

City of Hart, Michigan
CITY COUNCIL AGENDA - AMENDED
October 8, 2019, 7:30 PM
City Hall, 407 State Street, Hart, Michigan

1. Call to Order
2. Roll Call – LaPorte, Frontiera, Hegedus, La Fever, Martin, Platt, Splane
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes from September 24, 2019
6. Public Comments, Correspondence, Events, Presentations
7. Department Reports (* written report is in the packet)
 - a. Police
 - b. BioPure
 - c. Public Works
 - d. Hydroelectric
 - e. Hart Main Street
8. Reports of Boards, Commissions, and Committees (***) Minutes in the packet)

1. Cemetery	9. Power	16. Tax Abatement
2. DPW	10. Recreation	17. Water/BioPure
3. Housing Board of Review	11. Parks	18. Neglected/Dangerous Properties
4. Finance/Personnel	12. Library	20. Hart Main Street
5. Fire Board***	13. Planning	21. Hart Lake Board
6. Historic	14. TIFA	22. Election Commission
7. Police	15. ZBA	23. Starting Block Kitchen Incubator
9. Bills, Claims, Payroll
10. Action Items
 - a. Resolution 19-63 Waive Delinquent Utility bills at 227 E Main and order them to be written off
 - b. Resolution 19-64 Waive bidding process and accept bid for demolition of former DPW building
 - c. Resolution 19-65 Designate Interim Zoning Administrator
 - d. Resolution 19-66 Adopt FY 20 1st Quarter Budget Amendments
 - e. Resolution 19-67 Amendment No. 2 To the consulting agreement between KEMA, INC and MPPA
 - f. Resolution 19-68 Adopt City of Hart Economic Development Strategy, Marketing and Branding
 - g. **Resolution 19-69 Authorize completion of GPR Survey and Phase II ESA**
 - h. Ordinance 19-03 Marihuana Prohibitions Ordinance – second reading
 - i. Ordinance 19-04 Registered Primary Caretaker Repeal – first reading
11. Discussion Items
 - a. Water Meter AMI installation
 - b. 1st Quarter Budget Report
12. City Manager Report
13. City Attorney Report
14. Communications from the Mayor and Council
 - a. Appointments to Hart Main Street Board
 - i. Brandi Bruch
 - ii. Brandon Bruce
 - b. Resignation from TIFA board
 - i. Garth Larson
15. Adjournment - Next regular meeting Tuesday, October 22, 2019, 7:30 PM

Memo

To: Mayor and City Council
From: Lynne Ladner
cc:
Date: 10/7/19
Re: GPR Survey and Phase II ESA

The Council previously agreed to purchase the property located at 227 E Main from Gene Moorman for the purposes of clean-up and redevelopment. Concern was expressed by a member of the Council regarding potential environmental contamination. For this reason and for the protection of the City a Phase I Environmental Site Assessment was completed prior to the exercise of the option to purchase to protect the City from potential liability for existing contamination.

Dixon Environmental Consultants completed the Phase I ESA and were unable to verify that the underground storage tanks associated with what was previously known as Griener's Garage had been removed and due care taken to identify any potential contamination related to those tanks. The tanks appear to have either been located either on Lot 7 which the City is purchasing a ½ interest as part of this transaction or the adjacent parcel but their actual location is uncertain.

Based upon this uncertainty and to provide the City the best protection from liability as well as to potentially increase the opportunities for redevelopment through the City offering a property with a known environmental history it is in the City's best interest to authorize the GPR Survey and Phase II ESA. I have reached out to EGLE to determine if funding assistance is available but as of yet have not heard back from the person of contact.

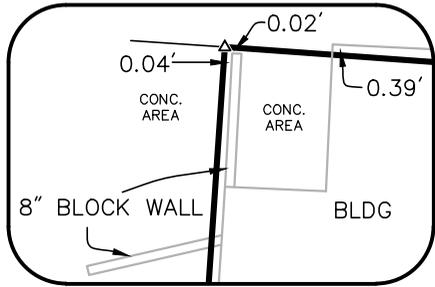
It is my recommendation that the Council adopt Resolution 19-69 Authorizing the completion of a GPR Survey and Phase II ESA at a cost of \$9,955 and if necessary the completion of the BEA and DCAP for a cost of \$2,200.

