

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 23

DATE: October 7, 2008

STAFF: Lindsay Kuntz
Helen Matson

SUBJECT

Resolution 2008-092 Authorizing a Revocable Permit to CGRS, Inc. to do Environmental Testing on City Property at 220 North Howes Street.

RECOMMENDATION

Staff recommends adoption of the Resolution.

FINANCIAL IMPACT

The City is not charging for the Revocable Permit because the testing will not interfere with the use of the City-owned property and the short duration needed to conduct the sample collection.

EXECUTIVE SUMMARY

225 Maple Street, LLC, owns the property located at 225 Maple Street which is the location for Haiston Oil Company, Incorporated. Haiston Oil Company has relocated its business from this location, and has removed its petroleum storage tanks from the site. In order to complete the regulatory process regarding the storage tanks, an environmental investigation is required. As part of the environmental investigation, Haiston Oil's consultant, CGRS, Inc., has requested a revocable permit to collect soil samples on City-owned property at 220 North Howes Street, which is adjacent to its property. CGRS, Inc. anticipates the soil boring process will take approximately 2 to 3 hours. CGRS may also need to do testing within the building at 220 North Howes, or in the public right-of-way adjacent to 220 North Howes and 225 Maple Street. All costs associated with the soil boring and tests will be the responsibility of CGRS, Inc. All lab results from the tests will be provided to the City at no cost. The City is in negotiations to acquire 225 Maple Street.

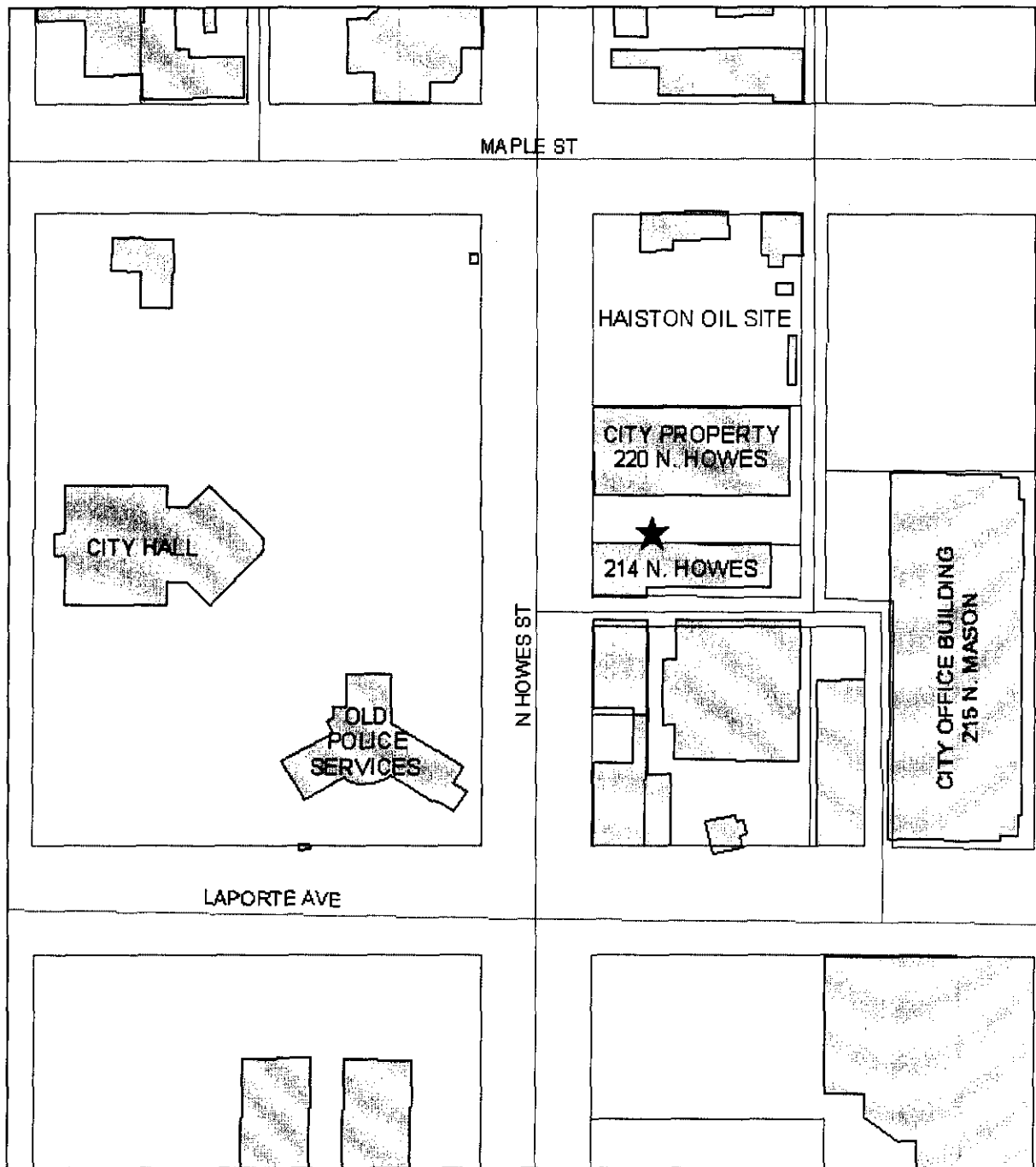
BACKGROUND

The soil boring will be drilled approximately 15 to 20 feet below the surface of the ground and will take two to three hours. All costs associated with the soil boring and tests will be the responsibility of CGRS, Inc. All lab results from the tests will be provided to the City at no cost. Utility locates will be scheduled prior to any drilling. City staff has reviewed the proposal and has agreed to the request.

