

## **Interviews**

**12<sup>th</sup> & Haskell Bargain Center: Robert Killough, 785-979-7001 (08/27/13 & 09/23/13 by Lisa Larsen)**

See end of section for the Environmental Site Assessment Questionnaire.

- Has owned for 10 years.
- Used facility for salvage and recycling.
- No storage tanks.
- Previous salvage facility drained fluids north of the creek (previous property owner also owned the land currently owned by City of Lawrence to the north and west of the subject property)
- No value reduction on the property due to any environmental concerns.
- Indicated that items on the property during the site visit would be recycled or disposed properly.
- Observations:
  - Four buildings.
  - Tools and recyclable materials interior; light fixtures; gas cylinders; fluorescent lights.
  - Multiple containers onsite interior and exterior, empty, full, and partially full; some with unidentifiable contents:
    - Possible pesticide.
    - Used oil.
    - Hydraulic fluid.
    - Possible gasoline
    - Paint, lacquer, stain, and other related products.
  - Small scattered debris including glass, pieces of car parts on lot; some embedded in surface soil.
  - Piles of asphalt and rock.
  - Small exterior soil stain.
  - Surface drainage away from property is NE.
  - There is a storm sewer inlet at the street curb; SW corner of property.

**City of Lawrence Fire Department Administrative Secretary: Jeanette Reiling, 785-830-7000 (09/10/13 by Brooke Evans)**

- Has worked with the Fire Department for 11 years
- Noted that this property has received complaints from nearby residents for noise and odor from onsite activities; history has been documented in Lawrence Journal World.
- Two outside rubbish fire calls: 04/26/07 & 01/02/09
- One call cancelled by another party as a false alarm: 06/19/10
- One odor of smoke call, nothing found: 01/28/11
- One passenger car fire on a nearby street: 01/02/09
- One hazardous materials call when a truck on a nearby street spilled an unknown liquid, upon investigation nothing was found. It turned out to be water that was used to cool off metal that had recently been cut and was very hot. The driver of the truck had a load of scrap metal and was refused by the 12<sup>th</sup> and Haskell Bargain Center because the metal was too hot: 01/27/12

**City of Lawrence Director of Planning & Development Services: Scott McCullough, 785-832-3154 (09/24/13 by Brooke Evans)**

- Many complaints from residents in the neighborhood about noise and odor
- Could recall no issues/complaints on file about the previous salvage operation
- Only issue of concern to the City of Lawrence was the property setting in the floodplain

**KDHE Waste Management Program: Thomas Hayes, 785-842-4600 (09/20/13 by Brooke Evans)**

- Many complaints from residents in the neighborhood about noise and odor
- Mr. Hayes conducted many of the investigation of the subject property
- Mr. Hayes filed the Emergency Order ceasing activities at the subject property in 2010

**KDHE BER: Rick Avila, 785-291-3121 (09/20/13 by Brooke Evans)**

- Nothing on file regarding 1146 Haskell Avenue

**KDHE BOW: Christine Seeds, 785-296-5517 (09/23/13 by Brooke Evans)**

- Nothing on file regarding 1146 Haskell Avenue

**KDHE BOA: Linda Vandevord, 785-296-6423 (09/23/13 by Brooke Evans)**

- Nothing on file regarding 1146 Haskell Avenue

## ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

FACILITY NAME: 12th & Haskell Recycle Center  
 FACILITY ADDRESS: 1146 Haskell Ave.  
Lawrence, KS 66044  
 FACILITY PHONE: <none>

OWNER: Bo Killough  
 OCCUPANT: <none>  
 CONTACT PERSON FOR  
 THIS ASSESSMENT: Bo Killough  
 CONTACT PHONE: 785-979-7001

