



CITY OF
BAINBRIDGE ISLAND

**CITY COUNCIL STUDY SESSION
TUESDAY, JUNE 21, 2022**

COUNCIL CHAMBERS
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/92947338351](https://bainbridgewa.zoom.us/j/92947338351)
OR TELEPHONE: US: +1 253 215 8782
WEBINAR ID: 929 4733 8351

AGENDA

1. **CALL TO ORDER / ROLL CALL - 6:00 PM**
2. **APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE - 6:05 PM**
3. **MAYOR'S REPORT - 6:10 PM**
4. **PRESENTATION(S)**
 - 4.A **(6:20 PM) Update from the Environmental Protection Agency on Upcoming Work at the Wyckoff Superfund Site - Public Works, 60 Minutes**
[Wyckoff Property Map.pdf](#)
[2022-06-21 Wyckoff COBI.pdf](#)
5. **COMMITTEE REPORTS - 7:20 PM**
6. **ADJOURNMENT - 7:30 PM**

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



City Council meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the City Clerk's Office at 206-780-8604 or cityclerk@bainbridgewa.gov by noon on the day preceding the meeting.



CITY OF
BAINBRIDGE ISLAND

City Council Study Session Agenda Bill

MEETING DATE: June 21, 2022

ESTIMATED TIME: 60 Minutes

AGENDA ITEM: (6:20 PM) Update from the Environmental Protection Agency on Upcoming Work at the Wyckoff Superfund Site - Public Works,

SUMMARY: Jacob Moersen, a remedial project manager with the Environmental Protection Agency, will provide the City Council with information regarding upcoming activity at the Wyckoff Superfund Site.

AGENDA CATEGORY: Presentation

PROPOSED BY: Public Works

RECOMMENDED MOTION: Information only.

STRATEGIC PRIORITY:

FISCAL IMPACT:

Amount:	N/A
Ongoing Cost:	N/A
One-Time Cost:	N/A
Included in Current Budget?	No

BACKGROUND: The Wyckoff Superfund Site is located at the southeast corner of Eagle Harbor, adjacent to Pritchard Park (see attached property map). The City owns the property, which is the site of a former creosote plant and is currently a Superfund cleanup site. The property is subject to covenants and encumbrances, as well as operations, maintenance, and monitoring plans approved by the Environmental Protection Agency (EPA).

As a part of this agenda item, Jacob Moersen, a remedial project manager with the EPA working on the cleanup project, will present to the City Council an update on the environmental cleanup. The work is potentially subject to an increase in federal funding, which will mean an increase in activity at the site over the next 8-10 years. This coming fall, the EPA will be seeking input from the City regarding the final state of the property, including any low-impact facilities for public access, that will be planned and constructed as part of this last phase of the cleanup work.

ATTACHMENTS:

[Wyckoff Property Map.pdf](#)

[2022-06-21 Wyckoff COBI.pdf](#)

FISCAL DETAILS: N/A

Fund Name(s):

Coding: N/A

Wyckoff Superfund Site Property Boundary



Wyckoff/Eagle Harbor Superfund Site

Briefing for Bainbridge Island City Council

June 21, 2022



Agenda & Objectives

- Brief Introduction to Superfund
- Wyckoff/Eagle Harbor Site History
- Design Status Update
- Schedule 2030
- Wall, Beach & Upland Remedies
- Climate Risk Resiliency Assessment

- Objective 1: Introduce Wyckoff/Eagle Harbor Superfund Site
- Objective 2: Discuss Bipartisan Infrastructure Law Impacts to Design, Acquisition and Construction Schedules
- Objective 3: Present Climate Vulnerability Results and Potential Mitigation Activities

Remedial Project Manager (RPM)

- Represents the interests of the U.S. Environmental Protection Agency
 - Responsible to protect financial interests of the Agency
 - Accountable for safety, planning, scope, schedule, budget and quality
 - Manages overall project team, ensuring project objectives are achieved
 - Performs contractor oversight as certified task order contracting officer representative
 - Reports to senior management and headquarters
 - Coordinates stakeholder involvement (tribal, federal, state, county and local)
 - Performs community outreach and engagement

CERCLA (aka Superfund)

- Comprehensive Environmental Response, Compensation and Liability Act of 1980
 - Established prohibitions and requirements concerning closed and abandoned hazardous waste sites
 - Provided for liability of persons responsible for releases of hazardous waste at these sites
 - Established a trust fund to provide for cleanup when no responsible party could be identified
- The law authorized two kinds of response actions:
 - Short-term removals, where actions may be taken to address releases or threatened releases requiring prompt response.
 - Long-term remedial response actions, that permanently and significantly reduce the dangers associated with releases or threats of releases of hazardous substances that are serious, but not immediately life threatening. These actions can be conducted only at sites listed on EPA's [National Priorities List](#).

National Contingency Plan (NCP)

- The National Contingency Plan, 40 CFR Part 300, implements responsibilities and authorities created by CERCLA to respond to releases and threatened releases of hazardous substances, pollutants, and contaminants.
 - This regulation describes the process for conducting a remedial response.
- 40 CFR § 300.120 – RPM General Responsibilities
 - The RPM directs response efforts and coordinates all other efforts at the scene of a discharge or release.
 - The RPM is the prime contact for remedial or other response actions being taken (or needed) at sites on the proposed or promulgated [National Priorities List].
 - The RPM coordinates, directs, and reviews the work of EPA, states and local governments, the U.S. Army Corps of Engineers, and all other agencies and contractors to assure compliance with the NCP.

