



## Board of Aldermen Request for Action

**MEETING DATE:** 4/3/2023

**DEPARTMENT:** Public Works

**AGENDA ITEM:** Resolution 1211, Authorizing the Mayor to sign Supplemental Agreement No.6 to Smith's Fork Lease with the Corps.

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### **REQUESTED BOARD ACTION:**

A motion to approve Resolution 1211, authorizing the Mayor to sign Supplemental Agreement No. 6 to Smith's Fork Lease with the Corps.

### **SUMMARY:**

The City entered into a lease with the United States of America to lease the parkland for Smith's Fork Park February 25, 1998. The Lease was for 50 years. Several Supplemental agreements have been executed to add a concession stand, sprinkler system, parking area, improvements to the Parks and Recreation office and construction of a trail. The original lease contained 235 acres but excluded 34 acres designated for development of a water treatment plant by Kansas City, MO, which is no longer being considered.

### **PREVIOUS ACTION:**

The City has maintained Smith's Fork since February, 1998.

### **POLICY ISSUE:**

Maintaining infrastructure

### **FINANCIAL CONSIDERATIONS:**

None

### **ATTACHMENTS:**

- |                                                      |                                   |
|------------------------------------------------------|-----------------------------------|
| <input type="checkbox"/> Ordinance                   | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution       | <input type="checkbox"/> Plans    |
| <input type="checkbox"/> Staff Report                | <input type="checkbox"/> Minutes  |
| <input checked="" type="checkbox"/> Other: Agreement |                                   |

## **RESOLUTION 1211**

### **A RESOLUTION AUTHORIZING THE MAYOR TO SIGN SUPPLEMENTAL AGREEMENT NO. 6 TO LEASE NO. DACW41-1-91-123, SMITH'S FORK PARK, WITH THE UNITED STATES OF AMERICA**

**WHEREAS**, the city entered into a lease with the United States of America (Army Corps of Engineers) for Smith's Fork Park in February 25, 1998; and

**WHEREAS**, said lease has a term of 50 years; and

**WHEREAS**, the park land excluded 34 acres for the development of a water production plant for Kansas City, MO; and

**Whereas**, a water production plant for Kansas City, MO at Smith's Fork Park is no longer being considered; and

**Whereas**, the City desires to include the previously excluded 34 acres of land within the Smith's Fork Lease.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI:**

**THAT** the Mayor is authorized to sign Supplemental Agreement No. 6 to Lease No. DACW42-1-91-123 adding 34 acres to the Smith's Fork Park Lease with the United States of America.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, this 3<sup>rd</sup> day of April, 2023.

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk

**SUPPLEMENTAL AGREEMENT NO. 6**

To

**LEASE NO. DACW41-1-91-123**

For Public Park and Recreational and/or Fish and Wildlife Purposes  
Smithville Lake  
Clay County, Missouri

**WHEREAS**, the Secretary of the Army acting for and in behalf of the United States of America, hereafter referred to as the Secretary, did grant **Lease No. DACW41-1-91-123** to the **City of Smithville, 107 West Main St., Smithville, Missouri 64089**, hereafter referred to as the Lessee, for public park and recreational and/or fish and wildlife purposes for a term of Fifty (50) years, beginning February 25, 1998 and ending February 24, 2048, and;

**WHEREAS**, Supplemental Agreement No. 1 authorized the addition of a small concession stand as indicated in Exhibit "F"; and

**WHEREAS**, Supplemental Agreement No. 2 authorized the installation of sprinkler system and regarding of a field as indicated in Exhibit "G"; and

**WHEREAS**, Supplemental Agreement No. 3 authorized the construction, operation, and maintenance of a new road with access gate and parking area in existing leased area as shown in Exhibit "H" and upgrading the electrical system as shown in Exhibit "I"; and

**WHEREAS**, Supplemental Agreement No. 4 authorized interior improvements to the current Parks and Recreation office as shown in Exhibit "J"; and

**WHEREAS**, Supplemental Agreement No. 5 authorized the construction of a multi-use trail system in an existing leased park area to tie in the downtown business district to the existing trail system as shown in Exhibit "K", construction in accordance with the engineered stamped plans as shown in Exhibit "L", addition of Paragraph 35. Executive Order 13658-Minimum Wage, and the addition of Paragraph 36. Executive Order 13706-Sick Leave.

**WHEREAS**, a request has been submitted to authorize the addition of approximately 34 acres of lands at Smith's Fork Park, to the existing leased area.

**NOW THEREFORE**, it is mutually agreed to by both parties to amend Lease DACW41-1-91-123, in the following particulars, but no others, effective upon execution by both parties:

Add the following paragraph(s) to paragraph 34. SPECIAL CONDITIONS:

b. No trees shall be cut down between April 1st-October 31<sup>st</sup> of each year.

**Exhibit "A"** is **deleted** in its entirety and **Exhibit "A-1"** is **added**, to delineate the additional acres.

**Exhibit "B"** (legal description) is **deleted** in its entirety and **Exhibit "B-1"** is **added**.

**Add Exhibit "M"** (Environmental Condition of Property).

All other conditions remain the same.

This Supplemental Agreement No. 6 to Lease No. DACW41-1-91-123 is not subject to Title 10, U.S.C., Section 2662, as amended.