Lynne

CERTIFICATE OF SURVEY

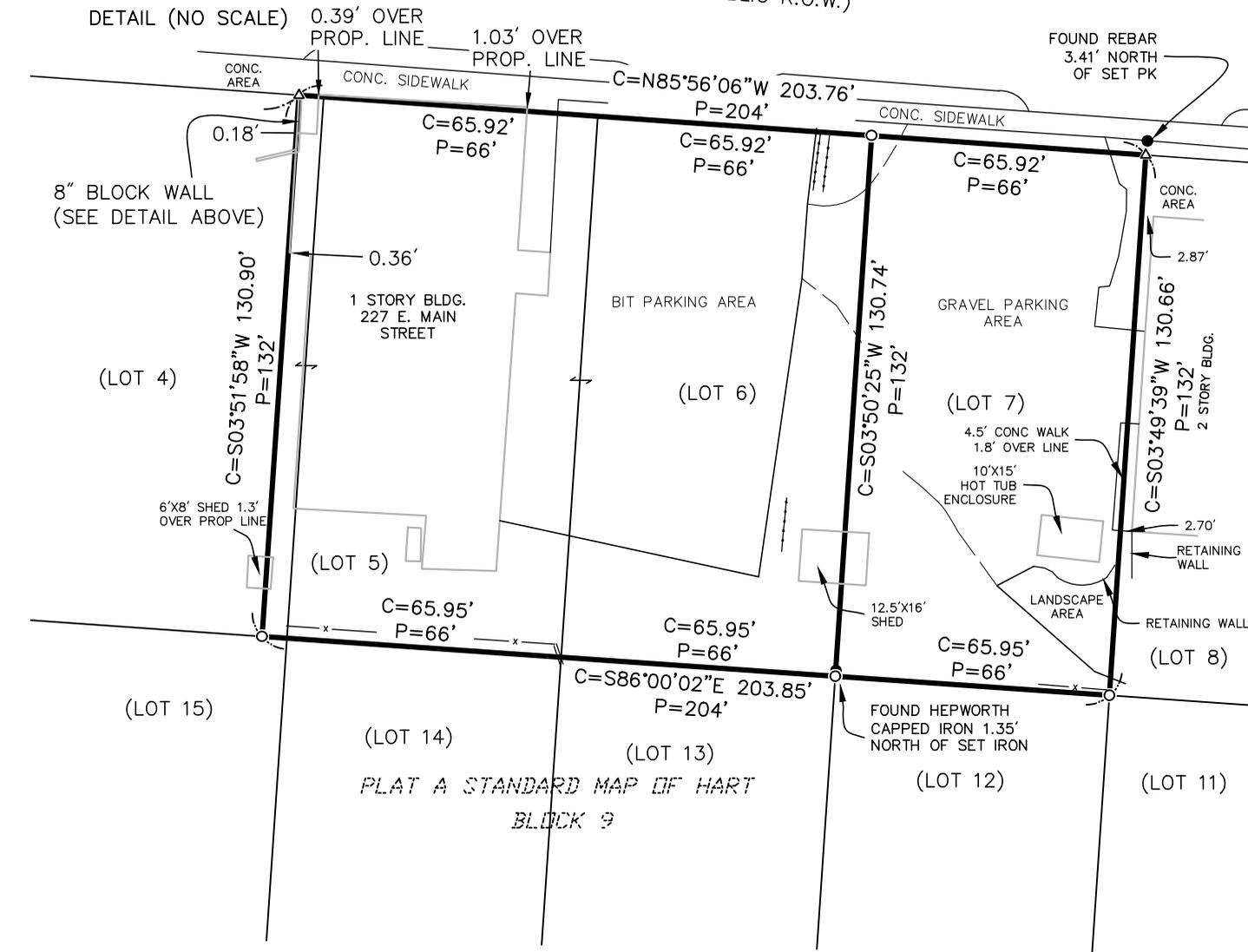


SCALE : 1" = 40'



DETAIL (NO SCALE)

E. MAIN STREET
(66' PUBLIC R.O.W.)



DESCRIPTION:
 LOTS 5, 6, AND AN UNDIVIDED
 1/2 INTEREST IN LOT 7, AND THE
 EAST 6 FEET OF LOT 4, BLOCK 9,
 CITY OF HART, OCEANA COUNTY,
 MICHIGAN, SECTION 17, TOWN 15
 NORTH, RANGE 17 WEST.

SEE SHEET 2 FOR BLOCK
 INFORMATION.

LEGEND

- ▲ FOUND PK/MAG NAIL
- ✕ FOUND NOTCH (X-CUT)
- FOUND CONCRETE MONUMENT
- FOUND IRON
- ▲ SET PK/MAG NAIL
- ✕ SET NOTCH (X-CUT)
- SET CONCRETE MONUMENT
- SET IRON
- ⊙ SECTION CORNER
- P PLATTED DIMENSION
- D DEEDED DIMENSION
- R RECORDED DIMENSION
- C CALCULATED DIMENSION
- M MEASURED DIMENSION
- x—x— FENCE

CERTIFICATE:
 I hereby certify that this survey was made under
 my direct supervision, that measurements were
 made and monuments set in accordance with the
 above mapped survey and/or description; that
 the relative positional precision of each corner is
 within limits accepted by the practice of
 professional surveying.

DANIEL B. ELZINGA
 LICENSED PROFESSIONAL SURVEYOR
 MICHIGAN LICENSE NO. 53086

Prein & Newhof
 Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE t. (616) 364-8491
 Grand Rapids, MI 49525 f. (616) 364-6955
 www.preinnewhof.com info@preinnewhof.com

