



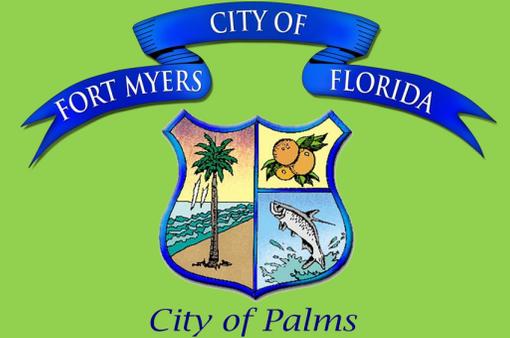
SOUTH STREET LIME RESIDUAL CLEAN UP

July 30, 2018



APPROXIMATELY
20,000 CUBIC
YARDS (30,000
TONS) OF LIME
RESIDUAL
DEPOSITED ON
PROPERTY IN THE
EARLY 60'S

BACKGROUND



January 16, 2018 – Council Workshop

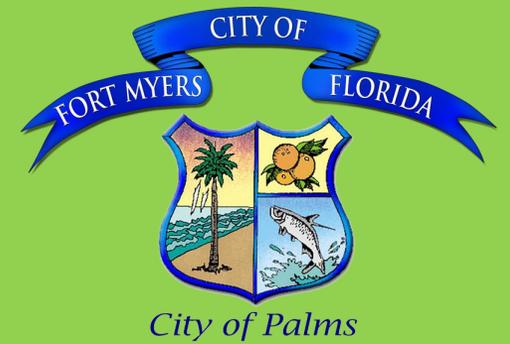
Conclusions of Environmental Assessment:

- Source of arsenic in groundwater is not lime residual.
- Arsenic concentrations in standing water pose no risk.
- Arsenic concentrations in residual do not pose a short- or long-term health concern to people in the surrounding neighborhood.

Options presented to City Council:

- No further action.
- Provide a cap (concrete, asphalt, soil) over the lime residual.
- Remove & replace the top 2' of lime residual and stabilize.
- Completely remove & replace the lime residual.

DISPOSAL INVESTIGATIONS



City Staff investigated several options for the disposal of the Lime Residual from the site.

Options included:

Land Application at an Agricultural Facility:

Prolonged removal time frame and public reaction.

Disposal at Land Fill:

Limited quantities per day allowed at land fill. Prolonged removal time frame.

Mix with other materials for Road Base:

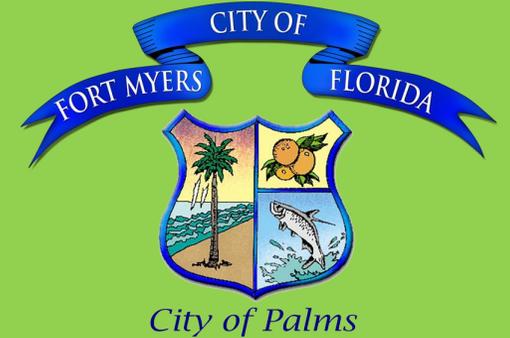
Requires large amount of other materials and prolonged removal time frame.

Reuse in Manufacturing Processes:

Meets time frame requirements.

High cost of transportation.

OPTIONS



OPTION 1:

Remove Lime Residual create stormwater pond and park.
Monthly groundwater monitoring throughout the lime removal process.

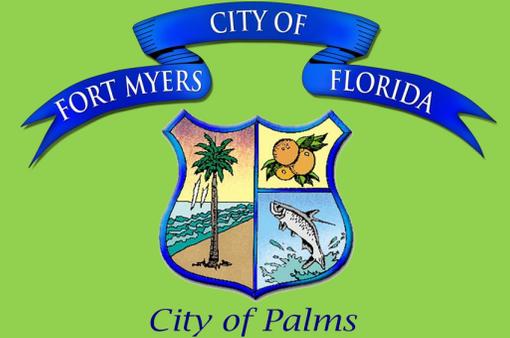
Option 2:

Remove Lime Residual and Back Fill for development.
Monthly groundwater monitoring throughout the lime removal process.

Option 3:

Leave Lime Residual in place and provide minimum 2' of soil. Use property as a park.
Long term groundwater monitoring.