**IN WITNESS WHEREOF**, I have hereunto set my hand by authority of the Secretary of the Army, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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**Matt W. Bosky**  
Chief, Management & Disposal Branch  
Real Estate Contracting Officer



**This Supplemental Agreement No. 6 to Lease DACW41-1-91-123**, is also  
executed by the Lessee this 3rd day of April, 2023

**City of Smithville**

\_\_\_\_\_  
Signature

Damien Boley

\_\_\_\_\_  
Printed Name

Mayor

\_\_\_\_\_  
Title

**CERTIFICATE OF AUTHORITY**

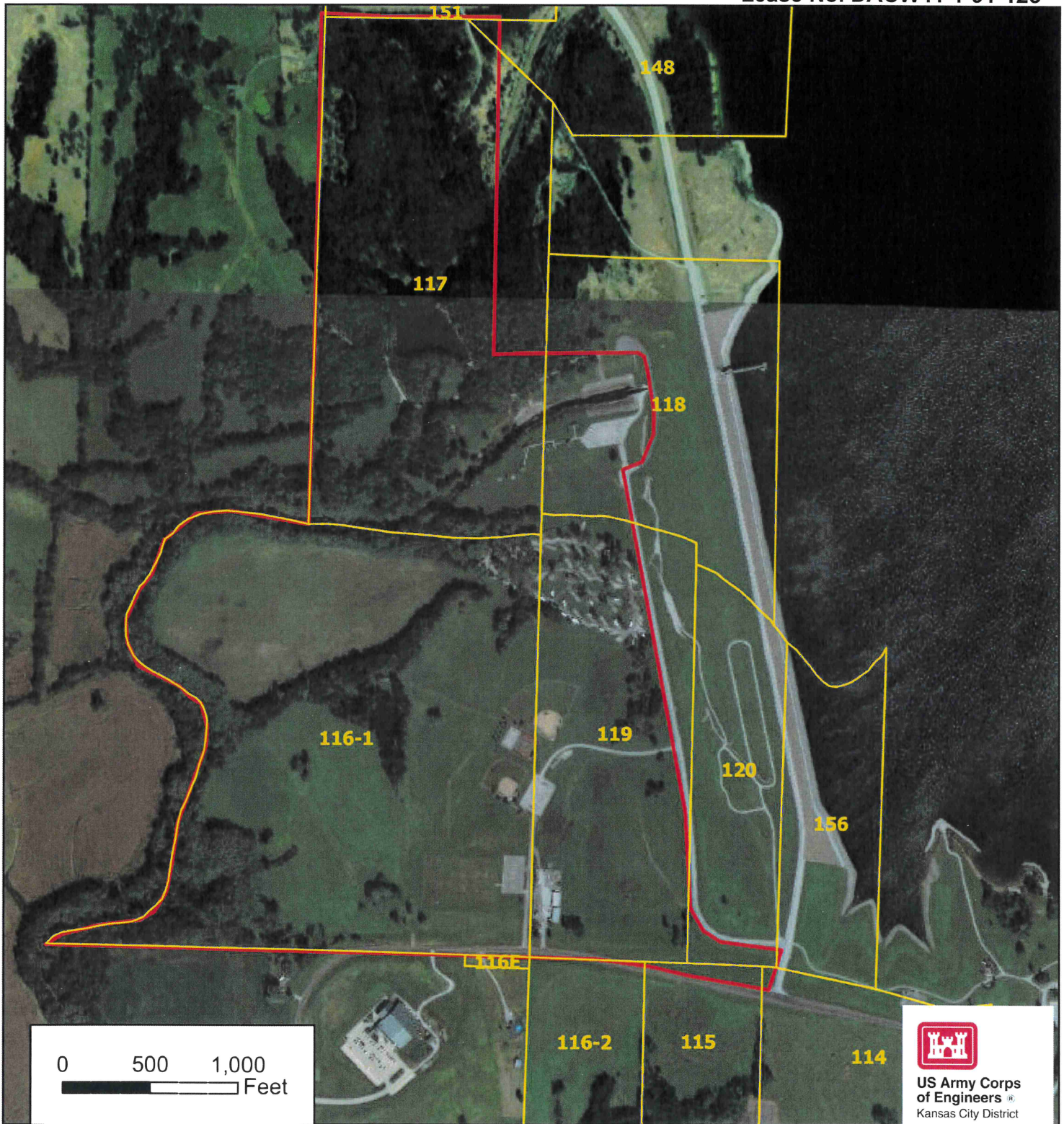
I, \_\_\_\_\_ (Name), certify that I am the  
\_\_\_\_\_  
City Clerk \_\_\_\_\_ (Title) of **City of Smithville**, that  
\_\_\_\_\_  
Damien Boley \_\_\_\_\_ (signator of outgrant) who signed the foregoing  
instrument on behalf of the grantee was then \_\_\_\_\_ Mayor \_\_\_\_\_ (title of signator  
of outgrant) of **City of Smithville**. I further certify that the said officer was acting within  
the scope of powers delegated to this governing body of the grantee in executing said  
instrument.



**City of Smithville**

\_\_\_\_\_  
April 3, 2023  
Date

\_\_\_\_\_  
Clerk or Appropriate Official

AFFIX SEAL



-  City of Smithville Rec Lease
-  Tracts selection



SMITHVILLE LAKE  
CLAY COUNTY, MISSOURI  
CITY OF SMITHVILLE  
DACW41-1-91-123  
TRACT NO: 114, 115, 116-1, 116-2, 117, 118,  
119, 120, 148, 156  
S 23 & 24, T 33N, R 53W  
252 ACRES



**LEGAL DESCRIPTION**  
**LEASE DACW41-1-91-123**  
**CITY OF SMITHVILLE**  
**SMITHVILLE LAKE, MISSOURI**

A tract of land situated in Sections 13, 23, and 24, Township 53 North, Range 33 West of the Fifth Principal Meridian, Clay County, Missouri, more particularly described as follows:

