

## City Council – Action Request Form

**Date:** December 11, 2017

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**To:** The City Manager

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**From:** S. Kirk Bjorling, Real Estate Administrator

**Council Action Requested:**

Consideration of a Resolution Authorizing Acquisition of 13.75 acres of land on Gun Club Road, Clemmons, North Carolina

**Strategic Focus Area:** Healthy Environment  
**Strategic Objective:** Manage Water Quality and Quantity  
**Strategic Plan Action Item:** No  
**Key Work Item:** No



**Summary of Information:**

The City of Winston-Salem is the owner of 22.38 acres of land located at 6020 Gun Club Road in Clemmons, NC. The site has been owned by the City since 1966 and was used as a Police firing range until it was abandoned in 2002. Due to potential lead and chromium impact to soil, a preliminary environmental assessment consisting of the collection of soil, groundwater and surface water samples was completed from December 2007 through February 2008. The results of preliminary water sampling showed that certain Resource Conservation and Recovery Act (RCRA) total metal concentrations exceeded North Carolina Administrative Code (NCAC) 2L ground water standards both on the range and in the drainage basin south of the shooting berm. Lead in the ground water above NCAC 2L Standards was also found to be widespread across both the Winston-Salem Police Department (WSPD) range property and the adjacent property to the east owned by Bingham Partners (Bingham); however, the highest lead in the ground water that exceeded 50 ug/l appeared to be mostly confined to the shooting range parcel, and in particular around the former shooting berm.

**Committee Action:**

<b>Committee</b>	Finance 12/11/17 Public Works 12/12/17	<b>Action</b>	Approval
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**

During July of 2010 through September of 2010, a total of 2,392 tons of soil was excavated from the shooting berm that contained elevated total metals levels of chromium and hazardous waste concentrations of lead. During excavation, the soil was treated and stabilized to below hazardous waste threshold concentrations with a metals stabilization product, and was then transported to the Hanes Mill Landfill in Winston-Salem, North Carolina for disposal. In 2017, additional groundwater samples were taken on the Bingham property to the east of the range. Samples showed that some concentrations of metals still existed in the groundwater on this adjacent property. Reports have been submitted with the groundwater sampling results and also the results of groundwater modeling with respect to North Carolina Divisions of Environmental Quality (NCDEQ) risk based criteria. Ultimately the most viable alternative is for the City to purchase the Bingham property to the east of the range and work to place deed restrictions on the property in accordance with the NCDEQ risk based criteria.

The attached resolution authorizes the acquisition of 13.75 acres of land on Gun Club Road, Clemmons, North Carolina owned by Bingham Partners, also known as Tax PIN 5893-67-4638, for \$46,300.