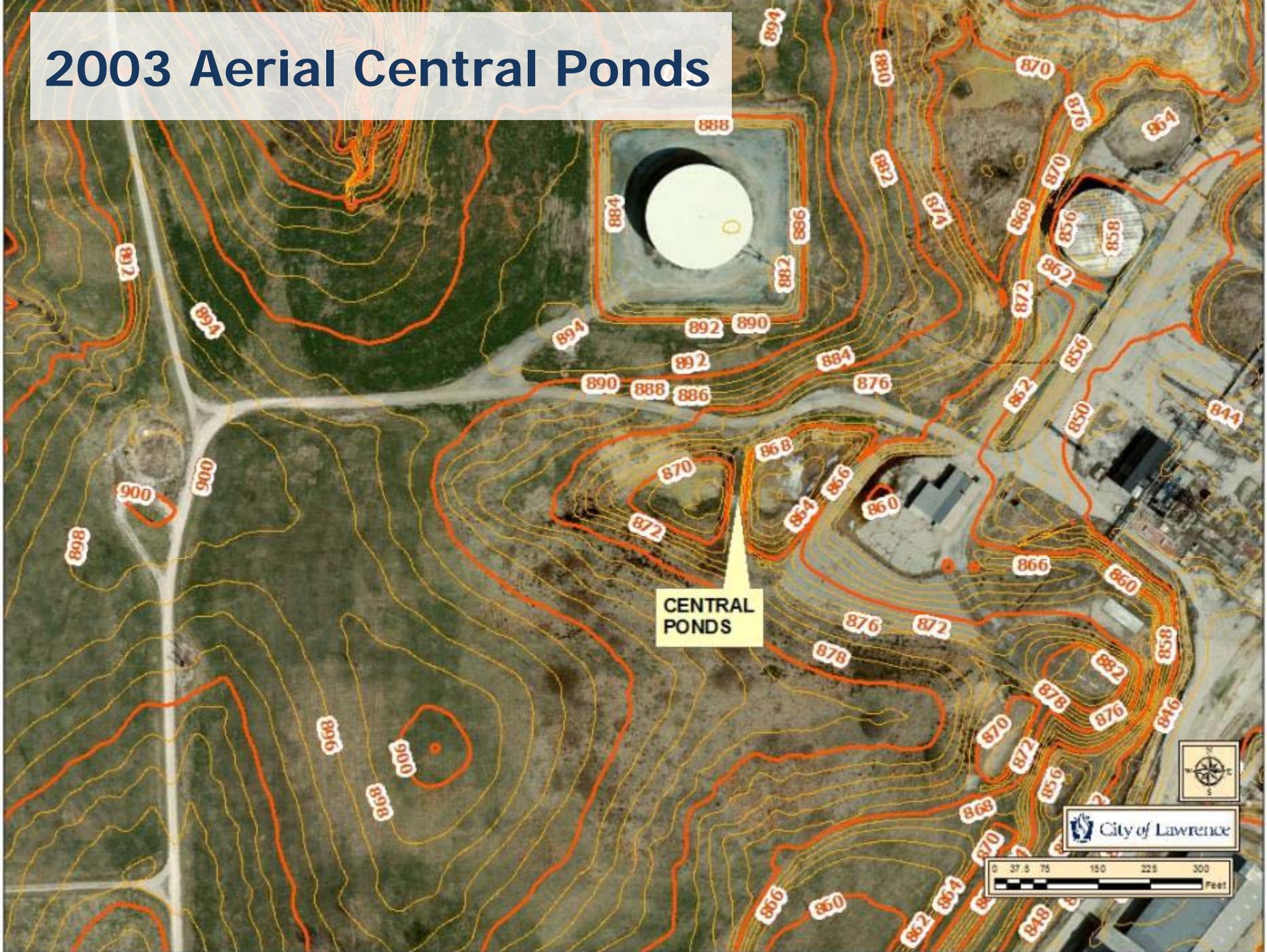
CENTRAL  
PONDS



 City of Lawrence



# 2003 Aerial Central Ponds



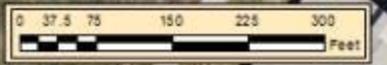
# 2013 Aerial Central Ponds