Beginning at the southwest corner of said Section 13; thence northerly along the west line of said Section 13; to the northwest corner of the SW  $\frac{1}{4}$  of said Section 13; thence easterly along the north line of said SW  $\frac{1}{4}$ , 1000 feet; thence in a southwesterly direction to a point on the north line of the S  $\frac{1}{2}$  S  $\frac{1}{2}$  N  $\frac{1}{2}$  SW  $\frac{1}{4}$  of said Section 13, said point being 900 feet east of the northwest corner of said S  $\frac{1}{2}$  S  $\frac{1}{2}$  N  $\frac{1}{2}$  SW  $\frac{1}{4}$ ; thence easterly along the north line of said S  $\frac{1}{2}$  S  $\frac{1}{2}$  N  $\frac{1}{2}$  SW  $\frac{1}{4}$ , 850 feet; thence easterly along the north line of said S  $\frac{1}{2}$  S  $\frac{1}{2}$  N  $\frac{1}{2}$  SW  $\frac{1}{4}$ , 850 feet; thence in a southeasterly direction to a point 775 feet north of the south line and 1940 feet east of the west line of said SW  $\frac{1}{4}$ , said point being the easterly right-of-way line of an existing public use road; thence southerly along the easterly right-of-way line of said road, approximately 775 feet to a point on the north line of said Section 24, said point being 1900 feet east of the northwest corner thereof; thence continuing southerly along the easterly right-of-way line of said road, approximately 2750 feet to the westerly right-of-way line of the access road which traverses the axis of the dam; thence southerly along the westerly right-of-way line of said access road, approximately 300 feet to the northerly right-of-way line of an existing east-west access road; thence in a northwesterly direction along the northerly right-of-way line of said east-west access road; approximately 1265 feet to the south line of the NW  $\frac{1}{4}$  of said Section 24; thence westerly along the south line of said NW  $\frac{1}{4}$  to the southwest corner thereof; thence continuing westerly along the south line of the NE  $\frac{1}{4}$  of said Section 23, approximately 1450 feet to the center of Little Platte River; thence in a northerly and easterly direction, upstream, along the center of said river, approximately 3900 feet to a point on the west line of said Section 24, said point being approximately 180 feet south of the northwest corner thereof; thence northerly along the west line of said Section 24 to the point of beginning, containing 261 acres, more or less.



## ENVIRONMENTAL CONDITION OF PROPERTY

Helpful instructions for ECP are located at:

<https://w3.nwo.usace.army.mil/intranet/od-tn/policypage/policies/RE/ECQ%20Instructions.pdf>

This form covers Purpose, Site Location, Current Use of Property and adjacent property, Historical Use of Property and Adjacent Property, User provided Information, Site Reconnaissance, and Records Search and Interviews. Specific Records Search and Interview information will be provided in sections 4.0 and 5.0. Pictures, Maps, Record and Interview information are appendices.

Project Name:	DACW#:	Address/location:
Smith's Fork Park-Smithville City, Missouri	DACW41-1-91-123	1601 DD Highway, Smithville, Clay County, MO 64089

### 1.0 Purpose

This Environmental Condition of Property (ECP) Report is being completed because the lessee has requested to include a previously excluded area into their current lease. The excluded area, approximately 34 acres, was designated for development of a water treatment plant by KCMO, which is no longer being considered. The U.S. Army Corps of Engineers, Kansas City District (USACE) wishes to add the previously excluded area to the current lease between the United States of America and City of Smithville, Missouri, which was first issued as DACW41-1-91-123 on 14 July 1972 for a period of 50 years, and consists of 235.74 acres of land and water.

### 2.0 Site Description

#### 2.1 Property Legal Description and Site Address:

A tract of land situated in Sections 13, 23, and 24, Township 53 North, Range 33 West, of the Fifth Principal Meridian, Clay County, Missouri as described in Lease No. DACW41-1-91-123. Additionally, approximately 34 acres located within the current lease area that was previously excluded for KCMO.

#### 2.2 Site and Vicinity General Characteristics:

The area consists of gentle rolling hills with islands of trees located between DD Hwy and F Hwy with the Little Platte river running through the middle of the lease. Structures on the site consist of the following: maintenance shop, ball fields, tennis courts, basketball courts, restrooms, campground with 82 full-hookup campsites, shower house, golf driving range, playground, picnic shelters, hiking trails, small ponds, older raw water pump station, new raw water pump station with sodium permanganate pre-treatment (currently under construction), and Smithville Dam outlet. The currently excluded area gets used by Boy Scouts and includes a picnic shelter, rock-lined fire ring, benches, hammock posts and a small pond. This area is also under a hay lease. There is one (1) 500-gallon aboveground storage tank of diesel, one (1) propane tank for hot water in shower house, multiple flammable liquid and pesticide storage cabinets with typical products. Potable water source is City of Smithville Water. Sewage is managed by the city as well. The subject property has operated as a campground since the late 1970's shortly after Smithville Lake was created. Prior to construction of the campground the site was farmland. A site visit was conducted on 8-25-22 by Mary Lawson, USACE Kansas City District ECC (acting), Derek Dorsey, Smithville Park Manager, and Matt Denton, Smithville Parks and Recreation.

### 3.0 General Site Setting

**Yes answers must be documented. Records and interviews must be documented.**

#### a. Current and Past use of Property:

(1)(a) Is the property used for industrial use?

Record Search and/or Interview:

☒ Yes ☐ No ☐ Unk

Observed during site visit: Raw water pump station with pre-treatment

☒ Yes ☐ No

(1)(b) Is any adjoining property used for an industrial use? For the purposes of this inquiry, adjoining

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property is considered to be property located within a quarter mile of the subject property and individual properties located within a mile of the subject property that exhibit a potential for environmental concern.			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(2)(a) Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit: Same as 1a	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(2)(b) Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(3)(a) Is the property used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit: Minor equipment maintenance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(3)(b) Is any adjoining property used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(4)(a) Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(4)(b) Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>b. Specific Property Conditions/Exterior Observations</b>			
(5)(a) Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals, hazardous substances or petroleum products in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(5)(b) Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals, hazardous substances or petroleum products in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?			