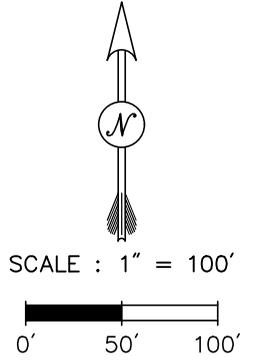
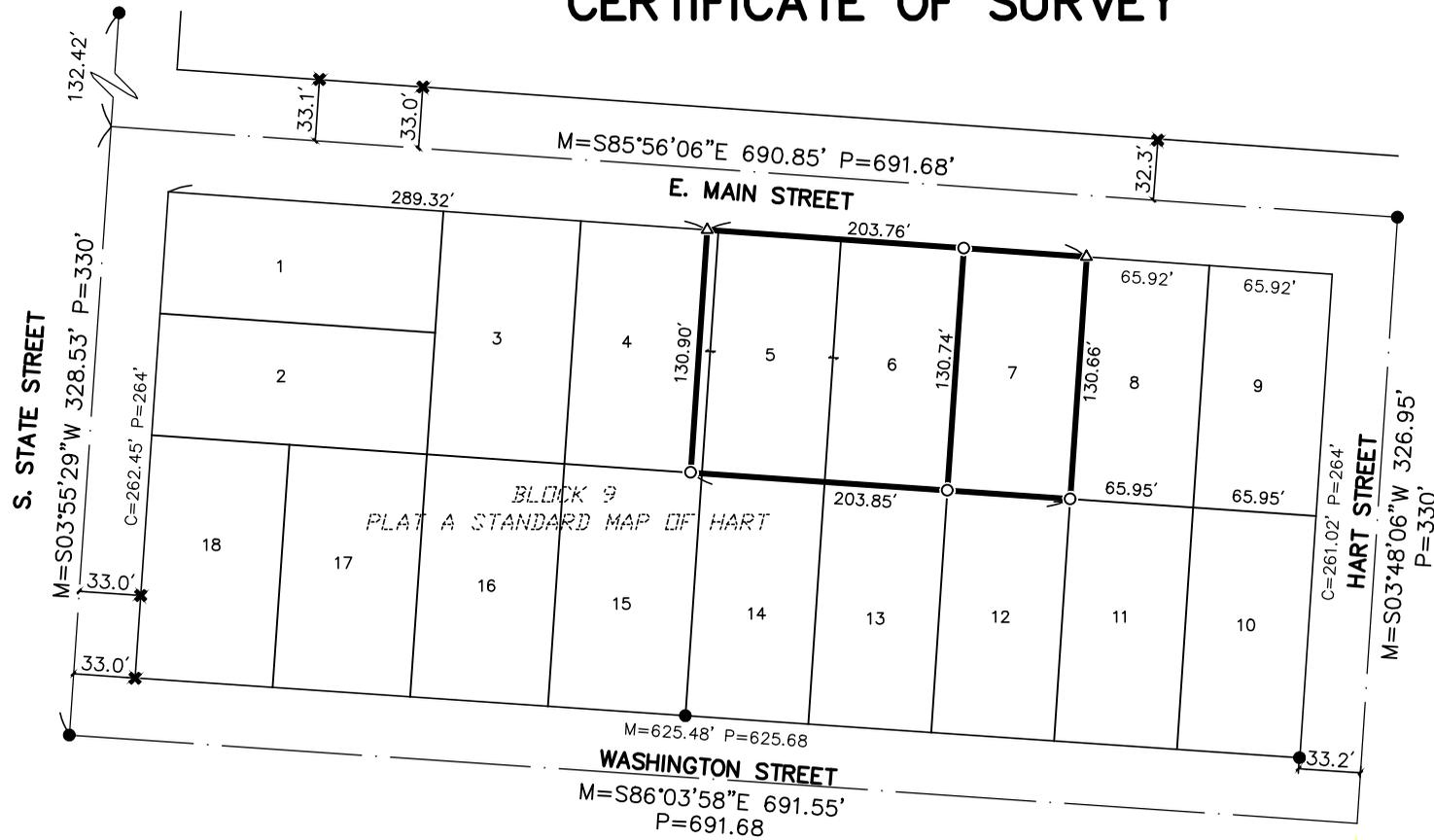
CLIENT:
 CITY OF HART
 407 STATE STREET
 HART, MICHIGAN
 49420

LOCATED IN : SECTION 17
 TOWN 15 NORTH, RANGE 17 WEST
 CITY OF HART,
 OCEANA COUNTY, MICHIGAN

Date : 09/27/2019
 Project No. 2190609

ELZINGA - 2190609_Surveying - LEGAL ACT 132 - Sep. 27 2019 - 11:01am

CERTIFICATE OF SURVEY



DESCRIPTION:
 LOTS 5, 6, AND AN UNDIVIDED
 1/2 INTEREST IN LOT 7, AND THE
 EAST 6 FEET OF LOT 4, BLOCK 9,
 CITY OF HART, OCEANA COUNTY,
 MICHIGAN, SECTION 17, TOWN 15
 NORTH, RANGE 17 WEST.

SEE SHEET 1 FOR DETAIL OF
 SUBJECT PARCEL.

LEGEND

- | | |
|---------------------------|------------------------|
| ▲ FOUND PK/MAG NAIL | P PLATTED DIMENSION |
| ✖ FOUND NOTCH (X-CUT) | D DEEDED DIMENSION |
| ■ FOUND CONCRETE MONUMENT | R RECORDED DIMENSION |
| ● FOUND IRON | C CALCULATED DIMENSION |
| △ SET PK/MAG NAIL | M MEASURED DIMENSION |
| ✖ SET NOTCH (X-CUT) | —x—x— FENCE |
| □ SET CONCRETE MONUMENT | |
| ○ SET IRON | |
| ⊙ SECTION CORNER | |

CERTIFICATE:
 I hereby certify that this survey was made under my direct supervision, that measurements were made and monuments set in accordance with the above mapped survey and/or description; that the relative positional precision of each corner is within limits accepted by the practice of professional surveying.


 DANIEL B. ELZINGA
 LICENSED PROFESSIONAL SURVEYOR
 MICHIGAN LICENSE NO. 53086



CLIENT:
CITY OF HART
407 STATE STREET
HART, MICHIGAN
49420

Prein & Newhof
Engineers - Surveyors - Environmental - Laboratory
 3355 Evergreen Drive NE t. (616) 364-8491
 Grand Rapids, MI 49525 f. (616) 364-6955
 www.preinnewhof.com info@preinnewhof.com

LOCATED IN : SECTION 17
 TOWN 15 NORTH, RANGE 17 WEST
 CITY OF HART,
 OCEANA COUNTY, MICHIGAN
 Date : 09/27/2019 PAGE
 Project No. 2190609 2 OF 2

CERTIFICATE OF SURVEY

PP# 64-020-209-008-00

Lot 8 and undivided 1/2 interest in Lot 7 of Block 9 of the PLAT OF THE VILLAGE OF HART, according to the recorded plat thereof, City of Hart, Oceana County, Michigan

re: 311 E. Main Street, Hart MI 49420



FOR: AUSTIN BECHTEL	HEPWORTH LAND SURVEYING, LLC 5774 WAYNE AVE PENTWATER, MI 49449 TEL 231-869-2391	DISK: 2016 CRD: S12134 SCR: S16069 DATE: MAY 11, 2016 JOB NO.: 16069 SHEET 1 of 1
DWN: JRH CHK:		



