



Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: June 21, 2021

Re: Authorizing an agreement for professional engineering services with Midwest Environmental Consultants for environmental engineering services related to property located at 210 Orr Street and 209 St James Street

## Executive Summary

Staff has prepared for Council consideration a resolution authorizing the City Manager to execute an agreement with Midwest Environmental Consultants in an amount not to exceed \$43,500.00 to provide professional engineering services for environmental assessment work related to the property located at 210 Orr Street and 209 St James Street.

## Discussion

At the April 19, 2021 City Council Meeting, Council agreed to move forward with the agreement to purchase the property at 210 Orr Street and 209 St James Street, known as the Ameren Site. Further, Council directed staff to move forward with a third-party environmental investigation to inform the purchase of the property at the Ameren site. The site is a former manufactured gas plant and is subject to an Environmental Covenant enacted by the Missouri Department of Natural Resources. The Environmental Covenant discusses residential and non-residential uses; Council requested more information related to specific recreational uses of the site and potential risks and liabilities.

To complete this work in a timely and cost effective manner, staff requested a proposal from Midwest Environmental Consultants to provide environmental engineering services for the assessment of the Ameren site. Midwest Environmental Consultants was selected for this project in accordance with the City's professional consultant procurement guidelines based upon their understanding of the project requirements and their experience with similar brownfield projects.

The scope of services for this agreement are included in Exhibit A. This scope of services will include a Phase 1 Environmental Assessment that will allow the City to qualify for *Landowner Liability Protections* to Superfund liability. The work will also include a thorough review of all Missouri Department of Natural Resources (MDNR) files associated with the property including information about the remediation of this site and neighboring sites. Work will include coordination with MDNR, Ameren and others to understand better the risks and liabilities associated with environmental assessment findings. The review work will identify whether additional engineering services can provide beneficial risk and liability information with regard to recreational uses of the site. The engineering services agreement has a contract time of 75 calendar days and an amount not to exceed \$43,500.00 and will be paid from the North Village Land Purchase Capital Improvement Project account.

## Fiscal Impact



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Short-Term Impact: The proposed agreement is not to exceed \$43,500.00.

Long-Term Impact: There is no long term impact associated with the services provided.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Infrastructure, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Environmental Management

## Legislative History

Date	Action
04/19/2021	B128-21: Authorizing a contract for sale of real estate with Union Electric Company, d/b/a Ameren Missouri, for the acquisition of property located at 209 St. James Street and 210 Orr Street to be potentially used for greenspace, parks, arts, and/or market activities.
04/19/2021	PH15-21: Proposed acquisition of property located at 209 St. James Street and 210 Orr Street.
04/05/2021	R46-21: Setting a public hearing: proposed acquisition of property located at 209 St. James Street and 210 Orr Street to be potentially used for greenspace, parks, arts, and/or market activities.
11/19/2012	R214-12 Adopting the Downtown Charrette Report prepared by H3 Studio, Inc.
12/20/2010	B304-10 Authorizing an agreement for Right of First Refusal with Union Electric Company, d/b/a Ameren Missouri, relating to the purchase of property located at 210 Orr Street.

## Suggested Council Action

Approve the resolution authorizing the City Manager to execute an agreement with Midwest Environmental Consultants Co for environmental engineering services related to property located at 210 Orr Street and 209 St James Street.