Wyckoff/Eagle Harbor Superfund Site

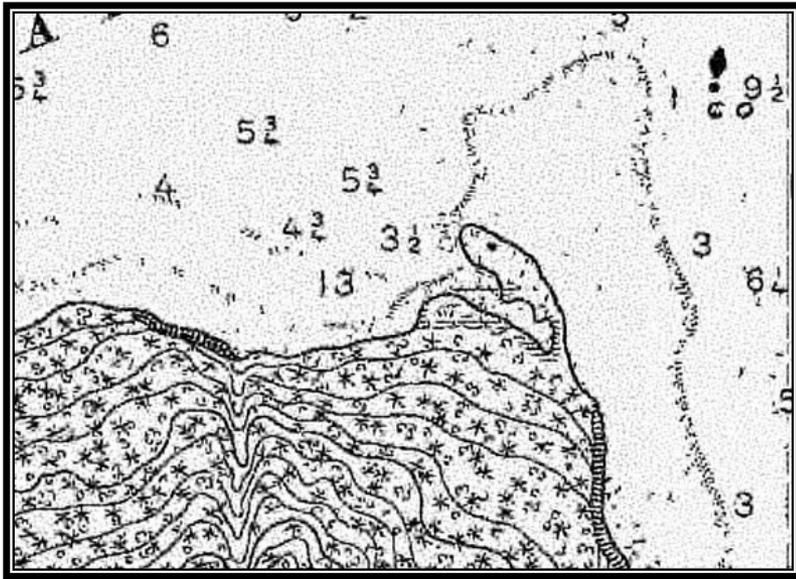


Suquamish Tribe Village

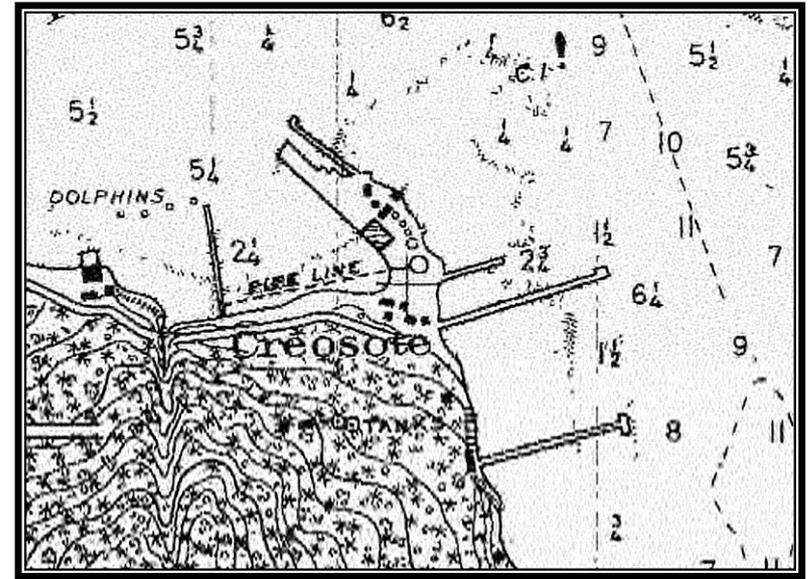


Navigation Charts

Entrance to Eagle Harbor



1907

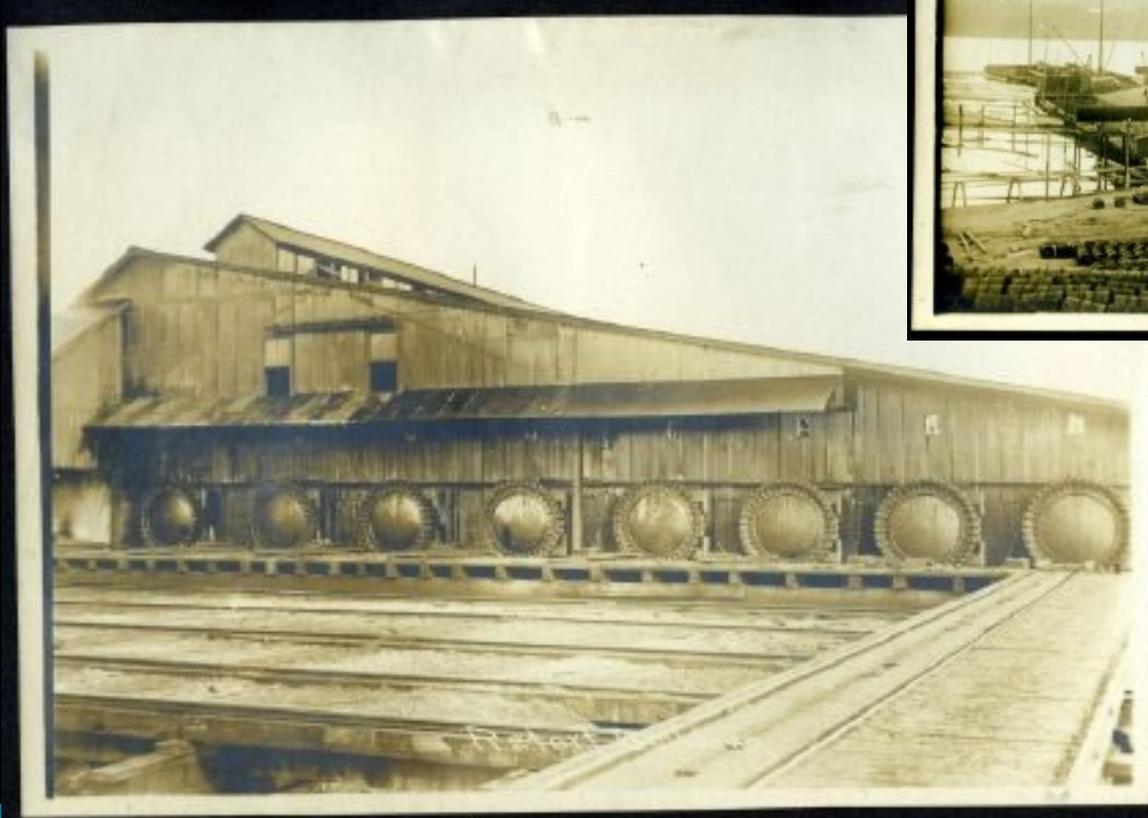


1918

Wood Treating Plant: 1940's



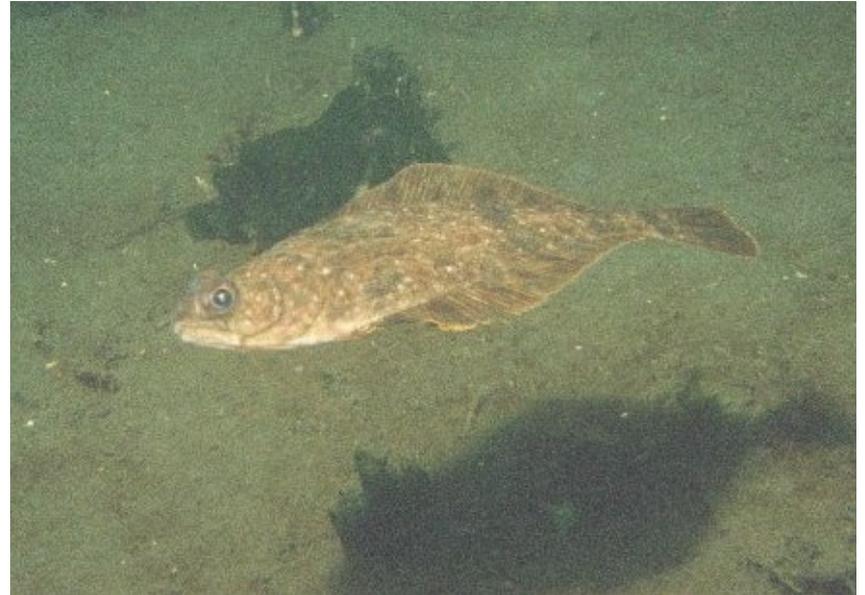
Retorts & Rear View of Plant



Creosote in Eagle Harbor: 1980's



Creosote

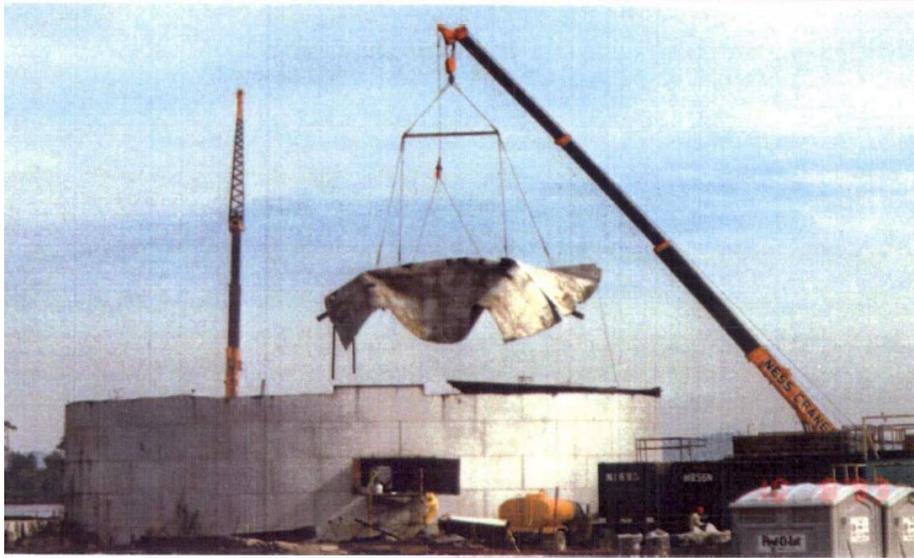


English Sole

NPL Site Narrative & Listing: 1987

- ▶ Until 1981, wastewater (over 23 million gallons) was discharged to a seepage basin on-site, and sludge was buried on-site.
- ▶ Sediment samples from Eagle Harbor showed high concentrations of aromatic hydrocarbons that suggested a creosote origin.
- ▶ The State found similar contamination in clam and crab tissue from Eagle Harbor immediately adjacent to the facility.