E Main St

E Main St

E Main St

Washington St

Washington St

Washington St

4

5

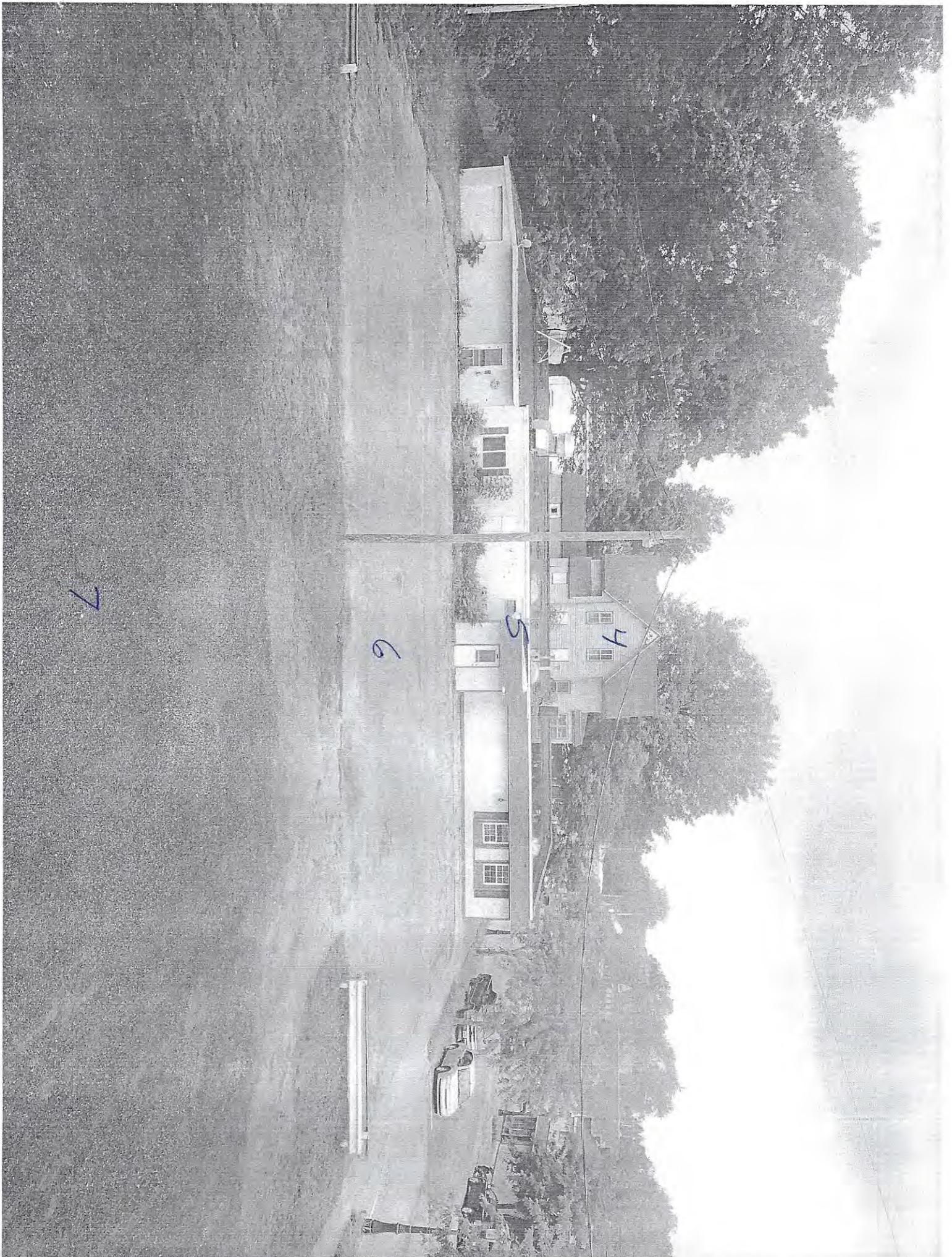
6

7

8

9

Hart St



Parcel Number 020-209-005-00

Jurisdiction: 020 - City of Hart

Owner Name: SALAZAR GAIL

Property Address: 227 E MAIN ST
HART, MI 49420

Mailing Address: 265 E TYLER RD
HART, MI 49420

Current Taxable Value: \$35,800

Last Year's Taxable Value: \$35,800

School District: 64040

Current Assessment: \$35,800

Last Year's Assessment: \$35,800

Current S.E.V.: \$35,800

Last Year's S.E.V.: \$35,800

Current P.R.E.: 0%

Current Property Class: 201

Tax Period	Tax Amount
Summer 2017	\$964.11
Village 2017	\$0.00
Winter 2017	\$1,191.15
Summer 2016	\$1,020.35
Village 2016	\$0.00
Winter 2016	\$3,516.85
Summer 2015	\$2,182.89
Village 2015	\$0.00
Winter 2015	\$2,708.58

Sale Date	Sale Amount	Liber and Page
12/6/2012	\$134,660.00	L2012P30115
5/9/2012	\$0.00	L2012P11670

2/13/2003	\$150,000.00	2003:005414
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WD-L2012P30115 COMB WI 6 & 7 IN 80 PT TO 007 IN 80 PT FR 004 IN 98 COMB WI 7 IN 99 PER FL
DESC CHG IN 2000 PER FL CITY OF HART LOTS 5 & 6 & UNDIV 1/2 INT IN LOT 7 & E 6 FT OF
LOT 4 BLOCK 9.

RESOLUTION 19-69
Hart City Council
City of Hart, Michigan

AUTHORIZE COMPLETION OF GPR SURVEY AND PHASE II ESA

WHEREAS, the City of Hart has entered into a purchase agreement for the property located at 227 E Main and has completed a Phase I ESA to identify potential environmental concerns associated with the property; and

WHEREAS, the Phase I ESA completed by Dixon Environmental has been unable to obtain documentation that fully supports the removal of underground storage tanks that appear to have been located on or adjacent to the subject parcel; and

WHEREAS, the completion of the Ground Penetrating Radar Survey and Phase II Environmental Site Assessment will protect the City from liability for any existing contamination that may exist and increase the desirability of the the parcel for redevelopment; ;and

WHEREAS, the City may be eligible for assistance from the Department of Environment, Great Lakes and Energy through the Brownfields Program for assistance in paying for the GRP Survey, Phase II ESA and if necessary the Baseline Environmental Assessment and Due Care Anaylsis and Plan;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

Authorize Dixon Environmental Consultants Inc. to complete the GPR Survey and Phase II ESA for 227 E Main for the proposed cost of \$9,955 and if necessary the BEA and DCAP for \$2,200.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular council meeting held on October 8, 2019.