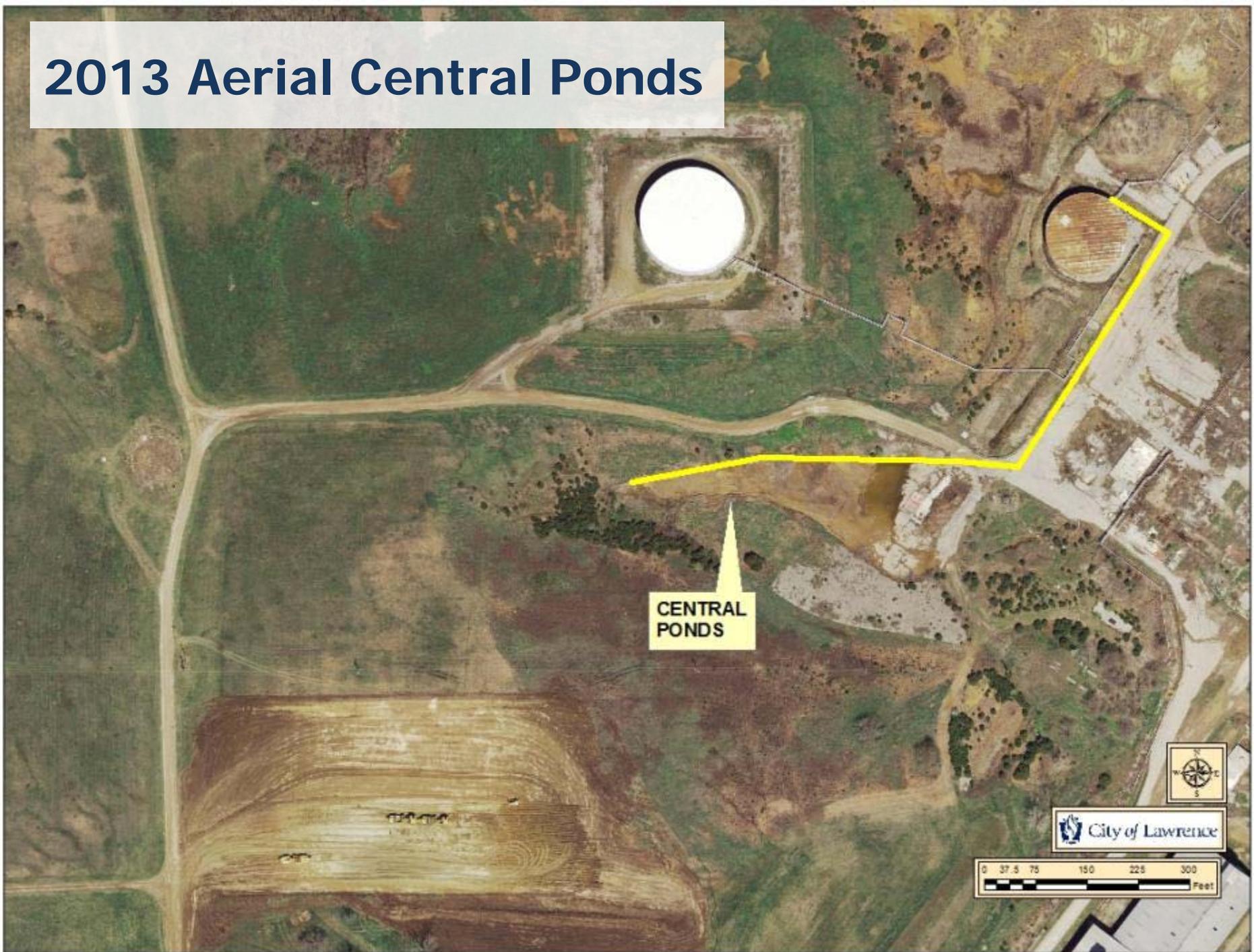
CENTRAL  
PONDS



 City of Lawrence



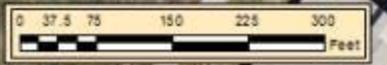
# 2013 Aerial Central Ponds



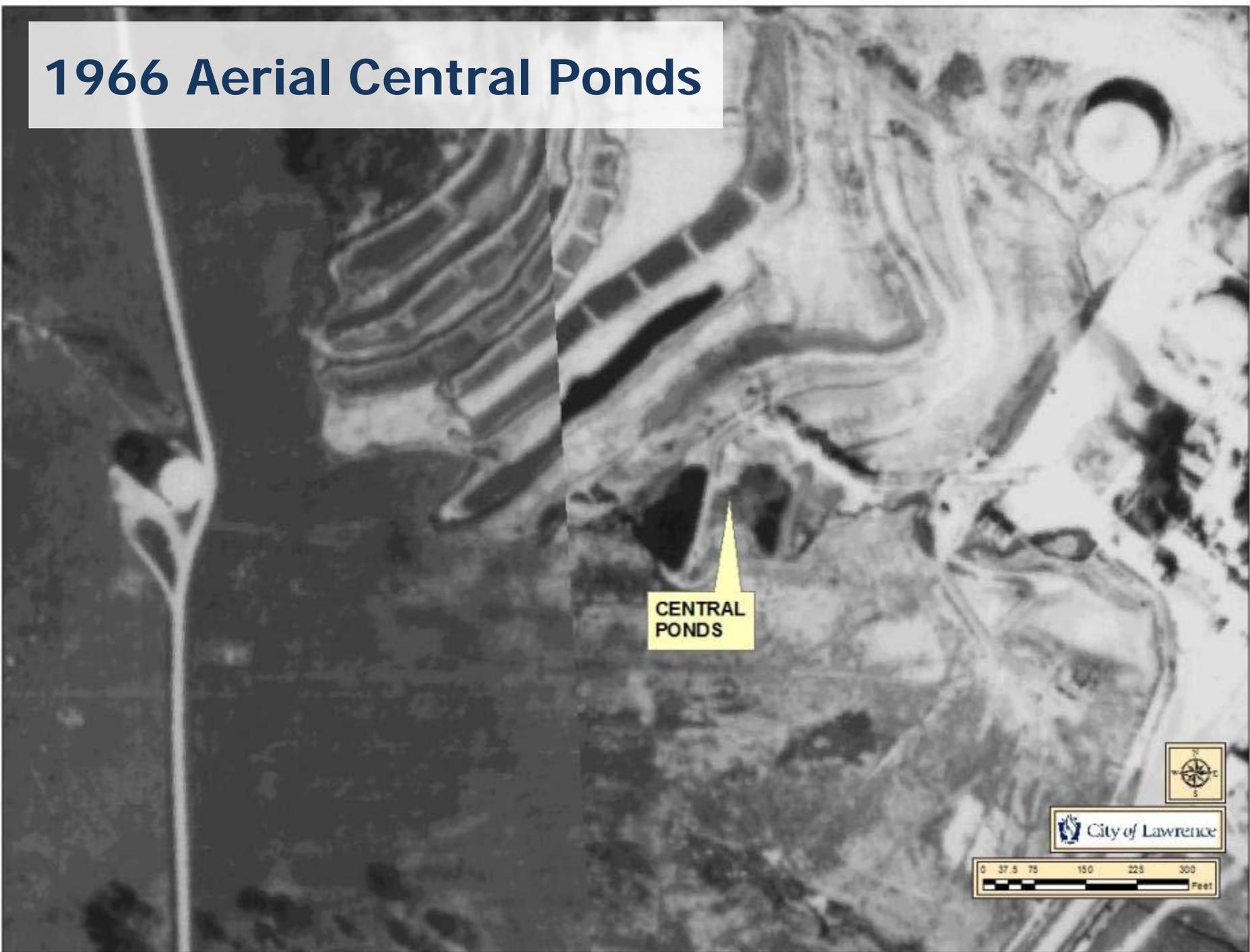