- ▶ In August 1984, EPA issued an order under the Resource Conservation and Recovery Act (RCRA) requiring Wyckoff to investigate soil and ground water at the site.

Removal Actions: 1990s



2004 Prospective Purchaser Agreement

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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10

IN THE MATTER OF:
The former Wyckoff/PSR Facility
Bainbridge Island, Washington, a portion
of the Wyckoff/Eagle Harbor Superfund
Site

UNDER THE AUTHORITY OF THE
COMPREHENSIVE ENVIRONMENTAL
RESPONSE, COMPENSATION, AND
LIABILITY ACT OF 1980, 42 U.S.C.
§ 9601, ET SEQ., AS AMENDED.

EPA DOCKET NO. 10-2003-XXXX

AGREEMENT AND COVENANT
NOT TO SUE CITY OF
BAINBRIDGE ISLAND

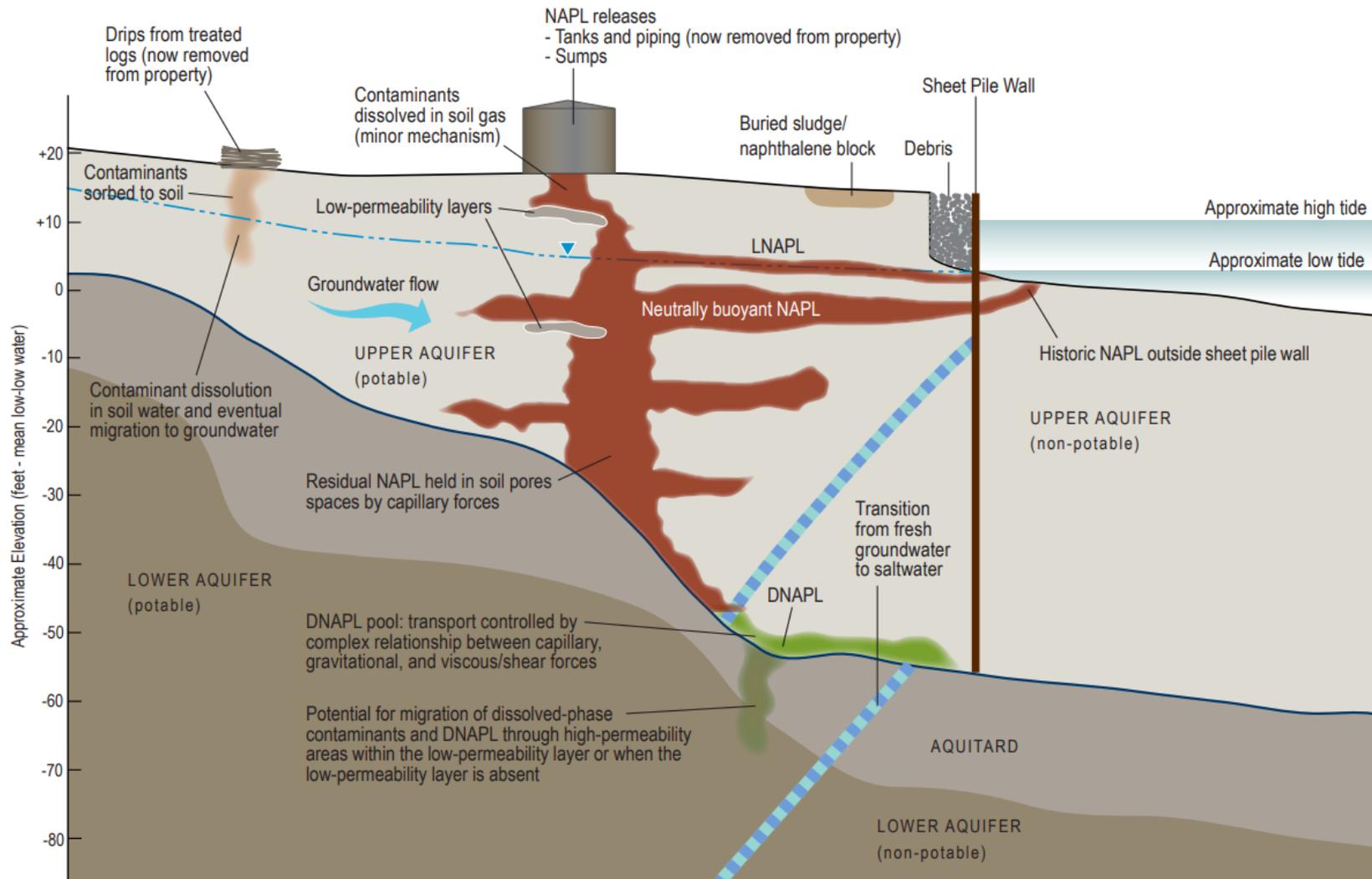
2004 Prospective Purchaser Agreement (continued)