ATTACHMENTS

1. Location Map.

Soil Boring Location Map



★ Soil boring location



RESOLUTION 2008-092
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING A REVOCABLE PERMIT TO CGRS, INC.
TO DO ENVIRONMENTAL TESTING ON CITY PROPERTY
AT 220 NORTH HOWES STREET

WHEREAS, the City owns certain real property located at 220 North Howes Street (the "City Property"); and

WHEREAS, 225 Maple Street, LLC. owns the property at 225 Maple Street, immediately north of the City Property, which has been the location of Haiston Oil Company, Incorporated (the "Haiston Property"); and

WHEREAS, Haiston Oil Company ("Haiston") has recently relocated its operations from the Haiston Property, and has removed petroleum storage tanks formerly used for its business on the site; and

WHEREAS, Haiston has hired CGRS, Inc. ("CGRS") to assist in completing the requirements of the State of Colorado in connection with petroleum storage tank removal; and

WHEREAS, as part of its work for Haiston, CGRS has requested permission to enter onto the City Property to collect soil samples, using a process known as "soil boring"; and

WHEREAS, the soil boring process would include drilling approximately fifteen to twenty feet below the ground surface in the manner indicated on Exhibit "A", attached hereto and incorporated by reference; and

WHEREAS, the soil sample boring would be done at or near the location depicted on Exhibit "B", attached hereto and incorporated herein by reference, and would take approximately two to three hours to complete; and

WHEREAS, CGRS may also need to do additional testing within the building on the City Property and in the public right-of-way adjacent to the City Property and the Haiston Property; and

WHEREAS, CGRS would bear all costs of the soil boring, other sampling and related tests, and has agreed to provide all lab results to the City at no cost to the City; and

WHEREAS, upon termination of the permit authorized hereunder, CGRS would remove all of its equipment and restore the City Property to a condition comparable to its condition prior to CGRS's work; and

WHEREAS, the City is negotiating to acquire the Haiston Property and is interested in cooperating with Haiston so as to facilitate regulatory review and compliance in connection with the petroleum storage tank removal process; and

WHEREAS, in light of the City's interest in purchasing the Haiston Property and its interest in the preservation of groundwater and environmental quality, as well as the potential benefit to the City of obtaining soil data and other information about the City Property and the fact that the soil boring operations should have little or no impact on City operations, City staff recommends that no compensation be required for the permission authorized hereunder; and

WHEREAS, Article XI, Section 10, of the Charter of the City of Fort Collins authorizes the City Council to permit the use or occupation of any street, alley, or public place, provided that such permit shall be revocable by the City Council at its pleasure, whether or not such right to revoke is expressly reserved in such permit.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the Mayor is hereby authorized to execute such documents as are necessary to grant a revocable permit to CGRS, Inc. to temporarily occupy a portion of the City Property and, if necessary, the above-described portions of City right-of-way, on terms and conditions consistent with this Resolution, together with such additional terms and conditions as the City Manager, in consultation with the City Attorney, deems necessary or appropriate to protect the interests of the City or to effectuate the purposes of this Resolution, including, but not limited to, any necessary changes to the description of the permit area, as long as such changes do not materially increase the size or change the character of the permit area.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 7th day of October A.D. 2008.

Mayor

ATTEST:

Chief Deputy City Clerk

EXHIBIT "A"

TYPICAL EXAMPLE

INSTALLATION OF MONITOR WELL

JOB NO. _____ MONITOR WELL NO. _____

GROUND SURFACE ELEVATION _____ 0 _____ TOP OF RISER PIPE ELEVATION _____
(with cap removed)

LOCKABLE CAP

PROTECTIVE CASING
Diameter and Material
Total Length
Length Above Ground

THICKNESS AND TYPE OF SEAL

DIAMETER, MATERIAL AND JOINT
TYPE OF RISER PIPE

TYPE OF BACKFILL AROUND RISER

THICKNESS AND TYPE OF SEAL

DISTANCE OF FILTER SAND
ABOVE TOP OF SCREEN

TYPE OF FILTER AROUND SCREEN

MONITOR WELL MATERIAL

SCREEN GAUGE OR SIZE OF
OPENINGS (SLOT SIZE)

DIAMETER AND LENGTH OF SCREEN

DEPTH TO BOTTOM OF
MONITOR WELL

DEPTH TO BOTTOM OF FILTER SAND

THICKNESS AND TYPE OF SEAL

DIAMETER OF BOREHOLE

L_1 20 FT
 L_2 5 FT
 L_3 15 FT

STEEL 8-inch
12-inch
Flush w/ Grade

12-inch Concrete

2-inch schl 40 PVC
Flush Thread

Bentonite

2-foot Bentonite

12-inch

10/20 Silica Sand

schl 40 PVC

0.01-inch

2-inch x 15-foot

20-foot

20-foot

8.25-inches

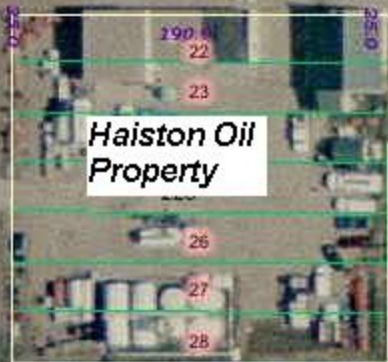
INSTALLATION COMPLETED:
Date _____ Time _____

COLORADO GROUNDWATER
RESOURCE SERVICES

MONITORING WELL WATER LEVEL MEASUREMENTS			
DATE	TIME	BAILED DEPTHS	WATER LEVEL

(*) DEPTH BELOW TOP OF RISER PIPE

MAPLE ST



Haiston Oil Property



City Property



Proposed Location of Soil Sample Drilling

Transprt Fin Ofc

N HOWES ST

N MASON ST