

**TOWN COUNCIL OF DEWEY-HUMBOLDT
SPECIAL MEETING NOTICE**

Tuesday, September 25, 2018, 6:30 P.M.

**COUNCIL SPECIAL MEETING
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL
DEWEY-HUMBOLDT, ARIZONA**

AGENDA SUMMARY

1. **Call To Order.** Mayor Nolan called the meeting to order at 6:32 p.m.
2. **Roll Call.** Town Council Members Jack Hamilton, Mark McBrady, Victoria Wendt, Vice Mayor John Hughes and Mayor Terry Nolan. Council Members Amy Timmons and Doug Treadway were absent.
3. **Special Session:** Discussion and legal action may be taken. Public Comments on the agenda item can be taken.

A. Environmental Protection Agency Update on the Superfund Site.

Jeff Dhont, Remedial Project Manager with EPA introduced everyone that came to the meeting representing the Superfund Site. Yolanda Sanchez, Community Involvement Coordinator with EPA, John Peterson with ADEQ, and Miranda Maupin and Alisa Hefner with Skeo. He announced the engagement of Skeo, who are special consultants that provide community outreach and citizen participation in the development of the Superfund Site remediation program. They support EPA's efforts to clean up and restore some of the nation's most contaminated lands. They consistently deliver innovation to help unleash the unlimited potential of EPA and its partners.

The Superfund Site involves two separate facilities, interconnected by a drainage and lying above the river. The former Iron King Mine 1910-1970 and the Humboldt Smelter, which melts iron ores to obtain metal. It was done in 1937, although there were other operations that occurred on the property after they were gone. EPA has done a lot of investigation and cleanup at 50 residential areas, which is now complete.

It is important to talk about land reuse and where does that fall in the overall project. The first thing is to investigate it, compare the options, consider public input and make an informed decision. EPA has done the first steps. Now, the other parties involved need to carry out the rest. Remedial investigation and risk assessment, feasibility study, then sign a record of decision and assign a Remedial Design and Remedial Action.

Mr. Dhont talked about the types of hazardous materials on these sites and that we need to have a cleanup solution for all the properties involved. He showed pictures of the areas from 1906 to current day. In addition to these sites, there is a threat to Galena Gulch, due to a nearby waste rock pile. There are unoccupied residential properties near Omega and Third Street that have contamination from tailings. The Smelter Tailings Swale is leftover tailings that used to be a tailings pond. The swale and everything that flows down from the mine got stuck in the Tailings Flood Plain. At the Smelter site, the stack is there and a converter flue that are both in poor shape. There is a lot of contaminated, fine dross material (mineral waste) at the site, which also covers up even higher levels of contamination underneath. All of these areas will need cleanup.

Councilmember Hamilton asked how deep is the contamination. Mr. Dhont stated the dross is all different depths, with some as high as 15'. Everything that is left behind from melted metal is called slag. The slag was then dumped over a cliff. This would harden like molten lava and the cliff would get bigger. It is mostly inert, but can be toxic if it gets in water. The feasibility study will develop alternatives for the sites. The law says certain criteria must be

followed in the cleanup. All options need to be considered. CM Hamilton asked if the repository can be higher from the mine. Mr. Dhont stated it is something that we can think about. CM Hamilton asked if demolition is involved, will EPA get rid of it. Mr. Dhont stated yes, we could put it in the repository. CM Hamilton asked if this can be done in parts. Mr. Dhont stated yes, but it depends on where money comes from. CM Hamilton stated that we need to start at the top. There was Council discussion on the large lake at the top.

Mayor Nolan asked if it is feasible to haul tailings to a repository. Mr. Dhont stated there is about 400,000-500,000 cubic yards of material to be cleaned up. There was Council discussion on the costs involved. Mr. Dhont stated the Town does not pay for the cleanup and the feasibility study would determine the cost of alternatives.

Ms. Hefner gave a presentation on redevelopment options. The next steps are to gather reuse goals and considerations, develop conceptual reuse scenarios, conduct a working session/public meeting to gather input, and develop a summary reuse report for EPA and the Town. The outcomes will help inform the feasibility study.