OPTIONS 1 & 2

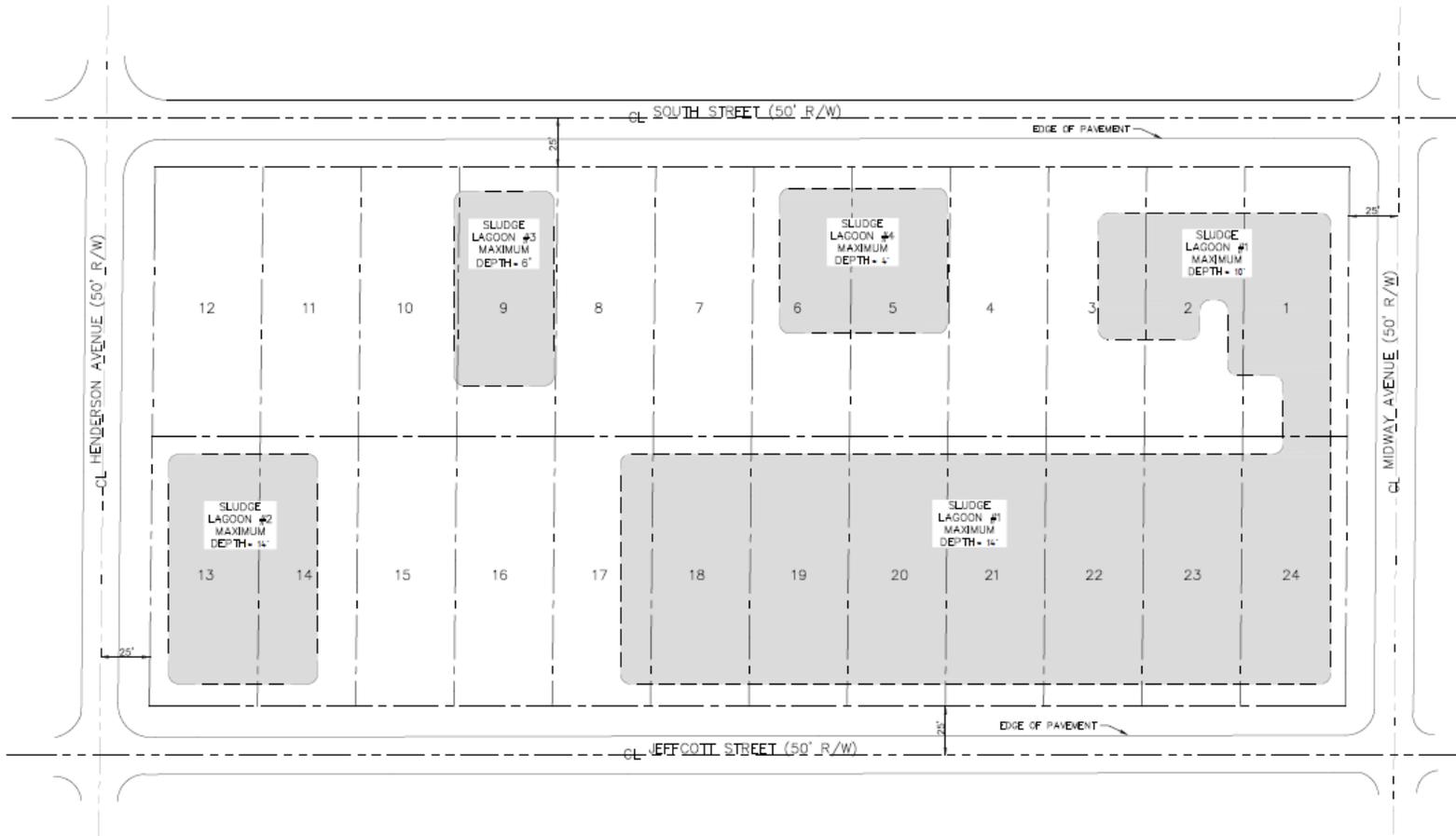


Lime Residual Removal Processes:

1. Acquire Right of Entry Authorizations from private properties.
2. Site Preparation - Removal of all vegetation and organic debris within the site confines. Relocate fence to ROW to include private properties.
3. Excavation/Removal- Investigate private properties to ensure that there is no lime residual on these properties. Remove residual if found. Excavate lime residual from pits following FDEP approved protocols. Confirmation monitoring to ensure complete removal.
4. Disposal - The City is contracting with a disposal company that will take ownership and responsibility of the lime residual as soon as it's loaded at the site. The lime residual will be transported to a concrete and ceramics Company that will utilize it in their manufacturing process.