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Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(6)(a) Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or facility?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(6)(b) Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or facility?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(7)(a) Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?			
Record Search and/or Interview: Coulter's-contractor for fill dirt	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(8)(a) Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(8)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(9)(a) Is there currently any stained soil on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(9)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any stained soil on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(10)(a) Are there currently any registered or unregistered storage tanks (above or underground) located on the property?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(10)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(11)(a) Are there currently 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?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(11)(b) Did you observe evidence or do you have any prior knowledge that there have been previously,			



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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?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit: Same as 11a	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(12)(a) Are there currently any strong, pungent, or noxious odors located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(12)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any strong, pungent, or noxious odors located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(13)(a) Are there currently any standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products, located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(13)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>c. Facility Conditions or Interior Observations</b>			
(c.)(1) Are there facilities currently on site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
(c.)(2) Is there evidence or prior knowledge of facilities previously on site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
If answers (c.)(1) and (c.)(2) are No, than questions 14-16 are <input type="checkbox"/> N/A			
(14)(a) Is there currently evidence of leaks, releases or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(14)(b) Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, releases or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property, infrastructure Conditions			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(15) Describe the means of heating and cooling the buildings on the property, including the fuel source for heating and cooling.			
Maintenance-propane heat, electric AC units			
(16) Describe sumps or drains visually and/or physically observed or identified from the interviews that are present in the buildings on the property.			
Wash bay previously drained to ground but closed now			
<b>d. Infrastructure Conditions</b>			
(17) Identify the source of potable water for the property.			

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City of Smithville Water			
(18) Identify the sewage disposal for the property.			
City of Smithville Sewer			
(19)(a) If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(19)(b) If the property is served by a private well or non-public water system is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(19)(c) Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit: Rinsate from field paint was discharged on ground in maintenance shop area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(19)(d) Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(20)(a) Has there been a discharge of any substance or material from the property that might contaminate the public water system?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(20)(b) Is the property known to be served by asbestos cement mains, lead containing lines, or piping that uses copper and/or lead solder?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(21)(a) Is the property served by a private/nonpublic water system that has been found to be contaminated in excess of drinking water guidelines or otherwise contaminated?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>e. CERCLA and Related Liability</b>			
(22) Is there any knowledge of environmental remediation orders or agreements applicable to the property or any facility located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(23)(a) Is there information on the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			

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Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit: Pesticides, chemicals, used oil, diesel AST, propane, sodium permanganate	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(23)(b) Is there information on the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			
Record Search and/or Interview: Same as 23a	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit: Same as 23a	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(23)(c) Is there information on the past existence of environmental violations with respect to the property or any facility located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(23)(d) Is there information on the current existence of environmental violations with respect to the property or any facility located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(24) Is there 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?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(25) Is there any knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the property by any owner or occupant of the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(26) Is there any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and or burned on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**3.1 TOXIC SUBSTANCES CONTROL ACT (TSCA):**

a. Is there a transformer, capacitor, or any hydraulic equipment known to contain or likely to contain polychlorinated biphenyls (PCBs) or any records indicating the presence of such?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**3.2 ASBESTOS ABATEMENT AND INSPECTION:**

If no facilities then <input type="checkbox"/> N/A			
a. Were any of the facilities located on the property constructed prior to 1980?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
b. Have all facilities on the property been inspected by a certified asbestos abatement team?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	



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c. Is there any documented evidence of asbestos (e.g., tests, surveys, management plan) in any of the facilities on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Has all friable asbestos on the property or within facilities on the property been removed or become subject to an Operation and Maintenance (O&M) program so that it does not create the potential for human exposure?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
e. Does the site survey of pre-1980 construction identify potential asbestos containing materials (e.g., boiler insulation, floor tiles, building siding, shingles, roofing felt, wall and ceiling insulation, acoustical ceiling tiles, window putty, fuse boxes, heat reflectors, air duct lining)?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**3.3 LEAD-BASED PAINT ABATEMENT AND INSPECTION:**

If there were never structures then ☐ N/A

a. Were any structures or facilities on the property constructed prior to 1979?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
b. Has a screening test been conducted on the property for lead-based paint?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Did the results of the screening tests identify lead-based paint?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Is any of the on-site paint peeling or chipped?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**3.4 FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT (FIFRA):**

a. Are there or has there been any pesticides, fungicides, or herbicides used on the property?			
Record Search and/or Interview: Pesticides applied for general maintenance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit: Pesticide storage cabinet in shop	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
b. In greater than household quantities?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Applied not in accordance with the manufacturers recommendations?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Are there or has there been any pesticides, fungicides, or herbicides stored onsite?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit: General-use pesticides in storage cabinet	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

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e. In greater than house-hold quantities?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
f. Have there been reports or evidence of a spill of any pesticides, fungicides, or herbicides on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**3.5 MEDICAL/BIOHAZARDOUS WASTE:**

a. Has the property been used for chemical or biological testing?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Has the property been used for burying medical or biohazardous waste?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**3.6 MUNITIONS AND EXPLOSIVES OF CONCERN (MEC - i.e., military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance (UXO), as defined in 10 U.S.C. 2710(e)(9); (B) discarded military munitions (DMM), as defined in 10 U.S.C. 2710(e)(2); or (C) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. 2710(e)(3), present in high enough concentrations to pose an explosive hazard.)**

a. Have any citizen complaints or local law enforcement actions occurred regarding MEC on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Has the site served as a small arms test range or otherwise to service weapons?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Are any ranges, berms, open burning/open detonation (OB/OD), training, or impact areas onsite?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**3.7 RADIOLOGICAL SUBSTANCES:**

a. Has the property ever been suspected to contain radioactive waste, including mixed waste?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Have radiological substances ever been used or services provided on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Has the property been surveyed for radon?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Did the radon survey indicate test results above 4 pCi/l (pico curies/liter)?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unk

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Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
e. If a radon survey has not been conducted does the vicinity exhibit radon above 4 pCi/l (pico curies/liter)?			
Record Search and/or Interview: Clay County, MO is Zone 1	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
f. Do records indicate that nearby structures have elevated indoor levels of radon?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