Ayes: Nays: Absent:

I hereby certify this to be a true and correct copy of the document on file with the office of the City of Hart Clerk.

Cheri Eisenlohr, Deputy City Clerk

October 1, 2019

City of Hart
Ms. Lynne Ladner
407 State Street
Hart, Michigan 49420



**RE: Proposal to Conduct a Phase II Environmental Site Assessment, Baseline Environmental Assessment and Due Care Analysis and Plan at:
Commercial Property
227 East Main Street
Hart, Oceana County, Michigan
Tax Parcel Identification Number: 64-020-209-005-00
DEC Project Number: 19-08-008b**

Dear Ms. Ladner:

Dixon Environmental Consulting, Inc. (DEC) has prepared the following workplan proposal to conduct a Phase II Environmental Site Assessment (ESA), a Baseline Environmental Assessment (BEA) and the initial Due Care Analysis and Plan (DCAP) at the above referenced properties. This workplan was developed to further assess the recognized environmental conditions (RECs) identified during the Phase I ESA and to provide characterization of the subject site for a BEA as defined in the Natural Resources and Environmental Protection Act, 1994 P.A. 451, Part 201, as amended (Part 201), if applicable. The Phase II ESA data may also be used to compile the initial DCAP to fulfill owner/operator obligations under Part 201. The BEA and DCAP are included as contingency scoped items within this proposal.

Background Information

On October 1, 2019, DEC completed a Phase I ESA for the Commercial Property located at 227 East Main Street, Hart, Oceana County, Michigan (hereafter referred to as "subject site" or "subject property"). The tax parcel identification number for the 0.65-acre subject site was identified as 64-020-209-005-00. The subject site included a portion of Lot 4, Lot 5, Lot 6 and one-half the ownership interest in Lot 7, Block 4 of the Standard Map of Village of Hart (currently known as the City of Hart). The western portion of the subject site was improved with a commercial building (former restaurant) and an asphalt paved parking area. The eastern portion of the subject site (co-owned with the eastern adjoining property owners, Austin and Brooke Bechtel) and was maintained as an unpaved parking area with a small storage shed and a hot tub enclosure/retaining wall.

The subject site was originally platted as a portion of the Standard Map of the Village of Hart in April 1895. The 1900 fire insurance map depicted two residential houses and two outbuildings on the eastern (Lot 7) and central (Lot 6) portions of the subject site. The western portion of the subject site (Portion of Lot 4/Lot 5) was vacant and no operations were identified. The western portion of the subject site remained vacant until the construction of a poultry market (northern portion of the current building) in 1946.

The west-central portion of the subject site (Lot 5) was purchased by William D. and Barbara A. Walker in May 1964. During the Walker's ownership, the commercial building was renovated and operated as Walker's Restaurant/Fine Dining & Cocktails. The central and eastern portions of the subject site (Lots 6 and 7) were acquired in March 1968 and August 1971, respectively. The historical residential houses and outbuildings were demolished/removed and a paved parking area was constructed on the central portion of the subject site. The eastern portion of the subject site was maintained as an unpaved parking area. In addition, three underground storage tanks (USTs) were installed in the mid-1970's. The USTs were installed on the northeastern portion of the subject site, but were operated by the gasoline filling station/automobile repair facility at the eastern adjoining property. Additional details pertaining to the USTs at the subject site are included below. One-half of the property interest in Lot 7 was later sold to the owners of the eastern adjoining property, Nicholas and Karol Greiner, in August 1983. The remaining portion of the subject site (eastern six feet of Lot 4) was acquired for the construction of a bar entrance in May 1997. Walker's Restaurant/Fine Dining & Cocktails was operated at the subject site by the Walker Family from the mid-1960's through the early 2000's.

The entire subject site was acquired by Carmbob, LLC in February 2003. During Carmbob, LLC's ownership, the restaurant was operated as Walker's Fine Dining, Inc. The restaurant ultimately closed in 2012 and the subject property was transferred to the current owners, Gene and Luann Moorman. Gail Salazar temporarily acquired the subject site under a unrecorded Land Contract Agreement in December 2012. The restaurant was partially renovated, however, Ms. Salazar defaulted on the Land Contract Agreement and the Moorman's reacquired the subject site in July 2019. At the time of the site reconnaissance, the restaurant was vacant/partially renovated and no operations were conducted.

The one-half ownership interest in Lot 7 (eastern portion of the subject site) was retained by the adjoining property owners, Nicholas and Karol Greiner, through the early 2000's. The Michigan Department of Licensing and Regulatory Affairs, Storage Tank Division (STD) file indicated the three USTs were removed by Boonstra Oil Co., Inc. in the mid or late 1980's. The eastern portion subject site was subsequently maintained as an unpaved parking area. The one-half interest in Lot 7 and the eastern adjoining property were conveyed to Austin and Brooke Bechtel in May 2016. During the Bechtel's ownership, a second level residential addition was constructed above the former gasoline filling station/automobile repair facility at the eastern adjoining property. The unpaved parking

area was improved with chipped stone and a hot tub enclosure/retaining wall was installed on the southeastern portion of the subject site.

