



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Robert L. Tetens, Director
DATE: July 24, 2012
RE: **Final Recommendation: Baker Property – Lima Township**

Background

In June 2011, a parcel of property located in Lima Township was nominated for consideration by the Washtenaw County Natural Areas Preservation Program as part of Round 11. The parcel, owned by the Baker family, comprises approximately 70 acres. It is located on Trinkle Road (north side) and lies only a little more than a mile to the west of the recently protected Easton Farm Property – now known as Trinkle Marsh Preserve.

The Natural Areas Technical Advisory Committee, along with members of the Parks and Recreation Commission visited the Baker Property on a number of occasions. The site visits identified a number of significant natural features, including a mixture of high quality, upland woodlots and open meadows. The woodlots are the predominant feature of the property, with the open meadows located largely in the northeastern portion of the property. The property exhibits very little invasive plant material. Certainly one of its more attractive features is Mill Creek, which traverses the property from the northwest corner to the southeast. The creek banks are in good condition and the creek itself is well shaded by adjacent vegetation. The site has a varied topography with especially steep slopes along the course of Mill Creek. The Natural Areas Technical Advisory Committee identified the Baker Property as a high priority property for acquisition.

Discussion

As part of the due diligence investigation, a Phase I Environmental Site Assessment (ESA) was prepared by The Mannik & Smith Group, an environmental engineering consultant. The investigations conducted in this effort revealed portions of the property were used as a dump site in the past. Evidence of environmental contamination was verified by further site investigations. The Mannik & Smith Group (MSG), continued investigation of the site through preparation of a Limited Phase II Environmental Site Assessment. The Phase II ESA verified that the property meets the definition of a "facility" under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 P.A. 451 (Part 201). At present the site has metals selenium, cadmium, lead and mercury above acceptable levels. Although the site is contaminated, the contamination levels identified are relatively low. It should also be noted that the contaminated area represents a relatively small portion of the entire property.

Due to the findings of the ESAs, The Mannik & Smith Group recommends, if the purchase is to proceed, that a Baseline Environmental Assessment (BEA) be prepared. In addition, a Section 7a, Compliance Analysis (aka Due Care Plan) should be prepared, outlining the work that must be performed in order to protect the health and safety of the general public and especially visitors to the property. The estimated cost for preparation of the BEA and Due Care Plan, along with the remediation of contaminated materials and subsequent monitoring, is \$82,500 (letter dated July 16, 2012 from Mannik & Smith Group, attached).

In addition to the environmental investigations discussed above, the following due diligence investigations have been conducted:

- A January 2012 appraisal of the property, prepared by Bosserd Appraisal Services, identified a value of \$350,000 for the property, approximately \$5,000 / acre.
- A boundary survey of the property was prepared by Mannik & Smith Group, Inc., describing the parcel and provided a legal description, survey drawing and corner stakes.