<b>3.8 Clean Air Act</b>			
a. Does the facility emit air pollutants into the environment?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Is the facility a type for which new standards of performance (NSPS) have been promulgated? See 40 C.F.R. Part 60 for a list of new source categories and applicable standards.			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Is the facility in violation or has the facility been in violation of the NSPS or the permit?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Is the facility located in a nonattainment area?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
e. Will the facility be subject to maximum attainable control technology (MACT)?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
f. Is the capital expenditure required to meet the requirements of emissions reductions in the new Clean Air Act, i.e., is the facility required to reduce emissions because it is a non-attainment area?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
g. Does the facility incinerate any wastes of any kind?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

<b>3.9 ADDITIONAL ISSUES:</b>			
a. Does the property exhibit any stressed vegetation or diseased wildlife?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Does the property have erosion problems (i.e., gullies, arroyos, sediment loading during storms)?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Are there any floodplains or wetlands?			

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Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Are there any sinkholes?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
e. Are there any valuable mineral resources?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
f. Is mold present in facilities on the property?			
Record Search and/or Interview: Mold in old concession stand	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**3.10 OTHER CONDITIONS:**

Are there any other conditions that exist on the property that should be considered in the decision to outgrant? Describe.

**3.11 ADDITIONAL COMMENTS:**

**4.0 GOVERNMENT RECORDS/HISTORICAL RESOURCES INQUIRY**

a. Do any of the following Federal Government record systems list the property or any property within the search distance noted below:

Federal Government Source	Approximate Minimum Search Distance, miles (kilometers)	Response	
Federal <a href="#">NPL</a> site list	1.0 (1.6)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal <a href="#">CERCLIS</a> list	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal <a href="#">CERCLIS NFRAP</a> site list	property and adjoining properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal <a href="#">RCRA CORRACTS TSD</a> facilities list	1.0 (1.6)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal <a href="#">RCRA non-CORRACTS TSD</a> facilities list	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal <a href="#">RCRA generators</a> list	property and adjoining properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal ERNS list	property only	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

b. Do any of the following state record systems list the property or any property within the search distance noted below:

State lists of hazardous waste sites identified for investigation or remediation	Approximate Minimum Search Distance, miles (kilometers)	Response	
State – Equivalent NPL	1.0 (1.6)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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State – Equivalent CERCLIS	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State landfill and/or solid waste disposal lists	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State leaking UST lists	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State registered UST lists	property and adjoining properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c. Based upon a review of fire insurance maps or consultation with the local fire department serving the property, are any buildings or other improvements on the property or on any adjoining property identified as having been used for industrial use or uses likely to lead to contamination of the property? Please state remarks below.		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Remarks: Previous ownership included USACE. Adjacent property uses include single family homes and pastureland.			

5.0 Interviews		
	Name	Position
1	Matt Denton	Smithville City Parks and Recreation Maintenance
2	Derek Dorsey	USACE, Smithville Park Manager
3		
4		
5		
6		

6.0 Records	
1	Real estate documents
2	USACE CPTTrack and Smithville Project Files
3	EPA Superfund National Priorities List, Facility Registry Service and ECHO Databases
4	Missouri Department of Natural Resources (MDNR) Online GIS Database
5	MDNR E-START, MEERTS and MERLIN Databases
6	

**7.0** We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of Smith's Fork Park \_\_\_\_\_ the property. Any exceptions to, or deletions from this practice are described in Section 3.11 \_\_\_\_\_ of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Environmental Professional (Print) <b>Mary Lawson</b>	
Environmental Professional's Signature <b>LAWSON.MARY.CATHERINE.1255227854</b> NE.1255227854	Digitally signed by LAWSON.MARY.CATHERINE.1255227854 Date: 2022.09.20 17:01:48 -05'00'
Date <b>09/20/2022</b>	

8.0 CERTIFICATIONS:	
15.a. The Environmental Professional Completing this report:	
Name: Mary Lawson	
Title: Kansas City District Environmental Compliance Coordinator	
Organization: U.S. Army Corps of Engineers, Kansas City District	
Address: 601 E 12th St Ste 436, Kansas City, MO 64106	
Phone number: 816-389-3123	
Date: 09/20/2022	
Qualifications: GS-0028-12, Environmental Protection Specialist; 20 years experience with USACE as an Environmental Compliance Coordinator	



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"[I, We] declare that, to the best of [my our] professional knowledge and belief, [I, we] meet the definition of Environmental professional as defined in 312.10 of 40 CFR 312 and [I, We] have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. [I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

**9.0 RECOMMENDATION:**

- ☒ I recommend that the proposed real estate outgrant be approved and that the action proceed.
- ☐ I do not recommend that the proposed real estate outgrant be approved and recommend that no further review and processing be done.

OPM/ECC Signature DORSEY.DEREK.RYAN.1239586  
399

Digitally signed by  
DORSEY.DEREK.RYAN.1239586399  
Date: 2022.09.20 17:36:03 -05'00'

Date 20 Sep 2022

[illegible]