CENTRAL  
PONDS



 City of Lawrence



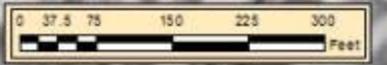
# 1966 Aerial Central Ponds



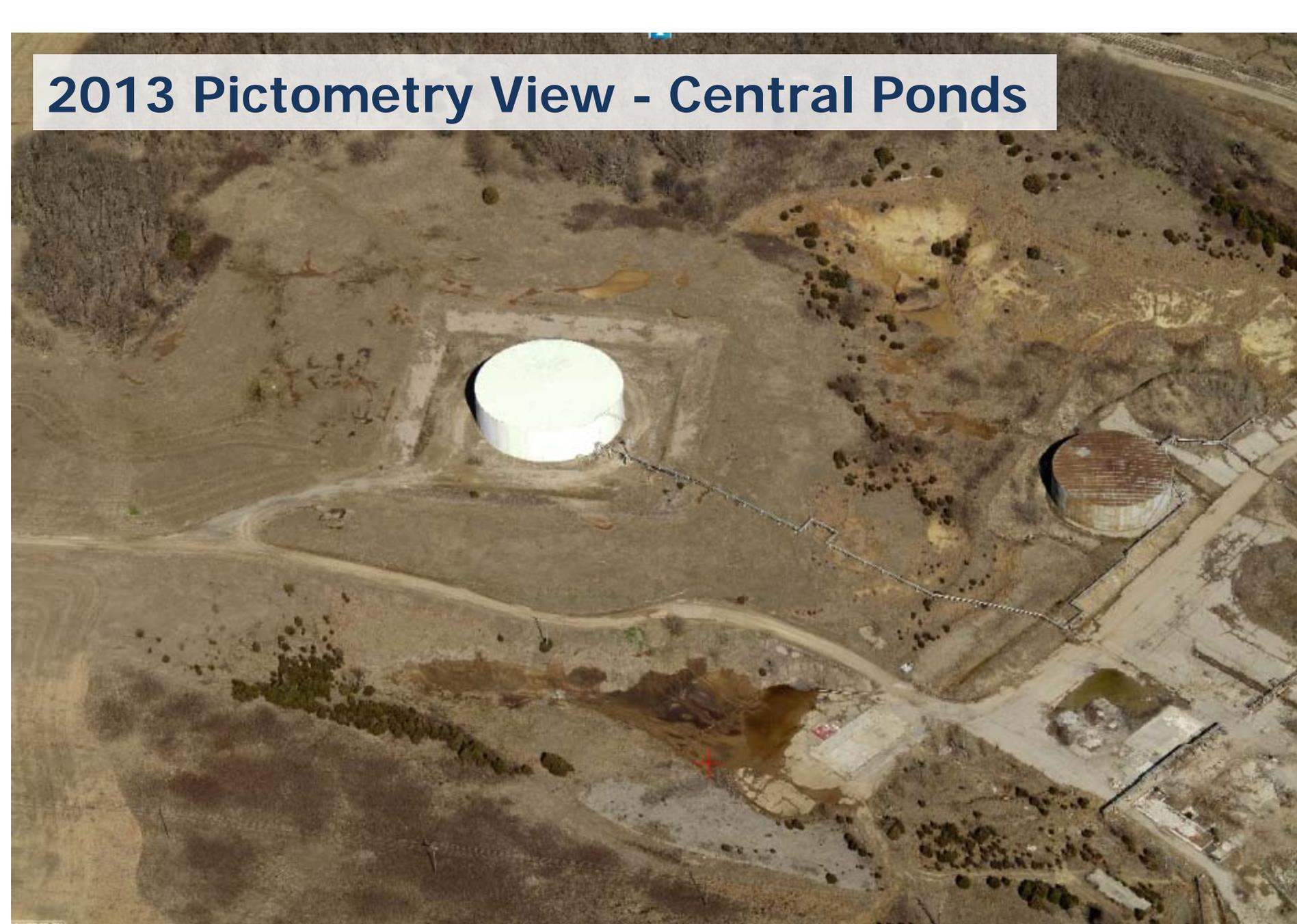
**CENTRAL  
PONDS**