LIME REMOVAL PLAN



Notes:

1. Source removal excavation monitoring and confirmatory sampling will be conducted in accordance with Chapter 62-780.525(5)(a)5, F.A.C.
2. Confirmation soil samples will be taken from the excavation sidewalls and bottom if the soil is above the water table. Soil below the water table will not be sampled.
3. Excavation sidewall confirmation soil samples will be collected at depths of 0.5 feet & 2.0 feet, approximately every 20 linear feet of the sidewall.
4. Excavation bottom confirmation soil samples will be collected from approximately 20 foot centers.

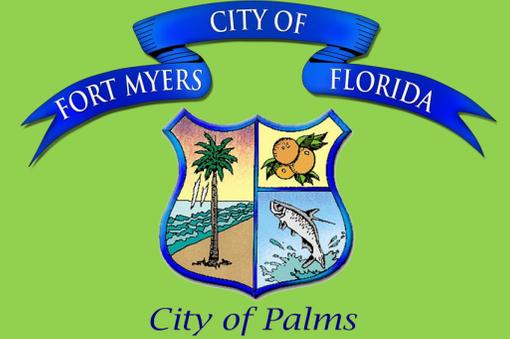


PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 08/20/2018	REVISION AND NUMBER OF DATE: 08/20/2018	NO. OF LOC: 1
DESIGNED BY: J. J. JONES	SCALE: 1"=30'	PROJECT NO: 196779
CHECKED BY: J. J. JONES	DATE: 08/20/2018	DATE: 08/20/2018
APPROVED BY: J. J. JONES	DATE: 08/20/2018	DATE: 08/20/2018
DATE: 08/20/2018	DATE: 08/20/2018	DATE: 08/20/2018
CITY OF FORT MYERS, FLORIDA		
LIME SLUDGE REMOVAL		
SITE PLAN		
SHEET PILE LOCATIONS		
DESIGNED: J. J. JONES		
CHECKED: J. J. JONES		
APPROVED: J. J. JONES		
DATE: 08/20/2018		
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE		
PROJECT NO: 196779		
SHEET OF		

OPTIONS 1 & 2

Lime Residual Removal Costs



Site Preparation -	Clearing -	\$ 325,000
	Fence* -	\$ 15,000
Excavation/ Removal -		\$ 325,000
Monitoring -		\$ 193,000
Disposal -		<u>\$3,200,000</u>
Subtotal		\$4,058,000
10% Contingency		<u>\$ 405,800</u>
TOTAL		<u>\$4,463,800</u>

* Includes relocating fence back to current configuration after completion.