There was Council discussion regarding the land being private and how the Council can be involved in the redevelopment process of private land.

Councilmember Wendt asked what liability the Town has in the cleanup process. Mr. Dhont stated it depends on the nature of the cover and what it is that you are covering. There are different forms of covers and they all require maintenance. CM Wendt asked if the maintenance is the Town's responsibility. Mr. Dhont stated no, it is part of the Superfund cleanup. Ms. Maupin stated there is a process in place that would protect the Town from liability.

CM Hamilton stated there is an abandoned railroad right-of-way that goes through part of the smelter site. Will the railroad be liable on this site? Mr. Dhont stated they are still working on this from a liability standpoint, but the railroad is liable.

Town Manager Wilson stated there is a lot more work that needs to be done before decisions can be made. He asked what is the process of getting this money involved? There was further Council discussion with Mr. Dhont on this process. Mr. Dhont stated the Town has to select a remedy, so they can get on the list for the cleanup money.

Ms. Sanchez stated that Skeo would like to have a working session/public meeting by December 10th. TM Wilson asked if Skeo would be available to be involved with the work session/public meeting. Ms. Hefner stated they would be available for the Town.

TM Wilson thanked Mr. Dhont and Ms. Sanchez, as they worked hard to secure the funding on the contract with Skeo. There was further Council discussion with Mr. Dhont and Skeo on getting this process started with a timeline for completion by June 2019.

Public Comment

Karen Brooks stated she is one of the closest property owners to the smelter site and didn't want the repository on the north side. Wouldn't it be cheaper to contain it in place? She stated she didn't understand the difference in tailings. Mr. Dhont stated we haven't formulated the alternatives yet and the feasibility study will determine that. He said that some sort of cover for the pile would be best. You want to keep large amounts of water from infiltrating into tailings because you don't want acid mine drainage reactions to start. He stated the Superfund remedies need to be permanent and the alternatives need to be compatible with certain land uses. Mr. Dhont stated we need to go to the community now to see what they would like. Ms. Brooks asked what is the depth of coverage over the repository. Mr. Dhont stated it depends on the repository. The feasibility study would

determine the depth of coverage depending on where they repository is located. Ms. Brooks stated there was a big industrial site back east that cost prohibited what could be developed. The cost of hauling material offsite is expensive. Mr. Dhont agreed, and stated covering things up that are large is expensive. This is a materials balance problem and the engineers will come up with options. Ms. Brooks asked if it would be more dangerous on Chaparral to dig it out then to let nature take its course. Mr. Dhont stated he would like to preserve it as much as possible. He said the problem is sometimes there is scour and we have to think about exposure to humans and wildlife.

Councilmember McBrady asked how much time or money will be spent on this. Ms. Hefner stated information would be gathered tonight and tomorrow and then we would work with Ms. Sanchez to have the working session/public meeting. The outcome would be a summary report. The reuse scenarios would be a tool for use in updating the General Plan. CM McBrady asked who does the cost breakdown. TM Wilson stated it would be a subsequent analysis after the feasibility study, which is not within the scope of this process.

TM Wilson asked Ms. Sanchez to give us an oversight and wrap up. Ms. Sanchez stated how complex this site is and how each piece is different. Now we need to come up with a plan to control the contamination and keep people safe. We learned about the complicated funding scenario involved. We need to get the feasibility study done in order to come to a record of decision and get in line for the cleanup money. Mayor Nolan asked why can't we get on the list now. Ms. Sanchez stated you have to come up with your process first, in order to get on the list. Ms. Sanchez stated we got to this place because of the Mayor's vision. The timeline for Skeo, over the next couple of months, is to have discussions with the Town and the partners and then come to a working session/public meeting in possibly December or January.

Vice Mayor Hughes thanked everyone for their presentations, noting the Town is on track and the pictures were helpful.

TM Wilson stated this was really special and we want to extend our thanks. He stated Mr. Dhont and Ms. Sanchez worked very hard, in a very tight economic circumstance, to bring us Skeo. Mr. Dhont stated Ms. Sanchez did most of the work herself.

Mayor Nolan spoke in appreciation of the update.

4. Adjourn.

Mayor Nolan adjourned the meeting at 8:45 p.m.