 **City of Lawrence**



# 2013 Pictometry View - Central Ponds



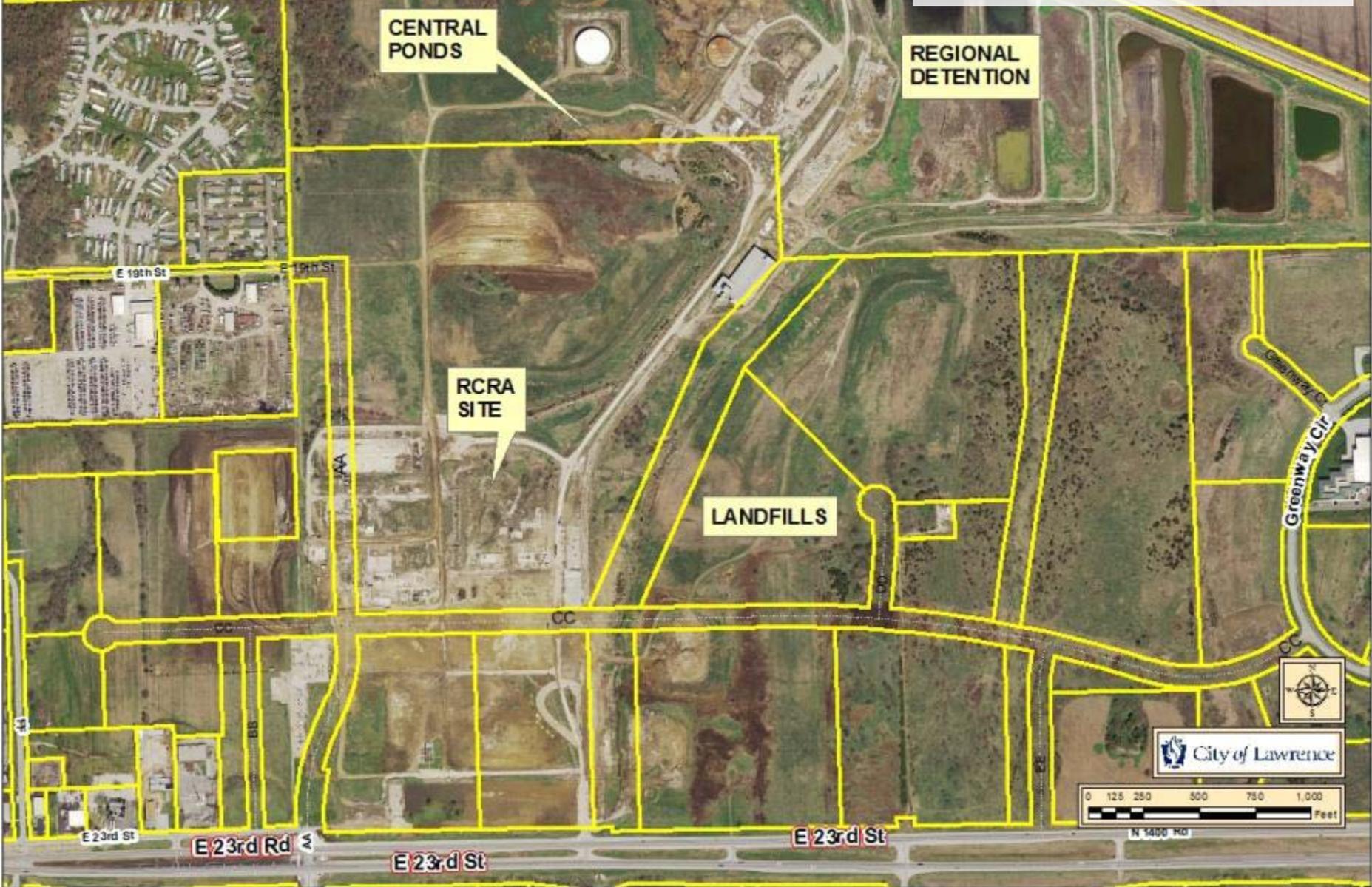
# Remediation Areas

CENTRAL PONDS

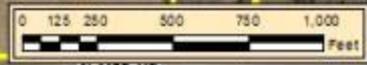