OPTION 1 RECLAMATION



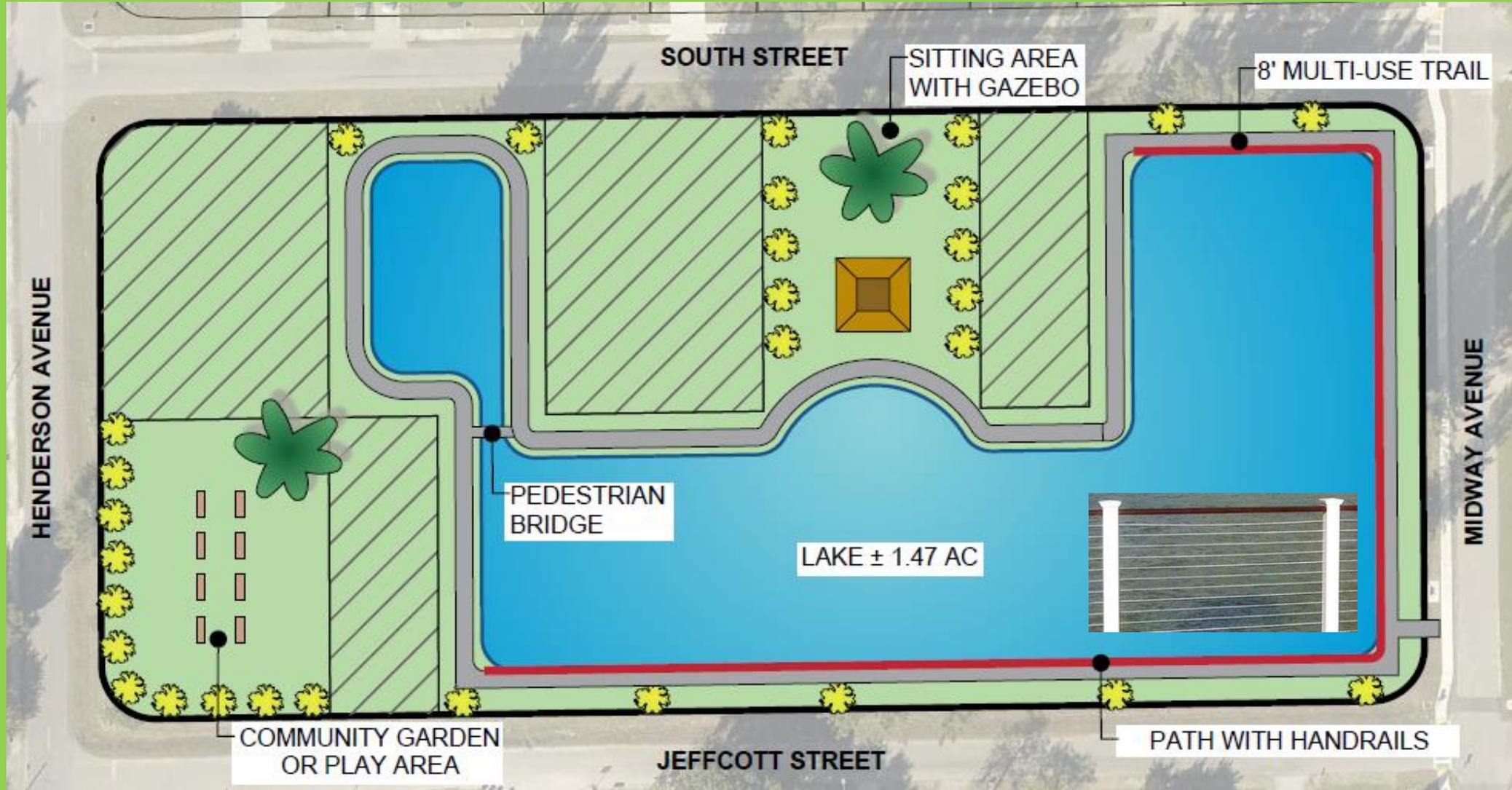
Create stormwater pond utilizing sheet pile installed during the excavation with a cap and handrail. Pond to be designed to maximize water treatment and attenuation of run-off while providing a neighborhood park facility.

Will require a minimum of fill to be brought back into the site reducing the reclamation costs.

Allows for the redesign of the City View Stormwater Management System to reduce flooding in the area.

Can be used to provide a nitrogen reduction of approximately 65 lb/year that can be applied to the Basin Management Action Plan reductions that the City has committed to with FDEP.

POTENTIAL OPTION 1 PLAN



OPTION 2 - RECLAMATION



Requires approximately 30,500 cubic yards of fill material to be imported on the site.

Allows for the property to be utilized for any purpose in the future.

POTENTIAL OPTION 2 PLAN



City of Palms



OPTION 3



Soil Capping Processes:

Acquire Right of Entry Authorizations from private properties.