The Phase I ESA revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property, except:

- A gasoline filling station was historically operated at the eastern adjoining property. The STD records indicated three USTs were operated by the gasoline filling station. The USTs included a 2,000-gallon gasoline UST, a 1,000-gallon gasoline UST and a 500-gallon gasoline UST. Based on the site observations and interviews, the USTs were installed along the western side of the former filling station, on the northeastern portion of the subject site. The USTs were installed in the mid-1970's and were removed in the mid-1980's or late 1980's. Although the filling station owner at that time (Nicholas Greiner) indicated the USTs were removed, no documentation or confirmation soil/groundwater testing was conducted. Due to the lack of documentation and sampling, the potential exists for additional USTs to exist and/or residual environmental impact to be present at the subject site. The material threat of abandoned USTs and/or residual environmental impact at the subject site was identified as an REC.
- Based on the historical Sanborn Fire Insurance map review, the operations near the subject site included three automobile repair facilities. The automobile repair facilities were located at the adjoining properties to the northeast, east and northwest. Automobile repair operations involve the use/handling of various hazardous substances including oil, fuels, lubricants and antifreeze. The operations at the northwestern adjoining property included a gasoline UST in the East Main Street right-of-way (located along the northern property boundary of the subject site). The material threat of migrating contamination from the adjoining automobile repair facilities was identified as an REC.

The ASTM Phase I ESA requires that the environmental professional identify and review available government files for sites within specified radial distances of the subject properties. DEC identified 13 additional sites within the AMSD criteria. DEC conducted a review of the available information for the AMSD sites from the EGLE/MDEQ, Grand Rapids District Office and Environmental Data Resources, Inc. (EDR). DEC also reviewed historical resources to determine if the former land uses of the adjoining properties represent an environmental concern to the subject site. Based on the information reviewed, the remaining AMSD sites/adjoining properties do not appear to represent an environmental concern to the subject site in regard to contaminant migration (soil, groundwater or vapor).

As part of our services, DEC has provided the following scope of work to further assess the RECs revealed in the Phase I ESA through physical sampling, chemical analysis and reporting. The results may also be used to characterize the subject site for a BEA and the initial DCAP.

SCOPE OF WORK

DEC has prepared the following scope of work to further assess the RECs and the environmental risk at the subject property. The tasks intend to identify whether the soil and/or groundwater at the subject site is currently impacted with hazardous substances relating to the RECs. The soil/groundwater data may also be used to prepare a BEA and the initial DCAP for the prospective purchasing entity.

Prior to conducting sub-surface work at the subject property, Miss Dig System, Inc. (Miss Dig) will conduct utility locator staking services for the subject site. The Miss Dig service contacts public utility providers and requests that the individual service provider identify and locate their active, public, underground utilities, including: natural gas, telephone, electric, water, municipal sanitary and municipal storm sewer systems. DEC will not be responsible for the cost of striking private service lines (not disclosed by the owner), mismarked or unmarked underground structures or utilities. Owner's access/consent/permission to the subject property is granted through executing this agreement.

Task 1: Ground Penetrating Radar Survey

A Ground Penetrating Radar (GPR) Survey will be conducted to identify whether abandoned USTs/abandoned subsurface containers still exist in the ground. The GPR offers a means to detect buried objects that are not detectable by other methods. In addition to the ability to locate metallic objects, GPR is able to identify and detect nonmetallic objects and dissimilar soil (i.e. backfill). The system sends radar pulses into the subsurface, then it receives and processes the reflected energy. Through advanced processing technology the system calibrates to the dielectric constant of the surrounding native material. When a signal is reflected from a material having a different dielectric constant, the signal is received as an anomaly. The depth of the anomaly can also be interpreted by the equipment.

Additional inquiry may be necessary, if an anomaly cannot be confirmed as a UST/abandoned subsurface vessel in the field. Additional inquiry may include test pitting, or shallow excavation or probing to confirm the identity of the subsurface anomaly object.

Task 2: Soil and Groundwater Sampling and Chemical Analysis

The Phase II ESA scope of work will include soil borings to collect soil and/or groundwater samples. The soil borings may be advanced to approximately 20 feet below grade level (or until groundwater is encountered) utilizing an earthprobe sampling device or hand tools. Soil samples will be collected from each of the borings. DEC will field screen the unsaturated soil samples collected during the soil boring process with a photoionization device (PID) to determine whether volatile organic compounds (VOCs) exist within the soil. Soil samples collected for VOCs analysis will be collected using United States Environmental Protection Agency (EPA) Method 5035 collection procedures. If groundwater is encountered, the soil boring may be converted into temporary monitor wells for groundwater sampling. The groundwater samples will be extracted and collected in accordance with "low flow" sampling techniques as outlined in the MDEQ Remediation Division Operational Memorandum No. 2. DEC will also include an equipment blank for Quality Assurance/Quality Control purposes on the sampling date. The exact boring/sampling locations and intervals will be determined in the field based on observations.

The select soil samples will be chemically analyzed for polynuclear aromatic hydrocarbons (PNAs) via the EPA Method 8270 (8270-Standard Parameter PNA List) and various metals including the Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver and zinc). Select soil samples may be chemically analyzed for VOCs via EPA Method 8260 (Standard VOCs List or Gasoline range VOCs), if PID results support VOC impact during field observations. The groundwater samples will be analyzed for VOCs, PNAs, cadmium, chromium (total) and lead. DEC will request a standard seven-day turnaround for the analysis.

The soil/groundwater samples will be placed into the appropriate laboratory prepared sample containers. The sample containers will be placed into a chilled container for transport to an independent laboratory for chemical analysis. The sampling equipment will be decontaminated using a soapy rinseate and distilled rinse water between borings. New, powderless latex or nitrile gloves will be utilized to collect each individual sample. The samples will be submitted to Bio-Chem Laboratories, Inc. of Grand Rapids, Michigan under standard chain-of-custody procedures. DEC will request a standard one week turnaround for the chemical analysis. The cost of the Phase II ESA will be based on time and materials. DEC will backfill the borehole with soil cuttings and bentonite pellets and restore the surface to match original site conditions.