Recommendation

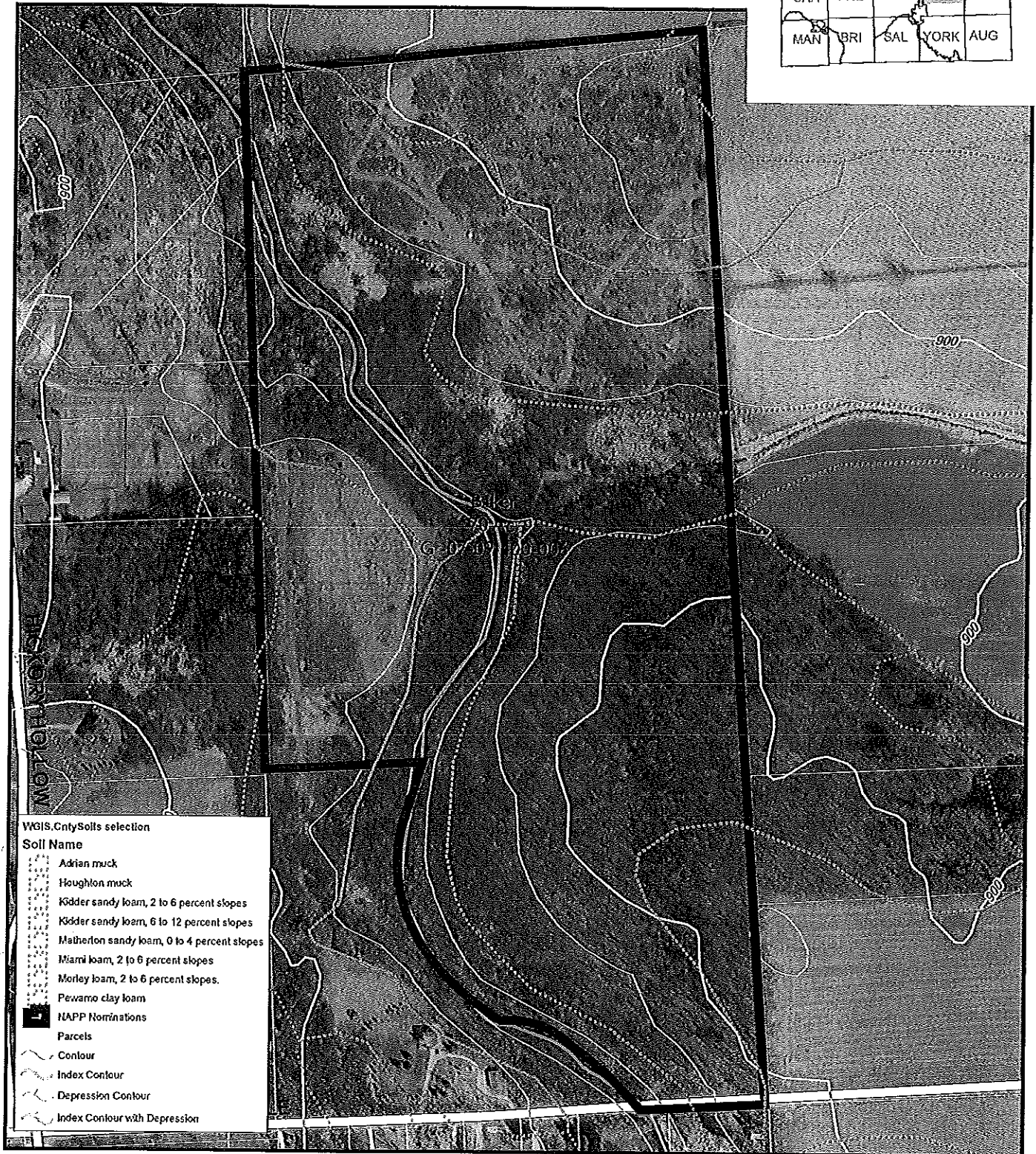
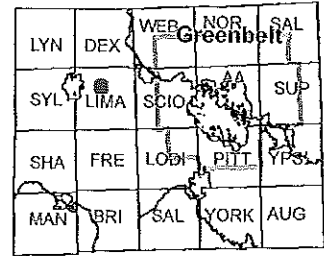
Staff and our consultants are confident that if the Due Care Plan is implemented appropriately this site will be a valuable addition to the network of nature preserves developed through the Natural Areas Preservation Program. Based upon this analysis, I recommend the Washtenaw County Parks and Recreation Commission authorize purchase of the Baker Property in the amount of \$267,500, which is \$82,500 less than the appraised fair market value of \$350,000.

Attachments

NAPP Round II: Aerial & Soils

Baker Property
Lima Township
70 +/- acres

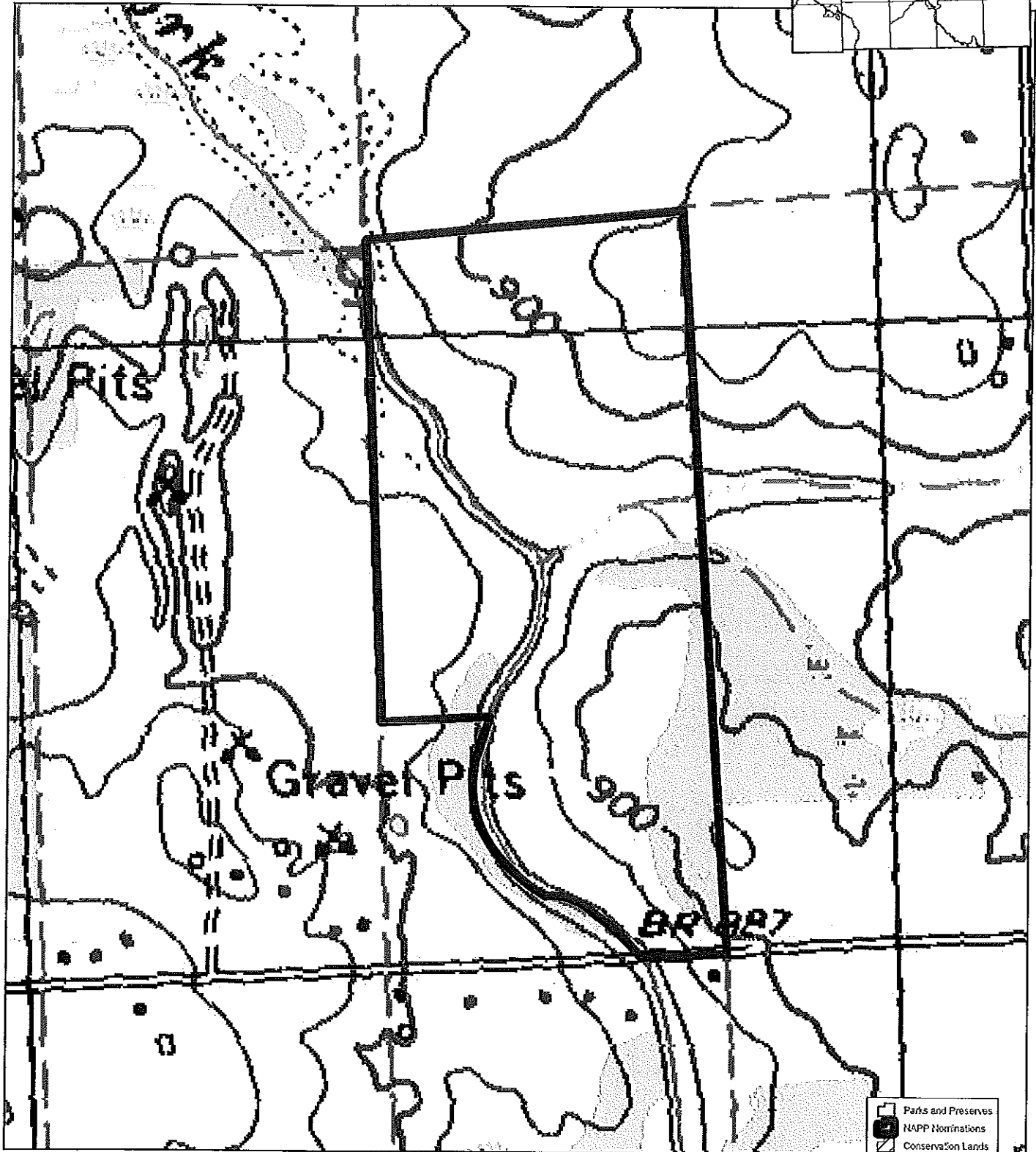
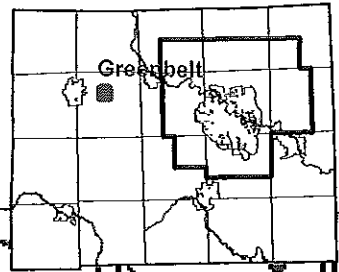
Washtenaw County
Locator Map