REGIONAL DETENTION

RCRA SITE

LANDFILLS



City of Lawrence



E 23rd St

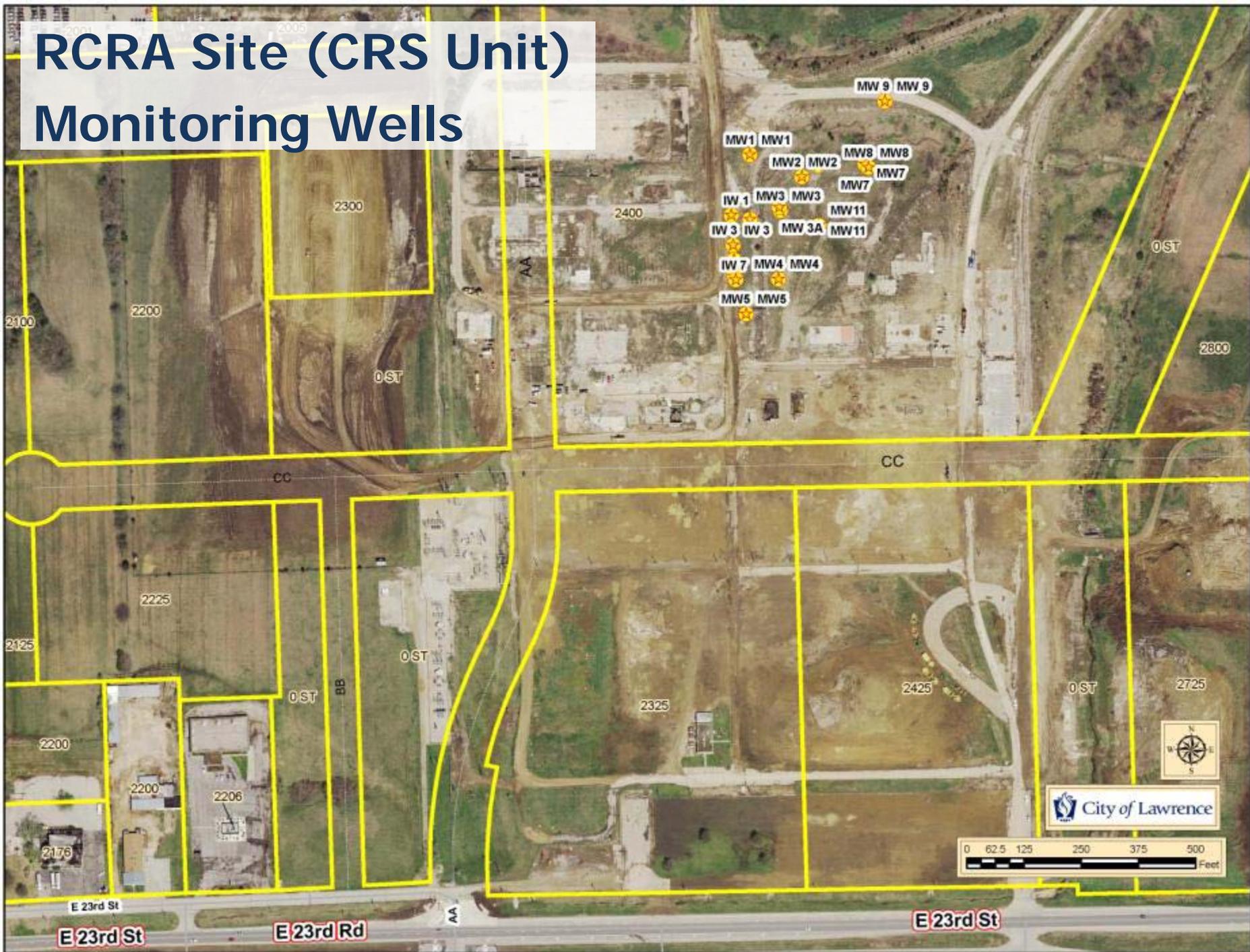
E 23rd Rd

E 23rd St

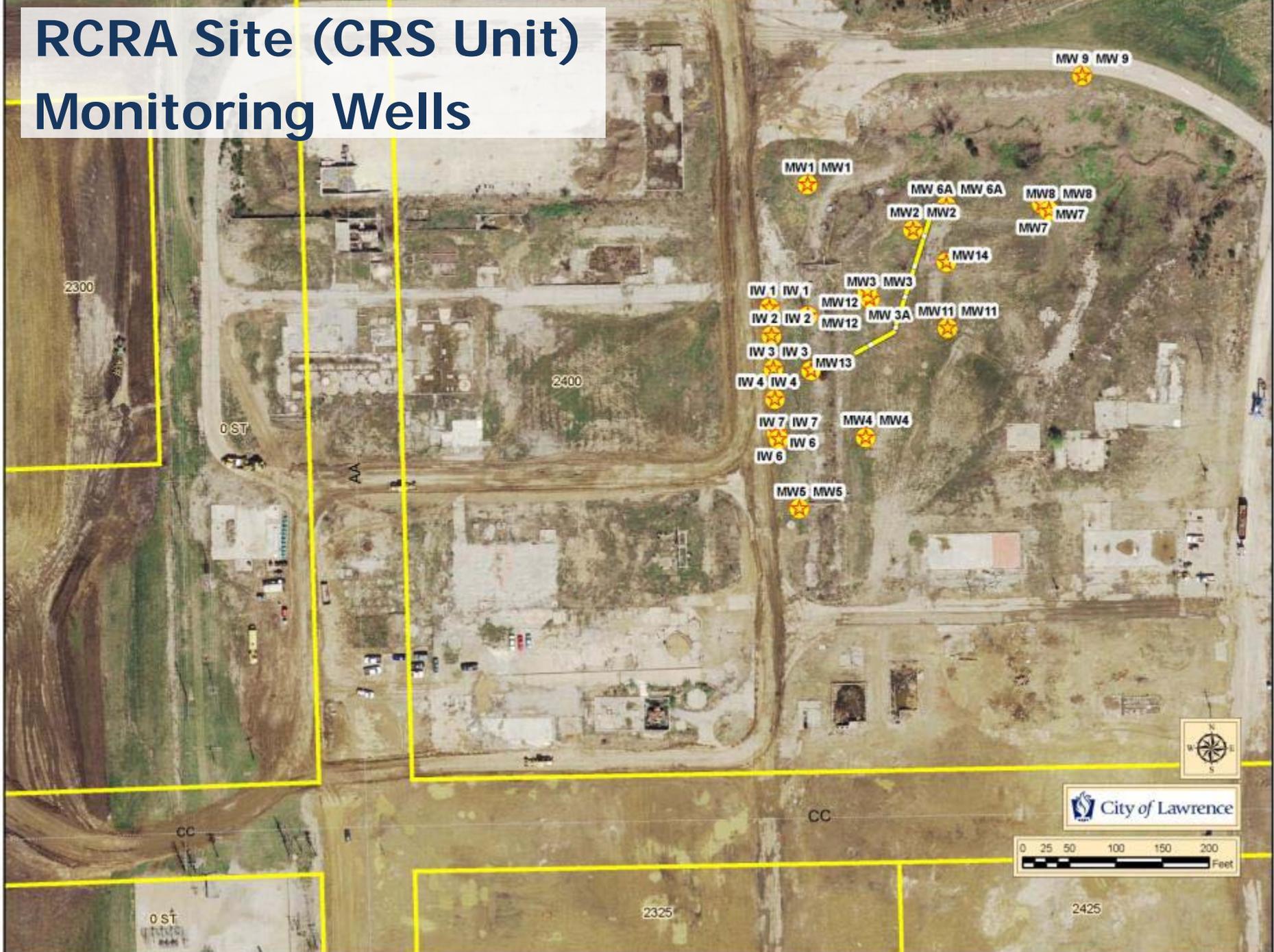