Task 3: Phase II ESA Summary Report

After the results of the chemical analysis are received, DEC will prepare a Phase II ESA Report. The Phase II ESA will include conclusions regarding the potential for environmental

conditions to exist at the site. The Phase II ESA may support that the subject site is a “facility” under Part 201. The data collected in this Phase II ESA may be used to prepare a new BEA for a prospective owner/operator.

Task 4: Baseline Environmental Assessment, if necessary

A BEA may be advised for the prospective purchaser/operator. A BEA limits a prospective owner or operator of “contaminated” property from the liability associated with conducting response actions relating to cleaning up the existing environmental contamination pursuant to Part 201. The BEA must be conducted within 45-days of first becoming an owner/operator of the subject site.

Task 5: Due Care Analysis and Plan, if necessary

Upon the completion of the BEA, DEC also proposes to prepare the initial DCAP using the data generated during the Phase II ESA. The initial DCAP will include a written analysis consistent with the “due care” requirements addressed under Part 201 rules.

Under Rule 1003, DEC will identify complete exposure pathways, provide concentrations of hazardous substances in the soil/groundwater, and provide a description of any necessary response activities to prevent exacerbation of contamination and to mitigate any unacceptable exposure to hazardous substances. DEC advises that records should be maintained for any response activities implemented that would not be evident through visual inspection. Under Rule 1013, DEC will also review the available title insurance commitment information to determine whether any easement holders, utility franchise holders, public utilities, mineral right holders exist that may require notification. In addition, DEC will evaluate the applicability of Rule 1015 (Abandoned Containers Notice), Rule 1017 (Migrating Contamination Notice) and Rule 1019 (Fire and Explosion Hazards Notice).

DEC will prepare the initial documentation relying upon the results of the Phase II ESA. If the data supports that certain pathways cannot be resolved (ie indoor air), additional consideration (including mitigation or additional investigation) may be necessary to support compliance the due care rules.

SCHEDULE

Upon your acceptance of this proposal, DEC will commence with this proposal. The chemical analysis results will be provided to DEC approximately one week from the date of sampling. DEC anticipates that the report will be completed within three weeks of authorization to commence.

Mr. Lynne Ladner
Phase II ESA Workplan Proposal
227 East Main Street
Hart, Michigan
October 1, 2019
Page 7 of 8

COST

DEC will provide the Phase II ESA services for the proposal in accordance with the 2019 Fee Schedule and the project cost estimate sheet attached to this letter. The estimated cost for the GPR and Phase II ESA is **\$9,955.00**. The BEA and initial DCAP can be conducted for **\$2,200.00**, if necessary.

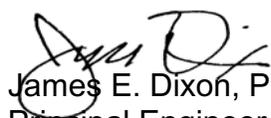
ACCEPTANCE OF PROPOSAL

If this proposal is accepted, please sign and return to our office as authorization to commence. Your acceptance of this proposal indicates that the provisions of this proposal are understood, including payment of the balance to DEC upon receipt of the invoice, unless specifically arranged otherwise in writing. For open accounts exceeding greater than 30 days, a 1.5% monthly interest rate will be assessed and payable.

DEC looks forward to assisting you with this project. Please contact us with any questions related to the project or this proposal.

Sincerely,

DIXON ENVIRONMENTAL CONSULTING, INC.


James E. Dixon, P.E.
Principal Engineer

Authorized Signature to Conduct this Workplan Proposal:

Signed: _____

Title: _____

Company: _____

Date: _____

ATTACHMENTS:
PROJECT COST ESTIMATE
&
2019 FEE SCHEDULE

**PROJECT COST ESTIMATE SUMMARY
 PHASE II ESA, BEA & DCAP
 COMMERCIAL PROPERTY
 227 EAST MAIN STREET
 HART, MICHIGAN
 DEC PROJECT NUMBER: 19-08-008B**

Task 1: Ground Penetrating Radar Survey*

Ground Penetrating Radar Survey and Report (Lump Sum)	\$800.00
Field Scientist Oversight/Monitoring (6 hrs)	540.00
Vehicle Rental + mileage (est)	120.00

* GPR Results may identify subsurface anomalies that could require additional test pitting to confirm object. Cost for test pit excavation confirmation, not included in estimate.

SUBTOTAL TASK 1 **\$ 1,460.00**

Task 2: Soil/Groundwater Sampling and Chemical Analysis

Earthprobe Sampling Device (1 day)	\$2,300.00
Drilling Oversight, Sample Collection and Delivery - Field Scientist (16 hrs)	1,440.00
Field Setup and Management - Project Engineer (1 hr)	100.00
Support Vehicle Charge (1 day)	120.00
Photoionization Device (1 day)	100.00
Low Flow Sampling Equipment (1 day)	300.00
Temporary Well Supplies, Restoration Materials	220.00
Sample Collection Charge (glassware, handling) (8 samples)	240.00

Chemical Analysis (8 total samples - standard turnaround)	
VOCs - EPA Method 8260 (VOCs Standard List) (6 groundwater samples)	960.00
VOCs - EPA Method 8260 (Leaded Gasoline VOCs) (2 soil samples)	200.00
PNAs - EPA Method 8270 (8 samples)	680.00
Lead in Soil (2 soil samples)	30.00
Cadmium, Chromium (total) and Lead (6 groundwater samples)	300.00
Equipment Blank - PNAs Analysis only (1 sample)	85.00

TASK 2 SUBTOTAL **\$ 7,075.00**

Task 3: Phase II ESA Report

Project Scientist Summary Report (8 hrs)	800.00
ACAD Operator Boring Logs & Figures, Doc Prep & Output (6 hrs)	420.00
Principal Review/Project Management (2 hrs)	300.00