- ▶ EPA agrees, consistent with its responsibilities under applicable law, to cooperate with the City and to use reasonable effort:
 - 1) to minimize any interference with the City's use of the Property by such entry and response;
 - 2) to use Creosote Place as the primary means of entry and access, except when in EPA's discretion environmental response activities may be more effectively or efficiently implemented by alternative entry and/or access;
 - 3) not to jeopardize, undermine or materially damage Park Use and Development Activities on the Property.
- ▶ Nothing in this Agreement is intended to limit the right of EPA to undertake future response actions at the Site
- ▶ Nothing in this Agreement shall in any way restrict or limit the nature or scope of response actions which may be taken or be required by EPA in exercising its authority under federal law

2004 Prospective Purchaser Agreement (continued)

- ▶ City to provide **public administrative and record keeping** support through provision of a Superfund document archive at City Hall
- ▶ City to provide **public meeting space** for EPA public outreach related to the Site
- ▶ City to provide to EPA, its authorized officers, employees, representatives, and any persons performing response actions under EPA oversight, an **irrevocable right of access** to such portion(s) at all reasonable times
- ▶ City acknowledges that subsequent **institutional controls may be developed and selected by EPA...** and City agrees to implement such institutional controls **in the form of use restrictions and/or limitations**
- ▶ City shall ensure that **any successor entity(ies)** in interest, lessees, and sublessees of any portion of the Property that City acquires **shall provide the same access and cooperation**
- ▶ City recognizes that the implementation of response actions at the Site may interfere with its use of the Property. The City **agrees to cooperate fully** with EPA in the implementation of response actions at the Site and further agrees not to interfere with such response actions.

Current Conceptual Site Model



Recent EPA Decision Documents

Monitoring and periodic reviews for the East Harbor and Soil/Groundwater remedies indicated performance issues that resulted in interim Record of Decision Amendments (RODAs)

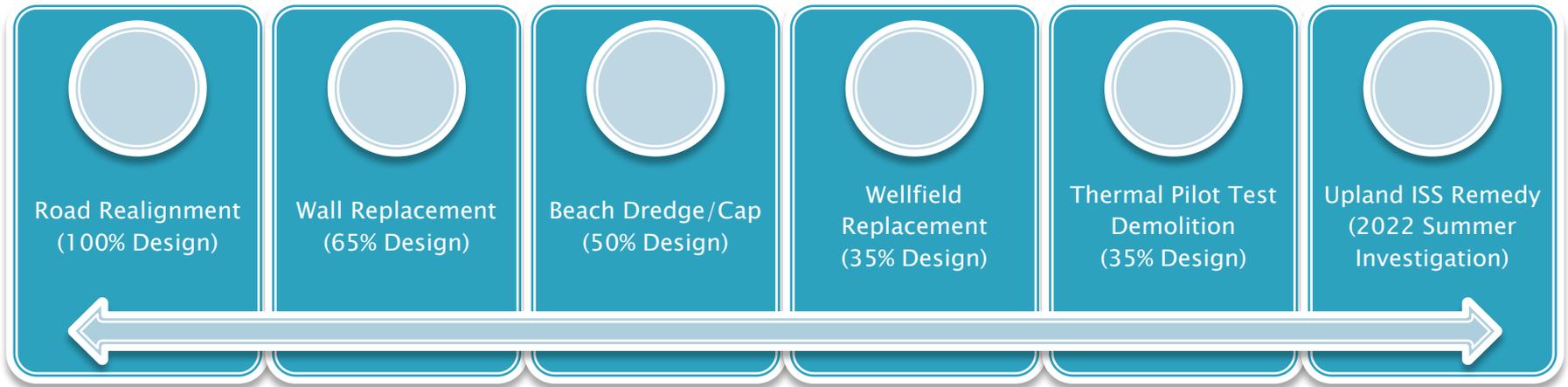
2018 RODA – Containment and Sediment Remedy

- Road Realignment
- Perimeter Wall Replacement
- Intertidal Beach Cleanup (Dredge and Cap, Monitoring & Natural Recovery)