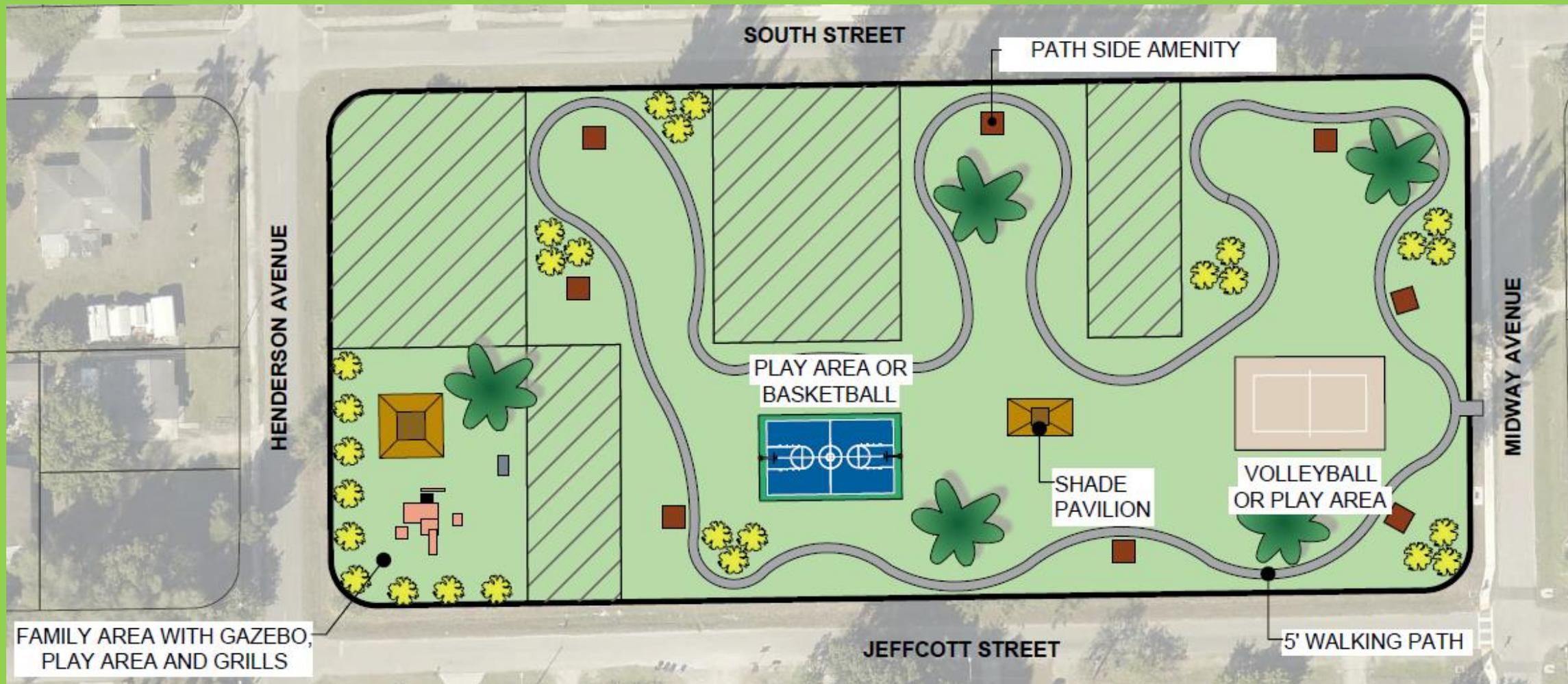
Site Preparation - Removal of all trees within the site confines.
Relocate fence to ROW to include private properties.

Capping- Investigate private properties to ensure that there is no lime residual on these properties within the upper two feet. Spread and compact approximately 9,500 cubic yards of fill over the lime residual areas.

Monitoring – Long term groundwater monitoring will be required if this option is utilized.

The capping of the site serves as the reclamation for this option. The site may be used as a passive park.

POTENTIAL OPTION 3 PLAN





COST COMPARISON

ACTIVITY	OPTION 1	OPTION 2	OPTION 3
Removal	\$4,463,800	\$4,463,800	\$ 150,000*
Reclamation			
Import Fill	\$ 25,200	\$ 768,600	\$ 239,400
Park Facilities	\$ 85,000	NA	\$ 140,000
SWM Lake Design and construction**	\$ 50,000	NA	NA
10% contingency	\$ 16,020	\$ 76,860	\$ 37,940
Subtotal	<u>\$ 176,220</u>	<u>\$ 845,460</u>	<u>\$ 417,340</u>
Total	\$4,640,020	\$5,309,260	\$ 567,340 + \$27,500 annual monitoring cost

*Tree and stump removal, fence removal, and verify no lime residual in upper two feet of private properties.

** Does not include neighborhood SWM design and construction

STAFF RECOMMENDATION



Staff recommends Option 1 for the Lime Residual Removal

Option 1 will:

Remove the lime residual and eliminate future public concerns.

Provide an opportunity to alleviate flooding in the neighborhood.

Provide a neighborhood park which will increase the surrounding property values.

Provide a water quality feature that will improve the surface water discharges to Billy Creek.