Environmental Condition of Property-Smith's Fork Park  
Appendix A: Site Details

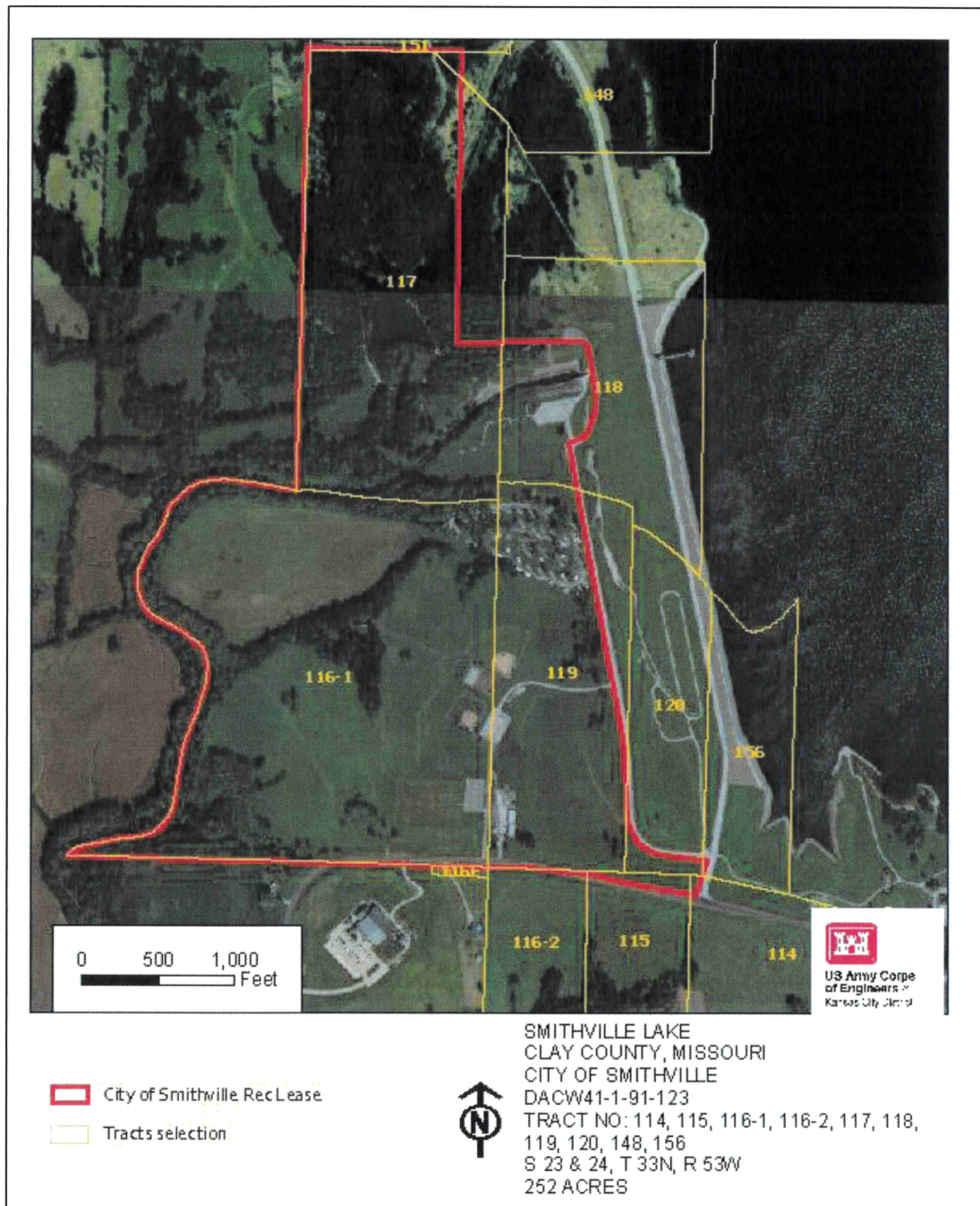


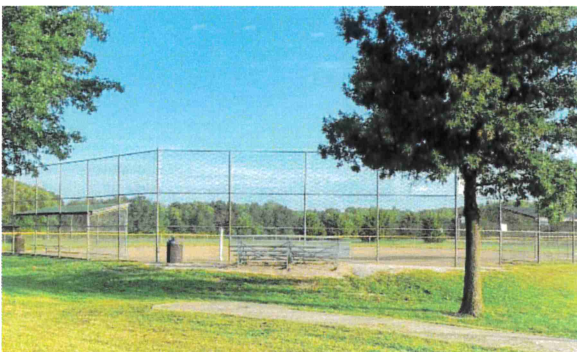
Figure 1: Segment Layout



**Figure 2:** Restrooms



**Figure 3:** Ball field



**Figure 4:** Ball field



**Figure 5:** Concession stand



**Figure 6:** Boy Scout picnic shelter



**Figure 7:** Rock-lined fire ring, benches





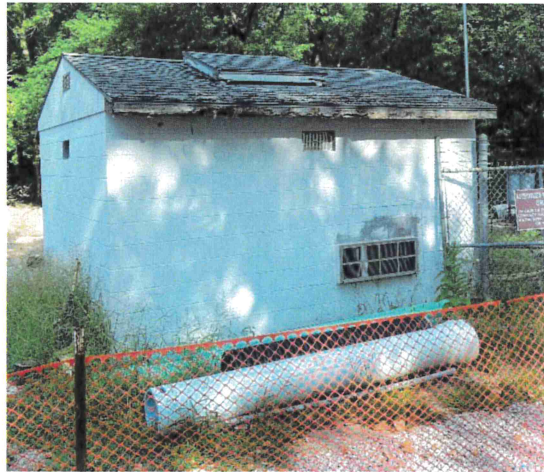
**Figure 8:** Hammock stand



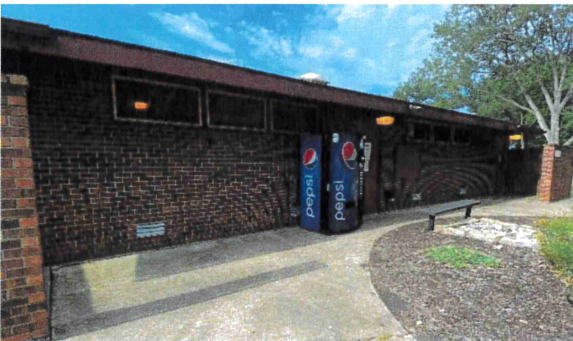
**Figure 9:** Pond within excluded area



**Figure 10:** 500-gallon diesel AST



**Figure 11:** Old pump station



**Figure 12:** Shower house



**Figure 13:** Propane tank



**Figure 14:** New pump station



**Figure 15:** Sodium permanganate tank



**Figure 16:** Lift station (under construction)





Figure 17: Aerial of excluded area

Environmental Condition of Property-Smith's Fork Park  
Appendix B: Government Records/Historical Resources Inquiry Findings