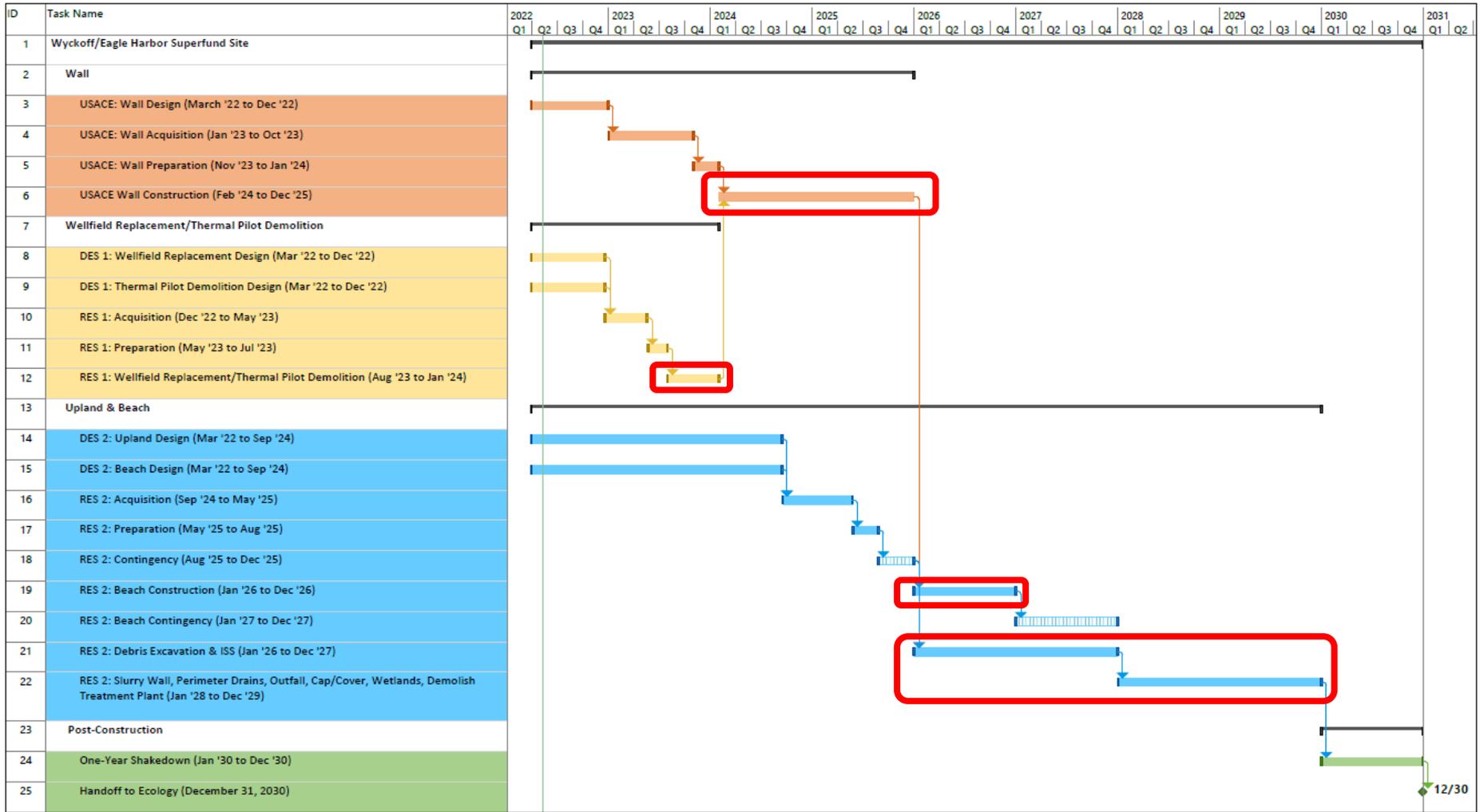
2019 RODA - Soil and Groundwater

- Focused on contamination in upper aquifer soil and groundwater impacting Eagle Harbor and the lower aquifer (potential drinking water source)
- Approximately 650,000 gallons of oily creosote remain in soil and groundwater as principal threat waste
- Source control via In-Situ Solidification/Stabilization (ISS) of 250,000+ cubic yards, groundwater cutoff wall, and a low permeability cap/cover