TASK 3 SUBTOTAL **\$ 1,520.00**

PHASE II ESA PROJECT COST ESTIMATE (Task 1, 2 & 3) **\$ 9,955.00**

Contingency Services:

Task 4: Baseline Environmental Assessment

BEA for MDEQ Disclosure (Lump Sum)	\$1,200.00
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TASK 4 SUBTOTAL **\$1,200.00**

Task 5: Initial Due Care Analysis and Plan

Due Care Analysis and Plan (Lump Sum)	\$1,000.00
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TASK 5 SUBTOTAL **\$1,000.00**

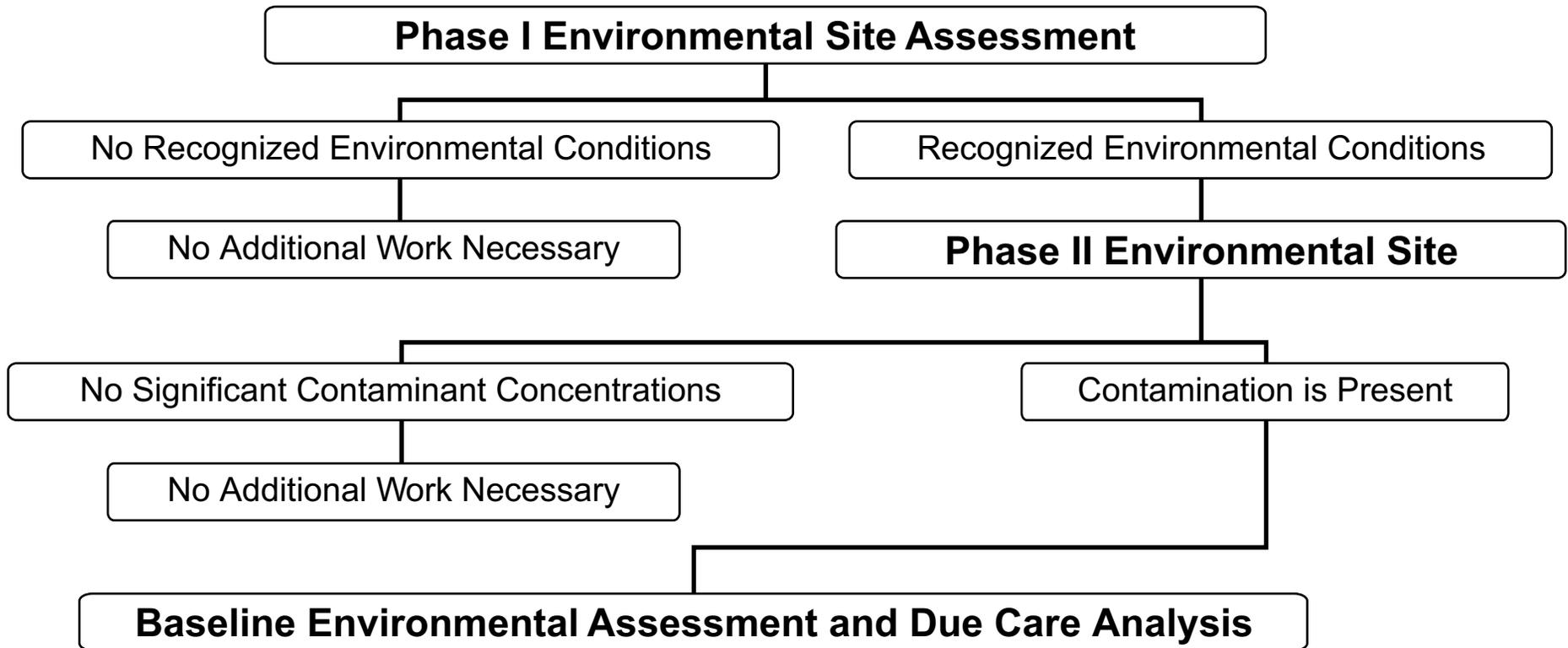
**DIXON ENVIRONMENTAL CONSULTING, INC.
2019 SCHEDULE FOR FEES**

<u>Code</u>	<u>Professional Service</u>	<u>Unit Price</u>
90	Principal Engineer	\$150.00/hr
85	Associate Engineer/Geologist	\$120.00/hr
80	Project Engineer/Geologist	\$100.00/hr
70	Senior Field Engineer/Geologist	\$100.00/hr
60	Field Engineer/Geologist	\$90.00/hr
50	CAD Operator	\$70.00/hr
45	Senior Field Technician	\$70.00/hr
40	Technician	\$60.00/hr
35	Administrative Staff	\$45.00/hr
30	General Clerical	\$40.00/hr
	Project Related Expenses	Cost + 20%
*	Level C Protection add 50% to above unit rate.	
**	Level B Protection add 100% to above unit rate.	

<u>Code</u>	<u>Monitoring Equipment</u>	<u>Unit Price</u>
941	Photoionization Detector	\$100.00/day
942	LEL/O ₂ /CO ₂ Meter	\$60.00/day
943	Temp/Conductivity/pH/Dissolved O ₂ Meter	\$80.00/day
944	Dissolved Oxygen Meter	\$50.00/day
945	Water Level Tape Measure	\$50.00/day
946	Oil/water Interface Detector	\$50.00/day
947	Metal Pipe Locator	\$200.00/day
950	Low Flow Sampling Pump/Meters/Equipment	\$300.00/day
960	Metals Filter pump (with filter)	\$25.00/sample
961	Sampling Charge (glassware/PPE/decon equipment)	\$30.00/sample
970	Hand Auger and Extensions	\$50.00/day
971	Hammer Drill/Core Machine	\$125.00/day
980	Geoprobe Sampling Device	\$2,100/day
990	Support vehicle	\$70.00/day
991	Miles (over 30)	\$0.40/mile



Environmental Due Diligence Summary



For project specific questions, please contact Steve Heintz at 616.742.5511.