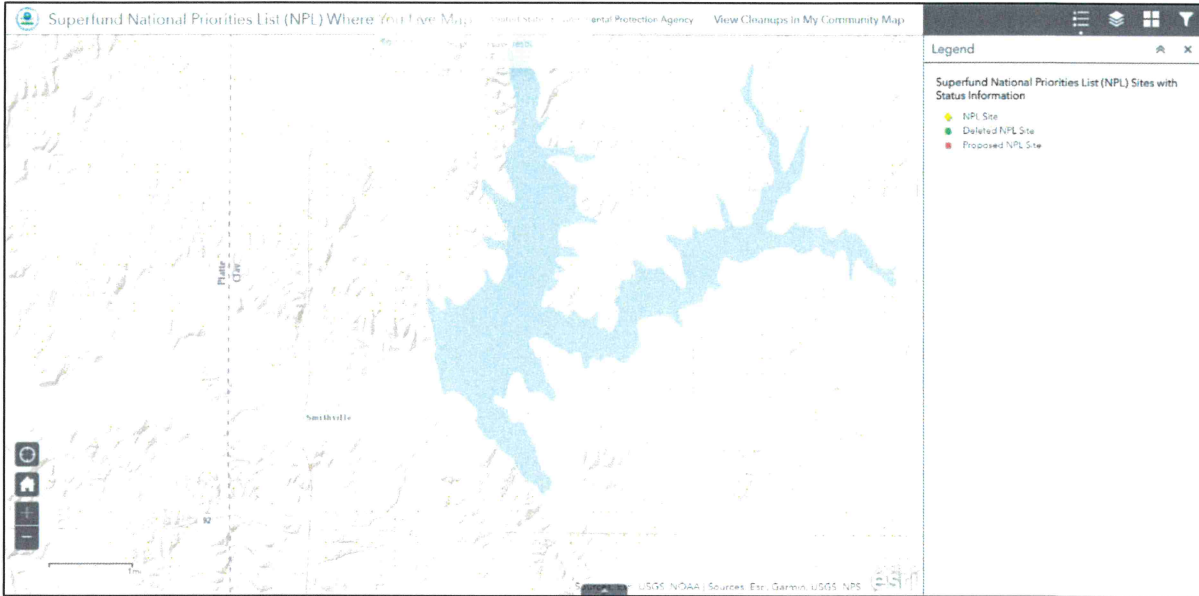


Figure 1: Superfund, National Priorities List (NPL) Map

EPA ID	Site Name	City	County	State	National Priorities List Status	Superfund Alternative Approach	Construction Complete	Site-wide Ready for Anticipated Use	Human Exposure Under Control	Groundwater Migration Under Control
MON000710241	<a href="#">ANGELS ATTIC</a>	GLADSTONE	CLAY	MO	Not NPL	No	No	No	Status Unavailable	Status Unavailable
MOD046750253	<a href="#">ARMOUR ROAD</a>	NORTH KANSAS CITY	CLAY	MO	Final NPL	No	No	No	Yes	Yes
MOD980633143	<a href="#">HCL CHEMTECH</a>	KANSAS CITY	CLAY	MO	Not NPL	No	No	No	Status Unavailable	Status Unavailable
MOD980853519	<a href="#">LEE CHEMICAL</a>	LIBERTY	CLAY	MO	Final NPL	No	Yes	No	Yes	Yes
MOSFN0703538	<a href="#">NORTH KANSAS CITY AMMONIA</a>	NORTH KANSAS CITY	CLAY	MO	Not NPL	No	No	No	Status Unavailable	Status Unavailable

Figure 2: Superfund, National Priorities List (NPL) Clay County, MO



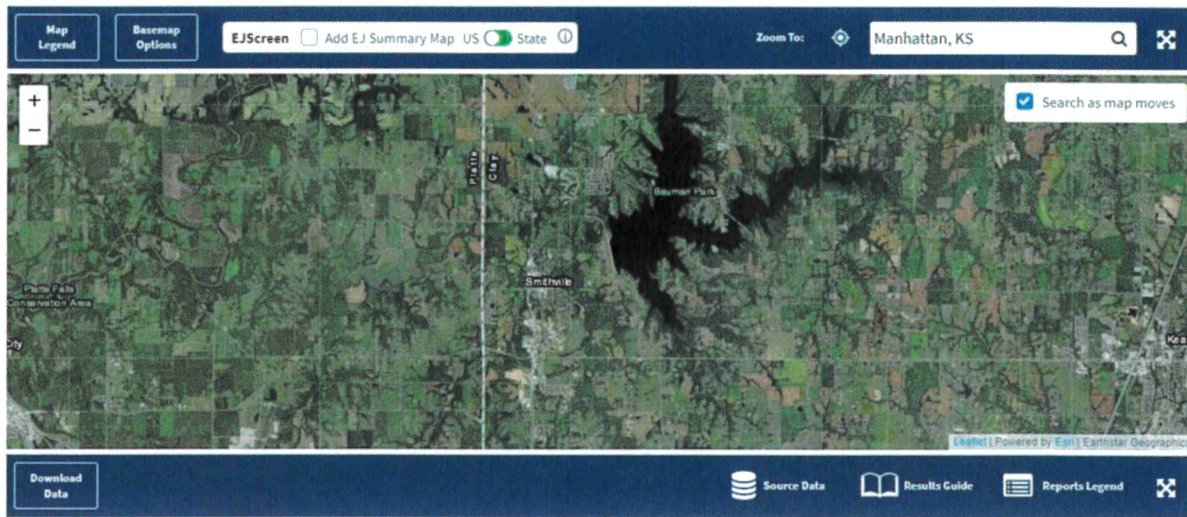


Figure 3: U.S. Environmental Protection Agency Enforcement and Compliance History Report

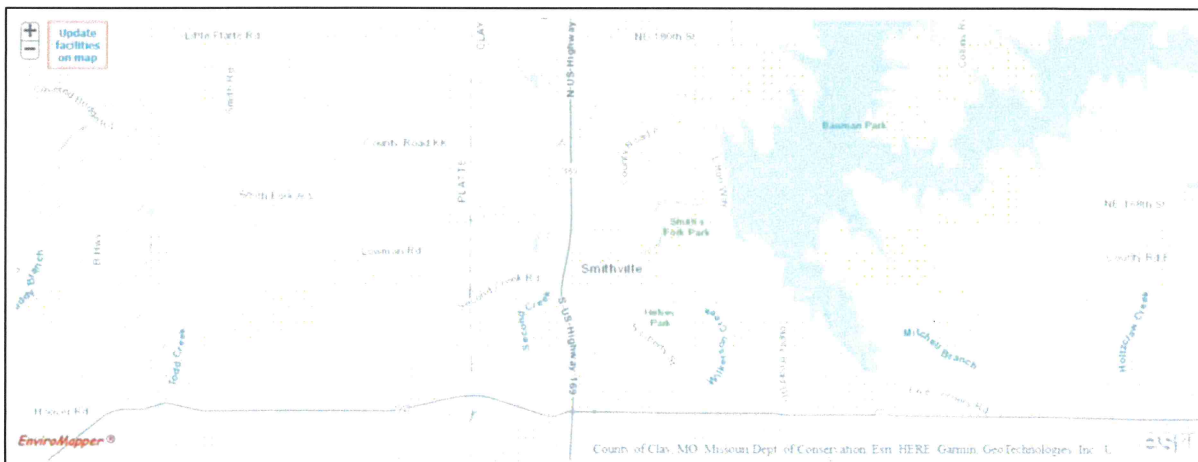


Figure 4: EPA Facility Registry Service-RCRAInfo Database

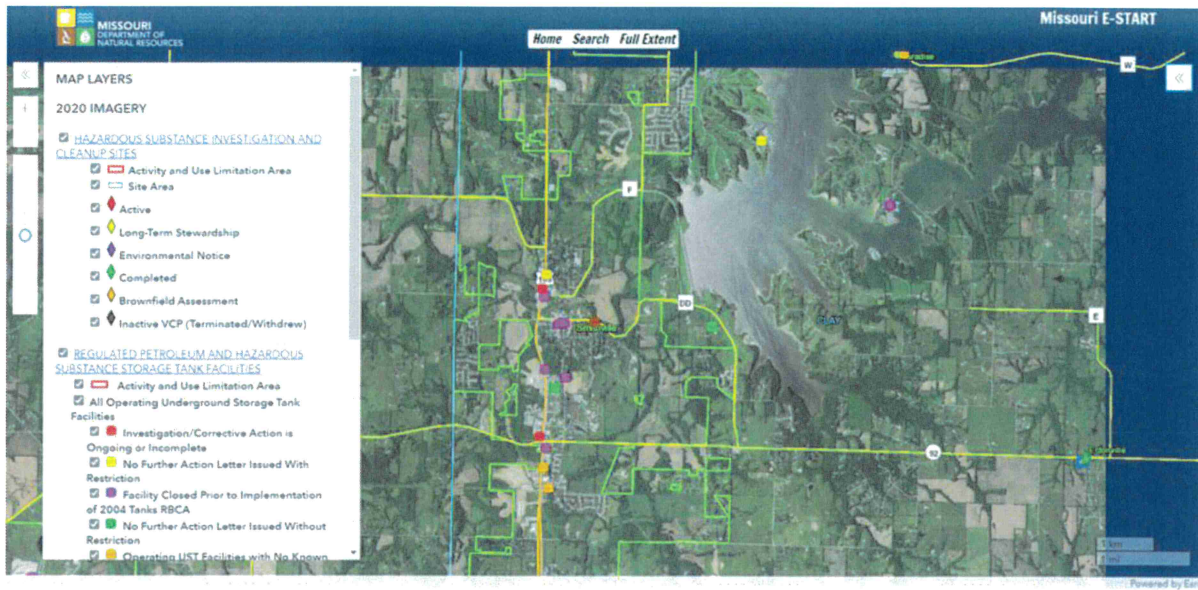


Figure 5: Missouri Department of Natural Resources Environmental Site Tracking and Research Tool

**Environmental Condition of Property-IDNR Rathbun Fish Hatchery**

Appendix C: Interview with Matt Denton and Derek Dorsey

**The following information was provided by Mr. Matt Denton, Smithville City Parks and Recreation, and Derek Dorsey, USACE Smithville Park Manager, on 25 August 2022:**

Vehicle maintenance was conducted by park staff previously. Used oil was taken to O'Reilly's. However, vehicle maintenance is conducted off-site. Oil changes on equipment, such as mowers, is all that continues to be done on-site currently.

Fill dirt for ball fields is bought from Coulter's. Calcite clay is used on the infields.

Several ponds exist on the site where goose tubs used to be maintained in the 1980's.

Structures on site were most likely constructed around 1979, shortly after the lake was completed.

The wash bay used to drain to the ground, but was closed in the 1990's.

The concession stand on-site is currently just used for storage. It has some mold and is slated to renovate or demolish.

The older raw water pump station will possibly be demolished or used for storage. Some sodium permanganate injection occurs there via metering pump and two (2) 55-gal drums.

The admin office was added at the shop in 2016.

Temporary port-a-john's are brought in during soccer season.