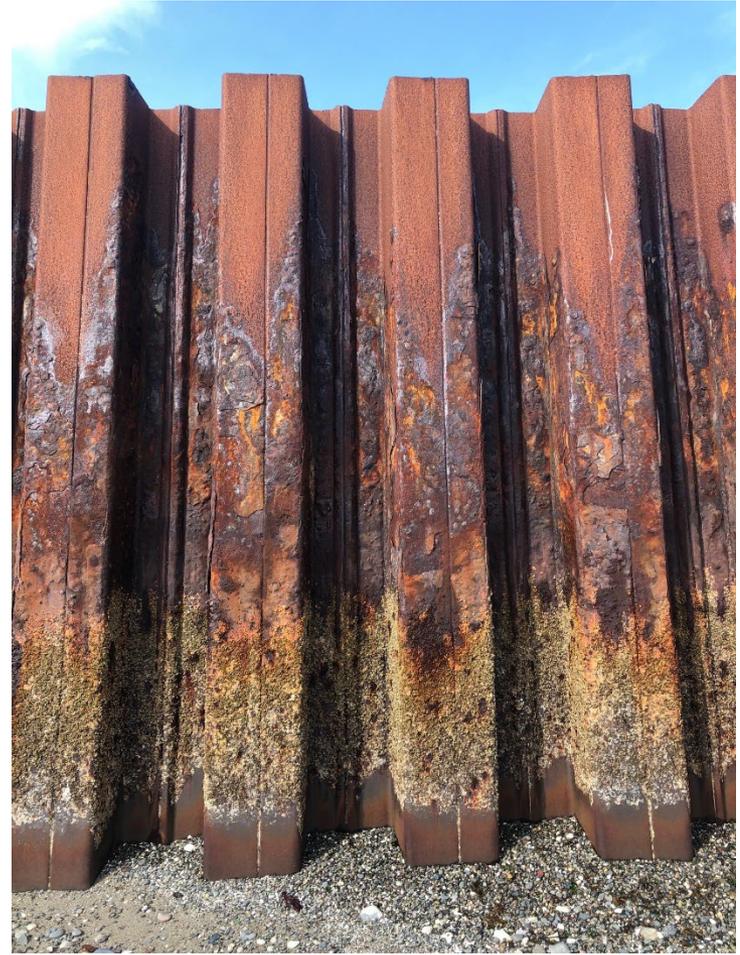
Design Status



Schedule: Design-Driven 2030



Failing Sheet Pile Wall



Replacement Wall Segments



Wall Realignment Rendering – East Beach



Wall Realignment Rendering – North Shoal



Beach Contamination

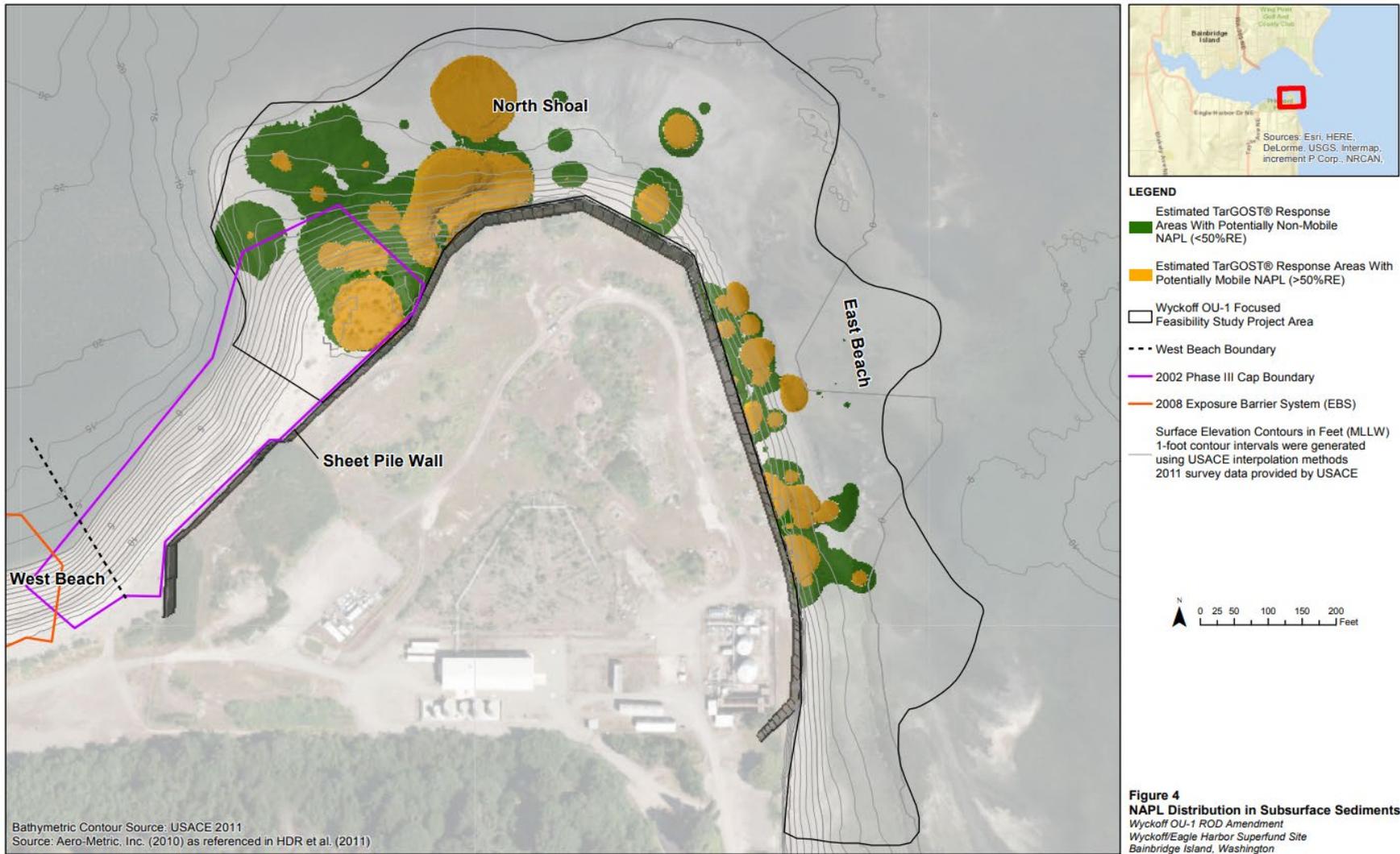
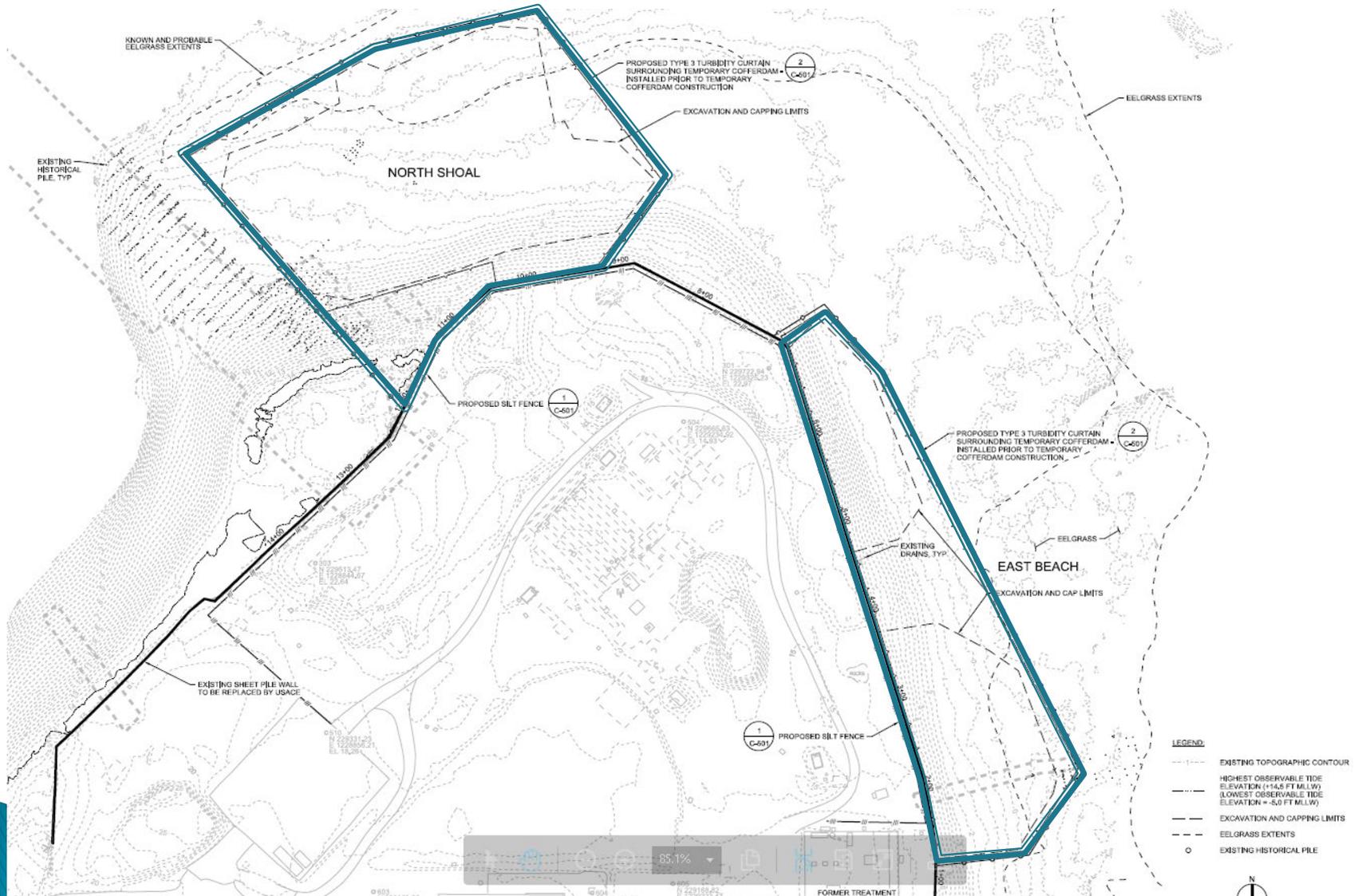


Figure 4
NAPL Distribution in Subsurface Sediments
 Wyckoff OU-1 ROD Amendment
 Wyckoff/Eagle Harbor Superfund Site
 Bainbridge Island, Washington