	QUESTION	OWNER			OCCUPANT			SITE VISIT		
		yes	no	unk.	yes	no	unk.	yes	no	unk.
1	Is the property or any adjoining property used for industrial use?	x						x		
2	To the best of your knowledge has the property or any adjoining property been used for an industrial purpose in the past?	x						x		
3	To the best of your knowledge is the property or any adjoining property being used as a gas station, motor repair facility, dry cleaner, photo developing lab., junkyard, or landfill, or as a waste treatment storage, disposal, processing, or recycling facility?	x						x		
4	To the best of your knowledge has the property or any adjoining property been used as a gas station, motor repair facility, dry cleaner, photo developing lab., junkyard, or landfill, or as a waste treatment storage, disposal, processing, or recycling facility?	x						x		
5	Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gallons in volume or 50 gallons in the aggregate, stored on or used at the property or at the facility?	x						x		
6	Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallons) or sacks of chemicals located on the property or at the facility?	x								x
7	Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?		x							x
8	Are there currently, or to the best of your knowledge have there previously, any pits, ponds, or lagoons located on the property in connection with waste treatment and waste disposal?		x							x
9	Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?		x					x		
10	Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above/below ground) located on the property?		x							x
11	Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	x						x		
12	Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	x						x		
13	If the property is served by a private well or non-public water supply system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designate as contaminated by any governmental agencies?			NA						NA
14	Does the owner or occupant have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	x						x		
15	Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?	x						x		
16	Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	x						x		
17	Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?		x							x

FACILITY NAME: 12th & Haskell Recycle Center

CONTACT PERSON: Bo Killough

	QUESTION	OWNER			OCCUPANT			SITE VISIT		
		yes	no	unk.	yes	no	unk.	yes	no	unk.
18	Does the property discharge wastewater on or adjacent to the property other than storm water into the sanitary system?									
			x						x	
19	To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive, or industrial batteries or any other waste materials been dumped above grade, buried or burned on the property?									
		x								x
20	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?									
			x						x	

If yes is answered to any of the above questions, full details will be provided in the report.

*The preparer of the questionnaire must complete the following information and sign the last statement.*

**The questionnaire was completed by (the preparer):**

Preparer's Name: Lisa Larsen

Preparer's Firm: Larsen & Associates, Inc.

Preparer's Title: Environmental Geologist

Firm's Address: 1311 E 25th St, Ste B

Lawrence, Kansas 66046

Preparer's Phone Number: 785-841-8707

Date: 8/27/2013 & 9/22/2013

**The user of the questionnaire:**

User's Name: Bo Killough

User's Address: 1311 E 25th St, Ste B

User's Title: Property Owner

Lawrence, Kansas 66046

User's Phone Number: 785-841-8707

Date: 9/22/2013

Preparer's relationship to the site: Employee of company hired by the property owner to conduct an ESA Phase I & Phase II.

Preparer's relationship to the user: Same as above.

Copies of questionnaire have been filed at:

Copies of the questionnaire have been mailed or delivered to:

Bo Killough, property owner

*Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.*

Preparer's Signature: \_\_\_\_\_

Date: 9/26/13

Preparer's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**ESA QUESTIONNAIRE NOTES**

- 1 City of Lawrence Solid Waste Department occupies property adjacent to the north of the subject property
- 2 Subject property: salvage yard, auto repair, recycling center since 1950s; Adjacent property to north is City of Lawrence Solid Waste Dept.
- 3 Subject property currently vacant; adjacent gas station to north; adjacent Solid Waste Fac. to north; adjacent City service garage to northwest
- 4 Subject property: formerly salvage yard, auto repair, recycling; adjacent to north and west/northwest also former salvage
- 5 12th & Haskell facility took in expired batteries and handled many gallons of waste fluids over the years: motor oil, refrigerant, etc.
- 6 Owner indicated drums were brought to the facility empty and were intended for recycling
- 7 Owner indicated that fill dirt from Burroughs Creek area was used on the property shortly after he purchased the property
- 8
- 9 Minor soil staining was observed during the site visit near the garage east of the main building
- 10
- 11 one heat pipe for a former boiler; out of service
- 12 floor stains in garage service area in main building and two other buildings; no odors apparent
- 13 subject property is served by public water supply
- 14 violations of 12th & Haskell facility regarding hazardous waste labeling and disposal; solid waste disposal
- 15 letters from KDHE to 12th & Haskell facility indicating violations and corrective measures needed; hand delivered Emergency Order by KDHE
- 16 limited excavation and sampling of impacted soil was completed in 2010 in response to the violations outlined in Emergency Order
- 17
- 18
- 19 accidental tire burn at one time; some automotive fluids not removed from vehicles prior to crushing
- 20