

ADLC Superfund Coordination Meeting

April 6, 2010

Courthouse Court Room

9:00-10:30am

Attendees: Becky Guay: ADLC CEO; Jim Kuipers: Kuipers & Associates; David Dobrinen: Kuipers & Associates; Virginia Loran: Kuipers & Associates; Karen Solberg, ADLC Health Department; Elaine Luxborg: Citizen, Rose Nyman: ADLC Commissioner; Carl Nyman: APF; Alan Badar: AB Computing; Robert Pierce: ADLC Commissioner; Debbie DeLong: ADLC Planning Department; Luke Pokorny: Atlantic Richfield; Paula Arneson: ADLC Planning Department; Connie Daniels: ADLC Planning Department; Adam Vauthier: Arrowhead.

1. Introductions and Agenda
2. Meeting Summary Review for March 16, 2010
3. Planning Department/Redevelopment Activities
 - a. Development Permit System
 - i. 25 Development Permits were completed as of March 31st which included 4 Major Development Permits.
 - ii. The Development District Changes for the East Yards and Small Area Plan will be on the agenda at this evening's Commission Meeting.
 - iii. Community Protective Measurers Plan
 1. The county is attempting to look at restructuring the Health Department to better deal with the Superfund issues in the Community.
 - iv. Interim Institutional Controls
 1. The county is still working on Chapter 26 of the Institutional Controls (ICs).
 2. The county is preparing a property map to inform the public about what is going on with the property.
 - b. Economic Development Projects
 - i. Northwestern Energy
 - ii. Wind RFP
 - iii. Other renewable energy
 1. Steve Blogett is coming up to visit the county April 20th. Jack Standa will also be there. Steve would like to look at Solar possibilities and is looking at various grants.
 - iv. Water Line Project, Street Light Project, and Court House restoration will be going on this summer.
 - v. The Assembly of God Church will be going up.
 - c. Community Enhancement
 - i. Residential

1. Neighborhood Stabilization Grant (NSP) is on the way, and the boundary has been increased to 5 miles.
 - a. The grantees visited the tax deed houses that will become part of the NSP plan.
 - b. The county has a plan to buy houses and put them into a program to renovate them and once they have sold the money from those houses will be available to buy more properties.
 - c. The county will have to forego the taxes for sometime, but in the long run will see major returns.
 - d. The county in compliance with the Development Permit System (DPS) will visit the properties while they are being renovated to insure that no contamination issues exist on the property.
- ii. Parks, Trails and Recreation
 1. The Department of Transportation (DOT) is working diligently to resolve an issue that has come up regarding the Opportunity Park Project. The problem is that the structure may fit in the national public register. DOT disagrees but other organizations may feel otherwise. If it does fit the county would have to do the demolition before the funds could be used on the project.
- iii. Community Gardens
 1. The Community Gardens idea to be located out at the East Yards is gaining ground. The Street Tree Committee, Food Bank Partnership, and many other things are coming together to make this happen. The garden would be a shining star that things including food can grow in this Community. The county Planning Department is going to submit a Carbon Offset Grant for this. The grant application has to happen by the end of the month.
- iv. Habitat for Humanity House
 1. House was placed on the foundation and the inside and landscaping are on the way. Kuipers & Associates donated two trees.
 2. Habitat is looking at asking the Job Corps to build a house for them every year.
- d. Website/GIS
 - i. ADLC is still on hold waiting for the State to update the email addresses page. It was made apparent that the county needs to know what the budget should look like in order to get the GIS System completely resolved and up and running. New budget figures should be created by May 1st. This will require that the county knows where all of the other areas within the county's borders that it will want included on the GIS and website are located.

4. Technical Projects
 - a. Construction Activities
 - i. The State plans to begin work on Stucky Ridge, about 3000 tons of lime and tillage is going to be delivered up there. The State area of Stucky Ridge can be seen if one looks at the east end up on top of the golf course.
 1. As the State goes in and does their work they will do the Natural Resource Damage work as well. The State is not responsible for the remediation of the county section and thus the county will have to work out remediation with Atlantic Richfield and then with NRD for restoration.
 2. The county asked that Luke Pokorny look into Stucky Ridge with Atlantic Richfield to find out if we can tie together the State and county remediation and restoration.
 3. The county is also going to write a letter to Roy at British Petroleum (BP) about the issues explaining that the restoration dollars in the county could thus be stretched further.
 4. This would be a great example of the parties working together to make something happen in the interim.
 - ii. RDU 5 is finalizing its plans with seeding and a few aesthetic details. The crossings should start at the end of April to complete the Railroad progress.
 1. The county raised concerns that the trail plan is not together and the ATVs in the county are ripping up the property.
 2. It was suggested that fencing could be placed on the crossings. The same problem is happening at the East Yards.
 3. The county, as part of the 1994 conveyance agreement, was supposed to place temporary fencing.
 4. Trespassing also needs to be addressed with the Police Department on the East Yards and the Rail Bed.
 5. Signs and a media campaign could help.
 6. The Planning Department has a conceptual design for the trail as well as a cost estimate. The funding is available and we are looking at the grants to have the trail put in. This is however, a long term solution to the problem and does not provide the needed short term / temporary solution.
 7. The Planning Department suggested that Raurus, the State, Atlantic Richfield and the county have a meeting to solve the short term and long term problems on this property.
 8. Atlantic Richfield and EPA are going to move the railroad and complete the remediation in the Blue Lagoon Area on the East End of town. The Son of Blue Lagoon down the

line from the Blue Lagoon will have some new structures built into it for drainage etc.

iii. East End of Town

1. A high-pressure gas line is going to be put in the ground.

iv. Anaconda Ponds

1. A drainage ditch is being roughed into place here and will be completed soon. The ditch will convey all the runoff of Smelter Hill.

v. Sewer Line

1. Completed with all equipment and stations being put in. The testing and seeding still needs to be completed.
2. At a final agreement meeting a document needs to be signed that EPA and Atlantic Richfield agree that the remedy to these areas has been replaced after construction.
3. The Planning Department suggested that the fence not be replaced out there for a while so that the water line could be put in.

b. Other Technical

- i. As the county is looking at Development Permits they are questioning the Golf Course and hoping to give them a blanket permit that would merely require that they inform the county when they move dirt or do new landscaping.

1. It was suggested the county now become a more integral part of this process in view of later years when Atlantic Richfield and EPA are no longer involved.

5. Follow-up from Previous Meeting

6. Other Items

a. New Business and Discussions

b. Next Meeting Tuesday, April 20, 2010

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