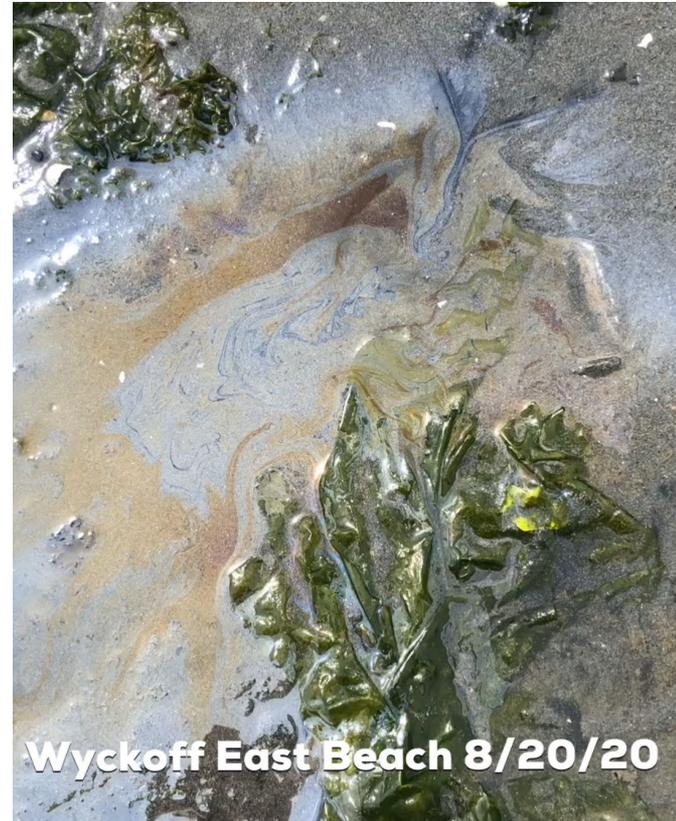
Beach Dredge Prisms



Creosote on the Beach



2018



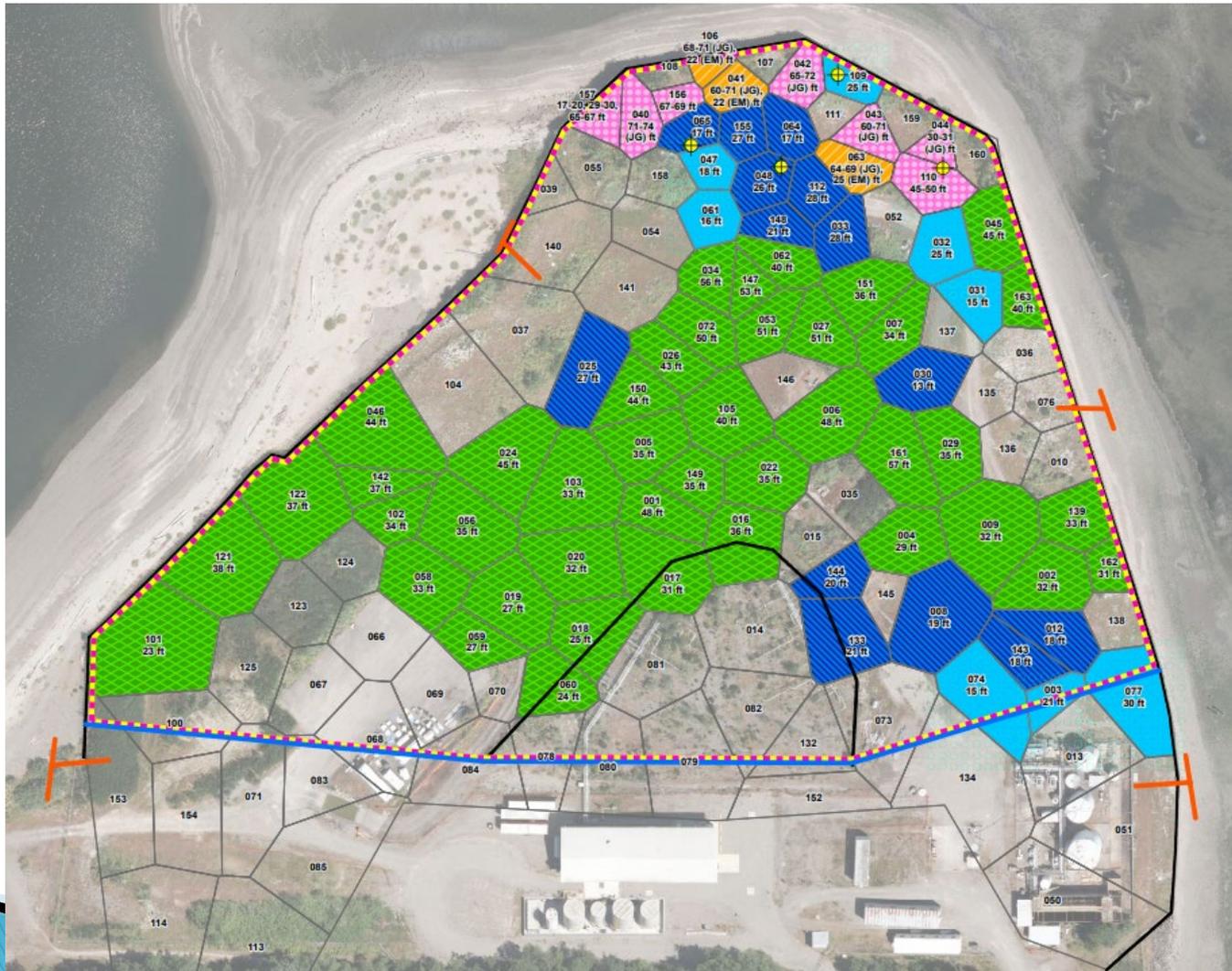
2020

In-Situ Solidification/Stabilization



Creating monoliths of soil and concrete

Upland In-Situ Solidification/Stabilization



Region 10 Superfund Climate Vulnerability Screening



8 Steps of Climate Risk Resiliency

1. Identify the Risks

A	Sea Level Rise
B	Wildland Fire
C	Groundwater Fluctuation
D	Flooding
E	Droughts and Heat Waves
F	Precipitation Pattern Changes
G	Landslides & Erosion
H	Invasive Species
I	Permafrost Thaw