E 23rd St

N 1400 Rd

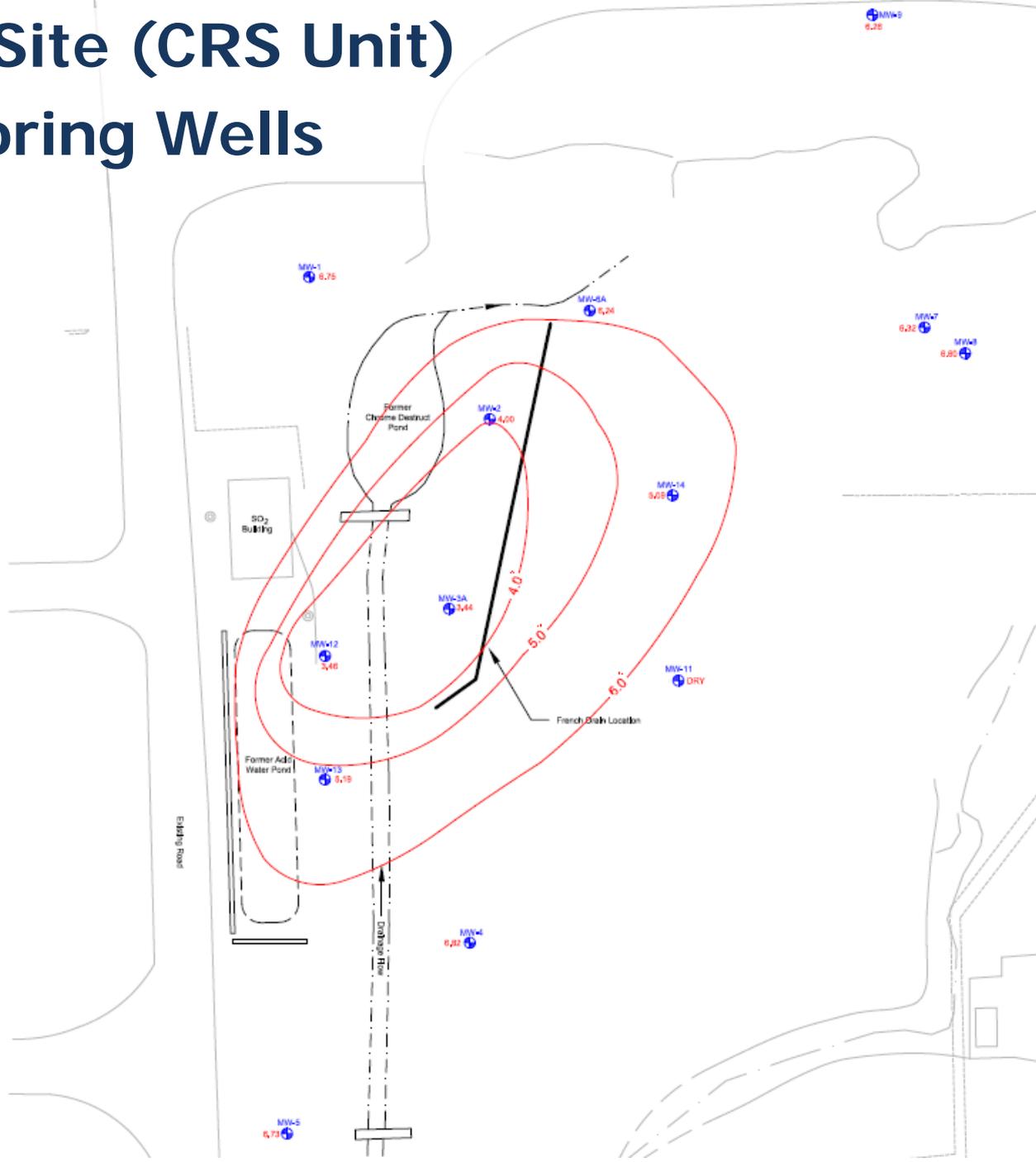
# RCRA Site (CRS Unit) Monitoring Wells



# RCRA Site (CRS Unit) Monitoring Wells



# RCRA Site (CRS Unit) Monitoring Wells



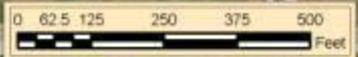
# Landfill locations

RCRA SITE  
(CRS Unit)

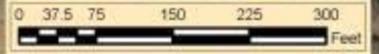
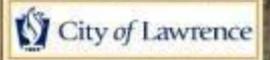
LANDFILLS



