

Neihart Inconvenience Store Brownfields Assessment Project

March 2018

Site History

Located on Main Street, the Neihart Inconvenience Store was built in 1941 and operated as a Texaco gas station from 1941 to 2001. The property has been a convenience store since 2001, selling clothing, dry goods, and necessities. Formerly known as Kings Hill Grocery, three underground storage tanks were removed from the property in May 1999. At that time, a petroleum release was discovered. Additional samples taken outside the store from 2001 to 2013 showed petroleum contamination in the soil and groundwater. The contamination was above acceptable DEQ levels and standards. Sampling of the drinking water well and air within the store showed that the contamination did not pose a risk to employees or customers. Since the property remains contaminated, it is currently listed as a DEQ-regulated Leaking Underground Storage Tank (LUST) site (DEQ Facility ID 703244, Release ID 4206).

Brownfields Assessment Funding

In 2017, the current owners requested Phase I and Phase II environmental assessments to help facilitate the sale of the property. The results showed asbestos-containing materials in three areas: window glazing on the exterior window systems; caulking on the exterior log siding; and, silver paint layers under the metal roof. If future remodeling of the building will disturb these materials, they need to be removed (abated) in compliance with Montana rules and regulations. NewFields estimates the costs to abate all of the materials at \$12,710.

Groundwater data collected in 2017 showed that concentrations of petroleum contaminants have generally declined in the past several years in the four monitoring wells that were sampled in December 2017. However, the levels remain above the applicable DEQ groundwater Risk Based Screening Levels (RBSLs) in one well (MW-6). Three additional wells (MW-1, MW-2, and MW-7) were inaccessible in December 2017 due to weather and site conditions. Because of these findings, additional groundwater monitoring will be necessary to attain site closure from the DEQ. Collection of groundwater samples from MW-1, MW-2, and MW-7 as well as MW-6 should be completed in the spring of 2018 during high water conditions.

Montana Petroleum Tank Release Compensation Board and Cleanup Fund (Petrofund)

In 2000, the Kings Hill Grocery petroleum release (Release 4206) was deemed eligible for Petrofund. Petrofund eligibility allows the current and future landowner to utilize state funding to continue the sampling and cleanup of the petroleum release, with the first \$35,000 of expenses being paid by both the state and landowner (\$17,500 each). Once the \$35,000 has been paid, the state will reimburse the landowner for eligible assessment and cleanup costs, up to \$1 million. In the case of Kings Hill Grocery, the \$17,500 co-pay was met in 2002, and as of February 2018, \$49,568 of the \$1 million available has been reimbursed to the previous owner. Should a new owner purchase the property, Petrofund reimbursement eligibility would transfer to the new owner with no additional co-pay required. This is particularly important, as fears of a funding shortfall to address the petroleum release are unfounded. There is, in fact, more than \$900,000 of funding to address the release at this site.



Assessment and Cleanup Key Points

- ◆ Asbestos is present in three exterior building materials. These materials are not required to be abated, unless they are to be impacted during building renovations. Total costs is estimated at \$12,700.
- ◆ Petroleum contamination is still present in groundwater. Additional groundwater monitoring will be required to determine the extent and degree of groundwater contamination. Due to the age of the petroleum release, it's likely the petroleum release will be closed by the DEQ after additional groundwater monitoring confirms declining contaminant trends in groundwater.
- ◆ Costs to address the petroleum contamination at the site are covered by Petrofund, and Petrofund eligibility transfers to a new owner.

Neihart Inconvenience Store ♦ 208 North Main Street ♦ Neihart, Montana

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