NAPP Round II: Topography

Baker Property
Lima Township
70 +/- acres

Washtenaw County
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission
USGS Topo Quad (7.5 minute series, 1:24,000)



July 16, 2012

Mr. Richard L. Kent, ASLA
Washtenaw County Parks and Recreation Commission
2230 Platt Road, P.O. Box 8645
Ann Arbor, Michigan 48107-8645

RE Baseline Environmental Assessment and Due Care
Baker Property, Trinkle Road, Lima Township

Dear Mr. Kent,

As you are aware, The Mannik and Smith Group, Inc. (MSG), was retained by the Washtenaw County Parks and Recreation Commission (WCPARC) to provide due diligence associated with the possible purchase of the above referenced property for use as a natural areas preserve. Future intended passive use includes walking trails and their maintenance. To date, investigations conducted at the site have identified a debris disposal area, which includes auto parts, tires, household appliances, 55-gallon drums, metal, glass, and construction debris. Sampling from the site indicates the property meets the definition of a "facility" under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 P.A. 451 (Part 201) due to the presence of lead and other metals (selenium, cadmium, and mercury) above generic residential land use based cleanup criteria. Although the site is contaminated, the area of impact appears to be limited in size (up to 500 cubic yards) and extent.

To address these concerns, MSG recommends completing the following course of action: 1) submit a baseline environmental assessment (BEA) to provide WCPARC with an exemption to environmental liability under Part 201, 2) develop a Section 7a compliance analysis [aka Due Care Plan (DCP)] that sets forth the work that must be performed by WCPARC in order to be protective of the general public's health and safety and especially visitors of the property.

The DCP would necessitate four actions to be performed should the property be purchased for use as a preserve by WCPARC:

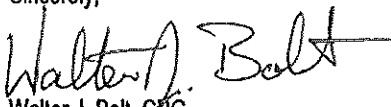
- 1) Removal of surficial debris (i.e., appliances, metal, tires, construction debris, etc.) to improve the safety and aesthetics of the nature preserve and to provide protection to third parties who may leave the designated walking trails.
- 2) Removal of a small area of surficial sediment impact with wetland permitting confirmation sampling to eliminate potential direct contact hazards followed by placement of clean cover soil. This assumes threatened and endangered species are not present.
- 3) Restricting the use of drinking water at the site as an institutional control through WCPARC Natural Area Preservation Program.
- 4) Periodic monitoring and landscape maintenance of the site to adequately address the potential for erosion, runoff and sedimentation. This includes implementation of a contingency plan in the event of unforeseen conditions.

The recommended activities and estimates of their associated costs (inclusive of bidding, construction and permitting) are provided below:

| Schedule | Task | Estimated Budget |
|---------------------------------------|--|-------------------------|
| Fall 2012 | BEA & Due Care Plan | \$2,850 |
| Fall 2012 | Surficial Debris Removal | \$20,150 |
| Fall 2012 | Limited Sediment Removal with Permitting | \$35,000 |
| Fall 2012 | Restricting Drinking Water via Institutional Control | \$1,500 |
| 2013-2017 | Monitoring and Maintenance (5 years) | \$23,000 |
| Total Estimated Project Budget | | \$82,500 |

Please contact me if you have any questions or concerns with this recommendation.

Sincerely,


Walter J. Bolt, CPG
Senior Vice President