City of Lawrence



# Landfill locations



LIME SLUDGE  
LANDFILL



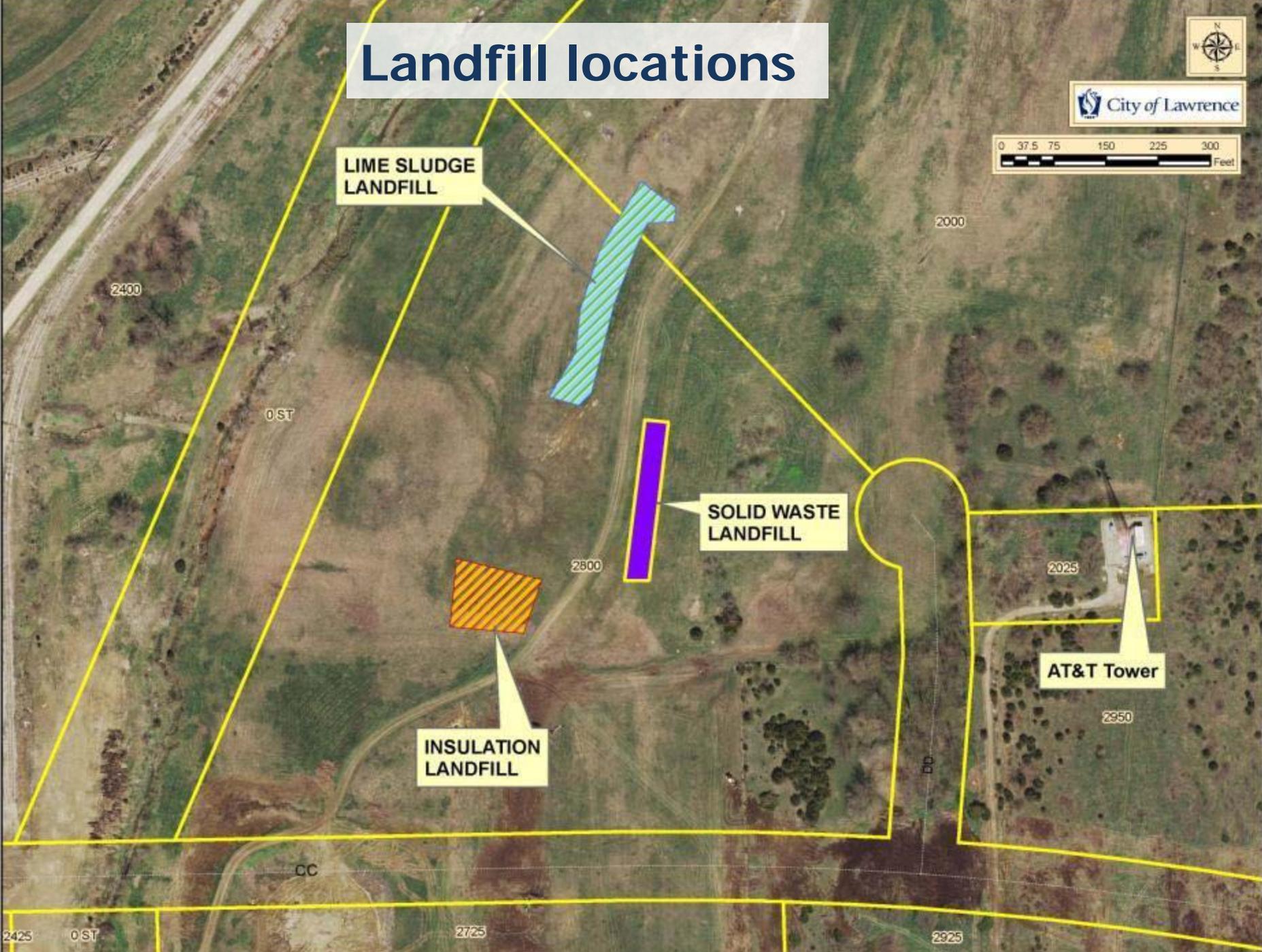
SOLID WASTE  
LANDFILL



INSULATION  
LANDFILL



AT&T Tower



# Regional Detention

West Extension Pond

West Effluent Pond

East Effluent Pond

West Lime Pond

Rundown Pond

Overflow Pond

East Lime Pond

Lime Sludge Landfill

City of Lawrence



Greenway Cir

Greenway Cir

3601

2425

1723

2425

2400

0 ST

2000

0 ST

3600

3650

3780

3780

800

2800

3741

3801

# Regional Detention

West Extension Pond

West Lime Pond

Rundown Pond

Overflow Pond

East Lime Pond

Lime Sludge Landfill

City of Lawrence



Greenway Cir

Greenway Cir

3601

2425

1723

2425

2400

0 ST

2000

0 ST

3600

3650

3780

3780

800

2800

3741

3801



**QUESTIONS ?**