

Flandreau Santee Sioux Tribe
Natural Resources
Brownfields Tribal Response Program
Inventory Questionnaire

Form Number: 10

Date: Oct 7 2014

Time: _____

Anonymous Information?

Yes: _____

No:

If no, please answer the following questions:

Name: THREE MILE CORNER GAS STATION
Address: NW of intersection of state Hwy. 13 (481st St) and state Hwy 34 (233A St)
Phone: 605-997-5123 Natl. Resources Dept Moody County, Flandreau, SD (on County land purchased by the Tribe.)

Description of Site:

About 2 Acres,
NW of intersection of state Hwy (481st St) and state Hwy 34 (233A St)
Moody County, Flandreau SD (on County land purchased by the tribe)

Site Location/Directions:

Lat/Long coordinates 44.467778, -99.58825
NW of intersection of state Hwy 13 (481st St) and state Hwy 34 (233A St)
Moody County, Flandreau SD (on County land purchased by the Tribe)

Other Person(s) that may be knowledgeable of sites past and present uses:

YES

Potential/Known Environmental Threats/Hazards existing on site:

under ground storage tanks

Other important information:

maybe oil leaks -
under ground storage tanks

Signature of Person completing questionnaire: Elizabeth Wahn

**Flandreau Santee Sioux Tribe Natural Resources
Brownfields Tribal Response Program
Site Inventory Information Sheet**

Date: Oct 7 - 2014

Site Name: Three Mile Corner Geo Station

Form completed by: Elizabeth Wakenin

Directions to Site: NW of intersection of State Hwy 13 and State Hwy 34 (233 Ast) Moody County, South Dakota SD

Site Description: open land area.

Address: (county/state)

Lat/Long: 44.467778, -99.58825

Township/Range/Section: Moody County

Parcel/Allotment Number(s):

Current Property Owner: FSST

Current Use of Property: NINIS

Future Use of Property: Farm Land - CRIP

Neighborhood: Residential: Industrial: Rural: Other:

Site & Vicinity general characteristics: (terrain, elevation, general land use in area, vegetation, location to nearest town)

Physical Setting:

Geologic Information:
-geological formations/thickness
-bedrock name/depth
-faults/structural features
-(within 4 miles)

Hydraulic Information:
-depth to groundwater
-aquifers under site
-hydraulic conductivity
-confined/unconfined
-recharge area
-interconnections

Hydrology:
-surface water flow direction
-annual mean discharge rate of surface water
-drainage area up-gradient of site
-floodplain information
-wetlands or water bodies

Historical Information:

Property use Past/Present:

Previous owner:

Potential environmental threats:

Site Reconnaissance:

Description of each structure:
(Size/condition/construction materials)

Interior Observations:
(Heating/cooling/stains/
corrosion/drains/sumps/
possible asbestos)

Fence/Gates: (condition/type/locked):

Approximate size of Property (acres):

General slope of site:

Water Supply: Potable Non-Potable Groundwater Surface Water None

Wells: monitoring drinking irrigation none other

Sewage Disposal System: Septic connected to public system none other

Roads: paved gravel dirt stained gates

Containers identified:
(Include number/size/conditions)

Drums/small containers:

Hazardous substances or petroleum products in connection with identified uses: *- Under ground storage tank*

Unidentified substance containers:

Potential contaminants/indicators identified: *oil tanks*

Hazardous substances or petroleum products in connection with identified uses: *Under ground storage + AWW*

Underground tanks (pipe or pipe caps):

Above ground tanks/lines: *yes*

Buried waste (line of new asphalt, disturbed/subsided soil): *yes*

Fresh/imported cap soil, road base, wood chips:

PCBs (including transformers, fluorescent light fixtures): *none*

Odors:

Pools of liquid:

Pits, ponds, trenches, and lagoons:

Stained soil or pavement:

Stressed vegetation:

Solid waste/debris: (check if present)

- White goods
- Metal debris
- barrels
- containers (list) _____
- carpet
- glass
- untreated wood
- treated wood
- plumbing materials
- tires
- wire
- sheet rock, construction debris
- plastics
- concrete
- household
- radiators
- fiberglass
- automobile/parts (list) _____
- household appliances (list) _____
- medicine bottles/other medical debris

Other

(list): _____

Waste water:

Adjacent Properties:

Property Use/Condition:

Targets:

Nearest resident, drinking water well:

Human/indicators present:

Animal indicators present:



Targeted Brownfields Assessment (TBA) Application

EPA Region 8 accepts applications for environmental assessment assistance at brownfields properties on an ongoing basis. To request Region 8's technical assistance, please complete this application. The information provided will be evaluated to determine if the applicant and site meet the selection criteria for the TBA program. EPA will also evaluate whether funding is available to perform the requested assessment within the desired schedule. Applicants will be contacted promptly after this review. For more information on TBAs, please visit: www.epa.gov/region8/brownfields/tba.html

1. Applicant Information - October 7, 2014

Applicant Organization	Flandreau Santee Sioux Tribe
Contact Person and Title	Elizabeth Wakeman, Brownfields / Tribal Response Program Coordinator
Street Address	P.O. Box 283
City, State ZIP Code	Flandreau, SD 57028
Phone	605-997-5123
Fax	605-997-5230
Email Address	fsstbfc@mchsi.com

2. Site Description and History

Site Name	Three Mile Corner Gas Station
Address	NW of intersection of State Hwy. 13 (481 st St.) and State Hwy 34 (233A St), Moody County, Flandreau, SD (on County land purchased by the Tribe)
Acreage	About 2 Acres
Lat/Long Coordinates	44.467778; -99.58825
Current Owner's Name	Flandreau Santee Sioux Tribe
Current Owner's Address	P.O Box 283, Flandreau, SD 57028

A. Please provide a brief description of the property and the specific assessment(s) you wish to have performed (e.g., Phase I, II and/or cleanup planning):

We would like a Phase I and Phase II and cleanup planning activities completed for the Three Mile Corner Gas Station site. At one time, there was a gas station building with a garage located directly north of the gas station where tires were installed/repared and possibly vehicle maintenance was conducted. Contaminants related to vehicle maintenance may have also been present. Interviews indicate that two USTs are still underground, possibly filled with sand and it is unknown if the soil is contaminated from leaking USTs or above ground spills. The buildings were burnt in a fire training exercise in 1990. From the age of the buildings, asbestos, lead may have been present. Below is the history of the site obtained from information at the Moody County Historical Society, Moody County Office of Records, USDA Field Office in Flandreau, and local Tribal resident interviews.

1. Undeveloped or possibly farm or grazing land prior to 1938. (Moody County Historical

Society interview, documented in 2003)

2. About 1938 – Paul Fisker built the gas station when Highway 34 was blacktopped. Multiple ownership up to 1997. (Moody County Historical Society interview, documented in 2003)
3. About 1968 – Stopped being a gas station and became a bar. (Local residents, 2014)
4. July 1990 – Gas station burned as part of fire training exercise. (Picture dated July 1990 from Moody County Historical Society)
5. About 1990 – Tribe constructed Casino Sign – may have leased land from owner to construct and display sign. (Local residents, 2014)
6. August 12, 1997- Flandreau Santee Sioux Tribe site purchased from Chapter of Calvary Cathedral, Minnehaha County, SD. (Warranty Deed, Moody County Records, Court House)
7. May 13, 2002 – Site surveyed in preparation for widening of Highway 34. (Moody County Records, Court House)
8. 2004 – Flandreau Santee Sioux Tribe purchased farmland from Roger Lunstra to the north and west of site. (Moody County Records, Court House)
9. Photographs obtained from USDA Field Office in Flandreau, SD:
 - 1956 – Can see gas station and trees lining property on west and north. Farm fields are located beyond the trees on the west and north. Flandreau Municipal Airport directly south across Highway 34 and farm across Highway 34 to southwest.
 - 1964 – Observe basically the same information as in above bullet (1956).
 - 1984 – Can see gas station, but airport structures have moved further to the west and one runway is relocated.
 - 1991 – Gas station gone.

(See numerous attached documents, photos, and aerials)

B. When you would like the assessment(s) to be conducted? What is the project timeline?

We would like this assessment to be conducted as soon as possible.

C. Why would you like the assessment(s) conducted? (TBAs can be used to facilitate property acquisitions, meet EPA grant application requirements, characterize contamination for environmental cleanup, among other reasons.)

The Tribe wants to characterize the contamination so it can determine its options for cleaning up the site and bringing it back into productive reuse.

D. Describe the environmental conditions at the site, including potential contaminants and a summary of any known past environmental investigations. Describe the past uses of the site.

Interviews and documents obtained on the site indicate that potential hazardous substances and petroleum may be comingled. USTs and contaminated soil remain on the site from previous gas station that was burned. From the age of the buildings, asbestos and lead-based paint may have been present. Vehicle fluids and maintenance products may also have been present. Interviews mentioned that 2 USTs may have been filled with sand. No documentation could be identified in relation to the tanks.