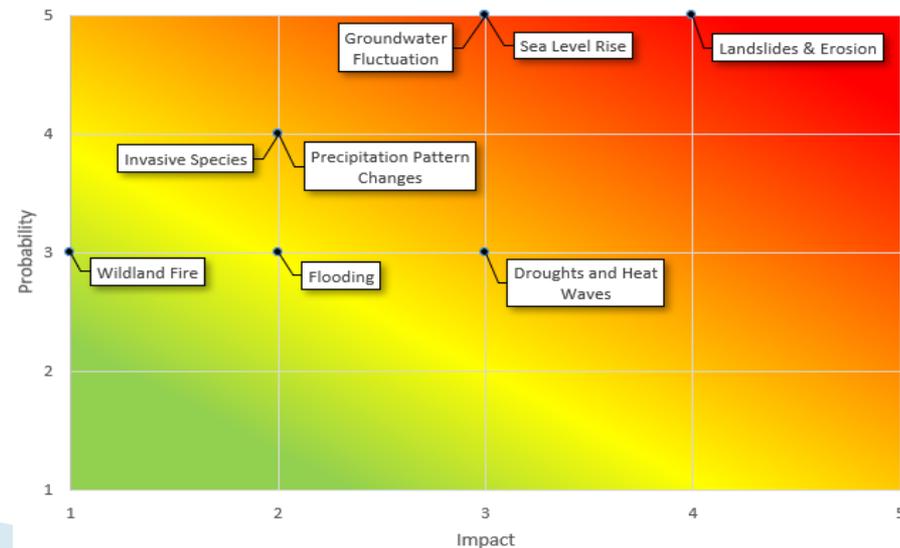
2. Select a Risk Matrix

Probability ->	Highly Probable	5 Moderate	10 Major	15 Major	20 Severe	25 Severe
	Probable	4 Moderate	8 Moderate	12 Major	16 Major	20 Severe
	Possible	3 Minor	6 Moderate	9 Moderate	12 Major	15 Major
	Unlikely	2 Minor	4 Moderate	6 Moderate	8 Moderate	10 Major
	Rare	1 Minor	2 Minor	3 Minor	4 Moderate	5 Moderate
			Very Low	Low	Medium	High
Impact ->						

3. Score the Risk

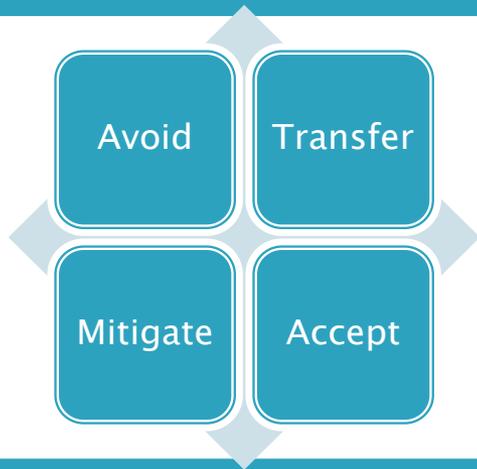
	Risk	Probability	Impact	Score
A	Sea Level Rise	5	3	15
B	Wildland Fire	3	1	3
C	Groundwater Fluctuation	5	3	15
D	Flooding	3	2	6
E	Droughts and Heat Waves	3	3	9
F	Precipitation Pattern Changes	4	2	8
G	Landslides & Erosion	5	4	20
H	Invasive Species	4	2	8
I	Permafrost Thaw	0	0	0
Total				84

4. Display the Risk



8 Steps of Climate Risk Resiliency

5. Control the Risk



6. Develop & Execute a Risk Management Plan



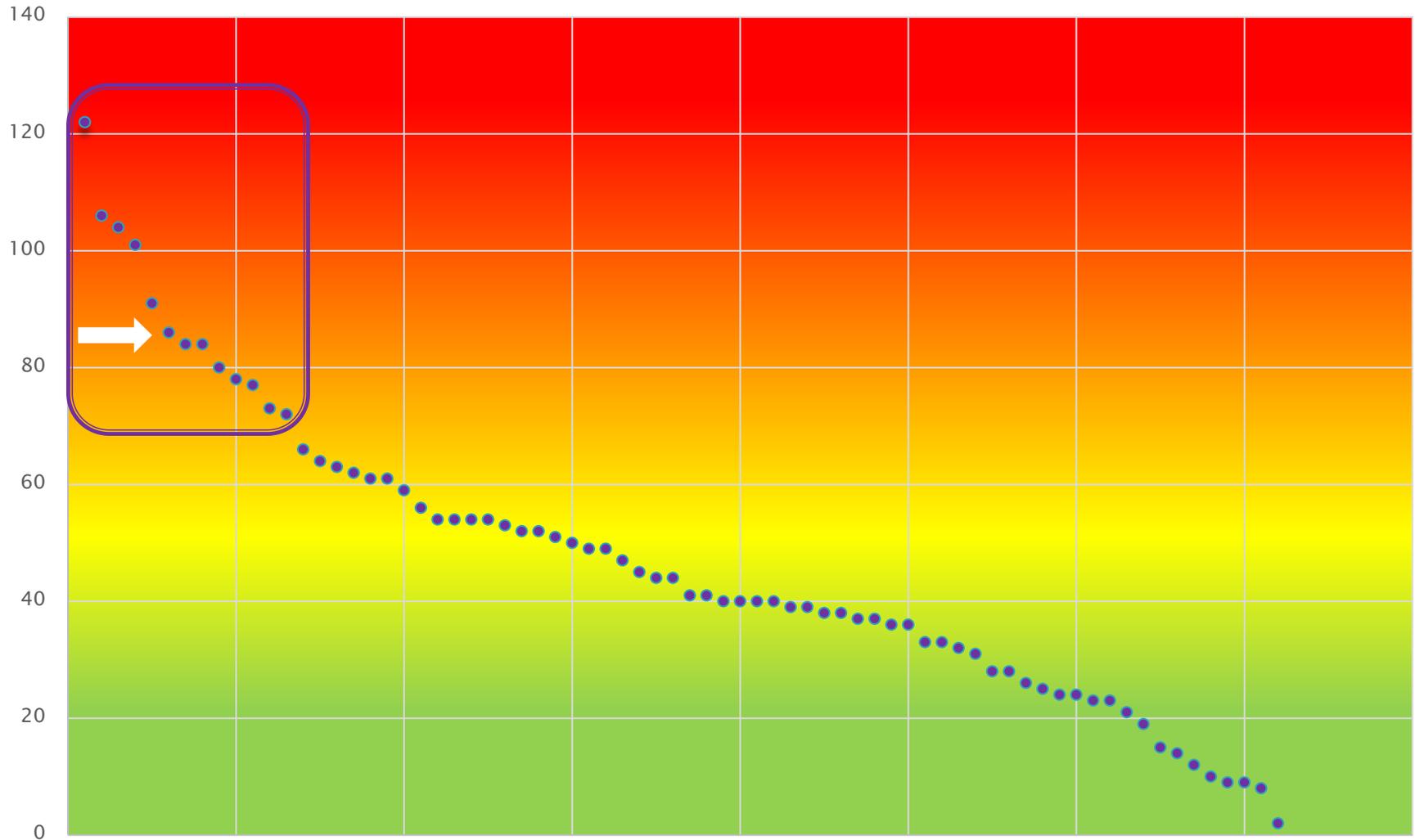
7. Engage the Team



8. Create a Contingency Plan



R10 Superfund Climate Survey Results



Questions?