E. Is the applicant the property owner? (Yes/No) Yes

F. If not, does the applicant have legal permission to enter the property to conduct the site assessment activities? (Yes/No) Note, applicant will be required to secure access. Yes

G. Do you know how and when the contamination occurred? (Yes/No) If yes,

describe. Note, applicants who are responsible for causing contamination are not eligible for assistance under this program.

There were numerous owners of the gas station, which later became a bar. A second structure directly north of the gas station shows a tire sign in the pictures and also may have been used to provide maintenance vehicle services. During the 1990s, it was typical procedures to burn old buildings during fire training exercises and fill USTs with sand. As the years progressed, it became apparent that fuels, USTs, vehicle fluids, asbestos, lead, etc may harmful to the environment and public health if not properly handled and dispose of. Eventually, laws and regulations were adopted to address the situations.

H. Describe any state or federal regulatory involvement at the site related to its environmental condition. None.

I. Is there an ongoing or planned state or federal enforcement action or order at the site? (Yes/No) If yes, please explain. No

a. **Is the site on any state or federal environmental lists, such as the National Priorities Lists (NPL) or the Leaking Underground Storage Tanks (LUST) list? (Yes/No) If yes, please explain.** No

b. **If petroleum contamination is suspected, has the applicant worked with the State or EPA to determine eligibility*? (Yes/No/NA) If yes, please explain.** No

3. Property Reuse and Redevelopment

A. Describe the anticipated reuse or redevelopment of the property.

The FSST Reservation is located in a prime agricultural land area and farming/ranching is a main occupation of the Tribe and Tribal members. The Tribe has limited land and resources. The uncertainty as to whether USTs, contaminated soil, and other contaminants from the building are inhibiting redevelopment of the land. This site could become additional farm land with the adjoining fields or be commercially developed because it is located at the intersections of Highways 34 and 13 just southeast of the Town of Flandreau, SD.

B. Describe any commitments in place to show this brownfields site will be cleaned up and redeveloped or reused. Please indicate potential or secured funding sources for cleanup and redevelopment.

Tribal Council/Executive Committee and the Land Management have asked the Brownfields Program to assess and possibly cleanup the site so it can be brought back into productive reuse.

C. Describe how site reuse/redevelopment will benefit the community (e.g., creation of jobs, green space, parks, sustainable/green redevelopment, a catalyst for further redevelopment in the area, etc). Privately owned sites must provide a substantial public benefit.

Any land that can be cleaned up and reused for agriculture and commercial enterprises is a benefit to the Tribe and it Tribal residents. Jobs will be created during the cleanup, and economic benefits and jobs can be realized from growing crops, raising cattle or a new business. This site could easily become part of the fields directly to the west and north or become a successful businesses site with new jobs because it is located at the intersection of two highways directly southeast of Flandreau, SD.

D. Will the property be sold or transferred to a different entity? If so, please describe. The Tribe does not intend to sell the property.

E. Describe the roles of stakeholders in the project, e.g., community organizations, local government involvement, etc.

- Land Management researches and make recommendations on Tribal Reservation land uses.
- Tribal Council/Executive Committee approves all projects on the Reservation.
- Tribal Housing makes decisions, provides input and seeks funding and land options for Tribal assistance housing.
- The Brownfields, GAP and Water Program along with Tribal Council/Executive Committee conduct considerable outreach to distribute information and gather public input through various media and meetings.
- Because the Tribe has MOUs with the City and County for Law and Fire response, information is often shared through documents and meetings.

F. Describe efforts directed towards involving the community in site reuse planning activities.

- The Flandreau Santee Sioux Tribe makes its intentions known thru general meetings, newsletters, and other outreach programs.
- The Brownfields, GAP and Water Program along with Tribal Council/Executive Committee conduct considerable outreach to distribute information and gather public input through various media and meetings.
- Because the Tribe has MOUs with the City and County for Law and Fire response, information is often shared through documents and meetings.

4. Additional Information

Please email any supporting documentation such as regional and site location maps, photographs, prior site assessment reports and historical environmental information, if available, to the email address provided below. **See attached pictures.**

5. Contact Information

To submit your application or for questions, please contact Bill Rothenmeyer, TBA Program Manager:

Email: rothenmeyer.william@epa.gov
Phone: 303-312-6045
Fax: 303-312-6065



Surface water bodies/location:

NA

Surface Water drainage from site:

NA

Rain/storm drainage patterns:

WA

Evidence of fishing/location:

NA

Dust blowing off site:

NA

Summary of recognized environmental conditions: