

June 22, 2009

Amy Griffey
Economic Development Coordinator
Northwest Kansas Planning and Development Commission
113 N. Norton, Ste. C
Norton, KS 67654

RE: City of Collyer, Kansas - Housing Rehabilitation and Demolition
Project No. CDBG #09-HR-902

Dear Ms. Griffey:

The Kansas Geological Survey (KGS) has received your letter dated June 9, 2009, asking us to review the above referenced project. In general, the project involves rehabilitation of approximately 13 existing homes and the demolition of seven residential structures in Collyer, Kansas.

A review of regional geologic information and project information provided by Northwest Kansas Planning and Development Commission indicates that there are no unduly adverse geologic conditions that should affect this project. Site-specific conditions should be considered prior to construction and demolition.

This letter is an assessment based on the regional geologic conditions available at the KGS and cannot be used in substitute of a detailed site characterization. Other geologic conditions, not discussed herein, or for which the KGS has no knowledge, may affect the viability of the project. It is the responsibility of the applicant to provide any necessary characterization, geotechnical or environmental testing, or design by a licensed professional geologist or engineer to complete the project.

If you have any questions please feel free to contact me at (785) 864-2099.

Sincerely,



Robert S. Sawin
Geologist

Enclosures

cc: Dan Suchy, KGS Data Resources Library

**NORTHWEST KANSAS PLANNING AND DEVELOPMENT COMMISSION
ENVIRONMENTAL ASSESSMENT REVIEW**

REQUEST FOR ACTION ON GRANT REVIEW

DATE: June 9, 2009

Agency Name:

Kansas Geological Survey

Impact Categories:

Unique Natural Features and Agricultural Lands

Applicant's Name and Address:

City of Collyer
PO Box 153
Collyer KS 67631-0153

Project Title:

Housing Rehabilitation and Demolition

Project Number:

CDBG #09-HR-902

Return No Later Than:

As Soon As Possible

Return To:

Amy Griffey
Northwest Kansas Planning & Development Commission
113 N Norton, Ste C
Norton KS 67654

Northwest Kansas Planning and Development Commission have submitted the enclosed proposal for an Environmental Assessment Review. Your review of this proposal as it affects regional or local interest will be appreciated. Your appropriate comments concerning the proposal should be submitted to Northwest Kansas Planning and Development Commission no later than the date specified above.

Comments filed on a proposal may include: (1) The extent to which the project is consistent with or contributes to the fulfillment of your agency planning within the state, region or locality; (2) How the proposal relates to state, regional or local objectives; and (3) The effect of the proposal on your agency's activities.

☒ No Impact Anticipated

☐ Potentially Beneficial

☐ Potentially Adverse—
Requires Documentation Only

☐ Requires Project Modification

☐ Potentially Adverse—
Requires More Study

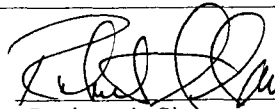
☐ Needs Mitigation

COMMENTS:

☐

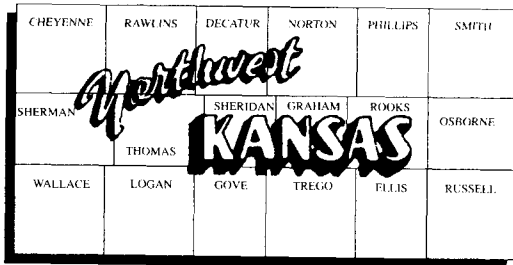
REQUIRES 2ND TIER ENVIRONMENTAL REVIEW OF INDIVIDUAL REHABILITATION SITE

Additional information required to complete 2nd tier environmental assessment:

 **SR. RESEARCH ASSOCIATE**
Reviewer's Signature and Title

Robert S. Sawin
Printed Name

06-22-09
Date



**NORTHWEST KANSAS
PLANNING and DEVELOPMENT
COMMISSION**
319 N. Pomeroy
Box 248
Hill City, Kansas 67642-0248
(785) 421-2151 Fax (785) 421-3496

KANSAS GEOLOGICAL SURVEY
1930 CONSTANT AVE
LAWRENCE KS 66047-3724

June 9, 2009

RE: City of Collyer; CDBG #09-HR-902

To whom it may concern:

The City of Collyer has received funding from the Kansas Department of Commerce for Small Cities Community Development Block Grant Housing funds to assist the community with housing needs in a targeted area of the city limits. The designated target area includes 56 housing units [map attached]. The project proposes to include the rehabilitation of approximately 13 homes owned and occupied by low-to-moderate income families and the demolition of seven dilapidated, unoccupied residential structures.

Rehabilitation may include repairs or replacement of roofs, gutters, foundations, windows, paint, plumbing, heating, electrical and accessibility components; and other repairs to meet CDBG Housing Quality Standards (HQS) [description of HQS attached]. Rehabilitation contractors working on the homes must be trained in lead safe work practices.

The proposed demolition activity will involve a general inspection of the property. An inspection(s) for asbestos containing material (ACM) will be conducted by trained professionals at each property required by governing agencies to have such. If such inspection indicates ACM is present and must be removed, a properly trained contractor will be procured ensuring the appropriate method of removal prior to demolition of the structure. Following inspection, the demolition of an estimated seven residential structures that pose conditions of slum and blight within the city limits will occur. Demolition work will include the removal of the dilapidated structure, removal and disposal of all concrete, cement or blocks, leveling the ground, capping abandoned septic systems and abandoned wells, and the removal of trees, brush or foliage if needed. Burning of structures slated for demolition will not occur.

Project activity will be completed by April 30, 2011. HQS inspections, lead based paint risk assessments and clearance testing/reports, and required asbestos containing material testing will be performed by North Central Regional Planning Commission, Beloit, Kansas. Northwest Kansas Planning & Development Commission, Hill City, Kansas, will provide certified CDBG administration services.

Our office is conducting an environmental assessment of the above referenced project and request your agency review the project and its potential environmental impact. An Environmental Assessment Review form is attached to issue your response. The form indicates specific impact category(ies) you are to consider depending upon your agency's jurisdiction. Our office asks that you please elaborate why you indicated the specific impact under the "comments" section of the form. On the review form, you will find a box to be checked if your agency requires additional information on individual properties to be rehabilitated or demolished, once the benefiting properties are confirmed. If such "2nd tier" environmental review is required, please be sure to clearly indicate what type of additional information your agency will require to assist you in the environmental review process.

Please know the project cannot proceed until a review form is received from your office - regardless of your response! Our office must have documentation from your office in the Environmental Review Record - whether it is in the form of a letter or on the attached review form AND regardless of whether or not your office feels the proposed project will have an impact on the human and natural environment.

I thank you in advance for your timely response to this request. Should you have any questions or need additional information, please contact me at your earliest convenience.

Sincerely,

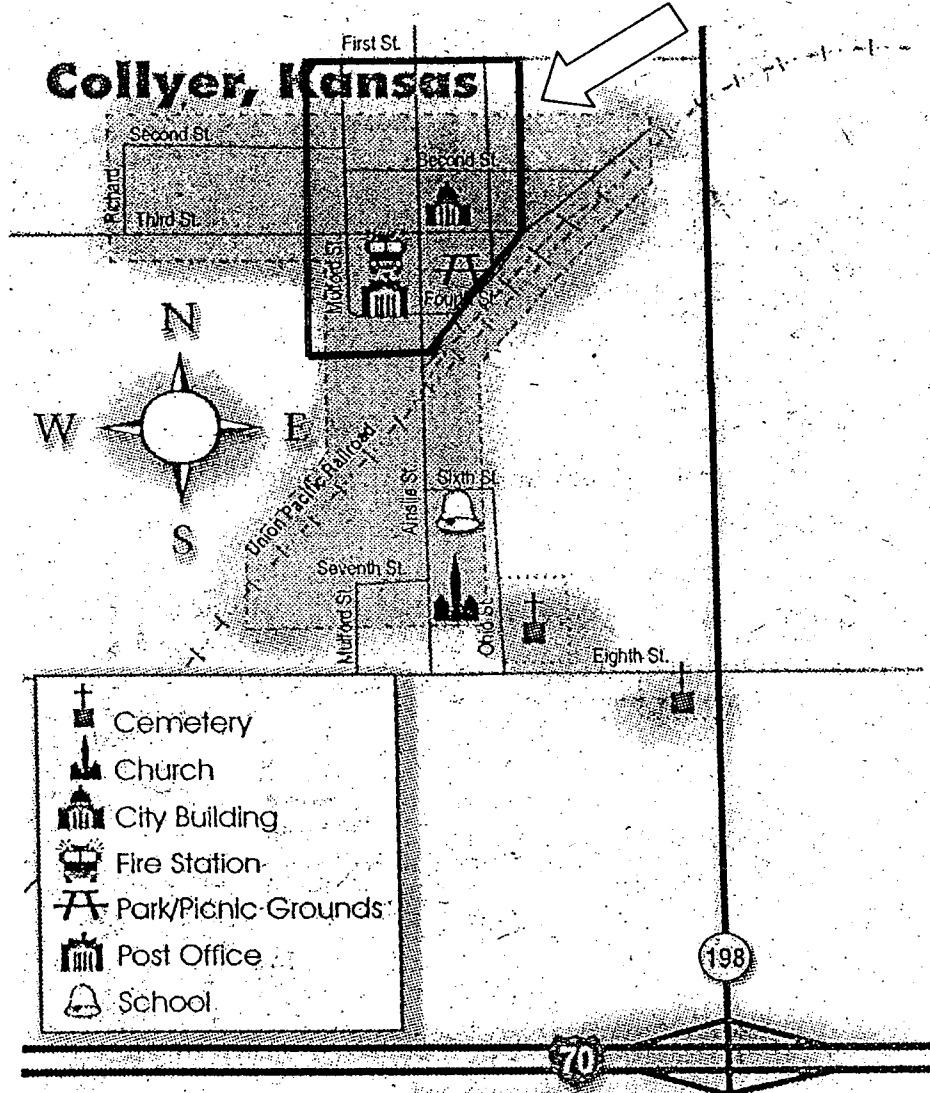
A handwritten signature in cursive script that reads "Amy Griffey".

Amy Griffey
NW KS Planning & Development Commission
Economic Development Coordinator

Enclosures

cc: City of Collyer

TARGET AREA



HOUSING QUALITY STANDARDS (HQS)

The Housing Quality Standards are divided into two subparts: a) weatherization/health and safety standards and b) livability standards. All units receiving CDBG rehabilitation assistance **must** comply with the weatherization/health and safety standards, except those units being addressed outside the targeted area for emergencies or accessibility standards for disabled households. At least 80 percent of all funds for rehabilitation activities must comply with the livability standard. Below is a general description of the standards. The specific HQS requirements will be included in the CDBG Grantee Handbook.

Weatherization/Health and Safety Standards

1. Weatherization: Includes minimal amounts of weatherization, including ceiling and wall insulation, as well as other items that may be necessary to meet energy standards.
2. Electrical: All electrical work shall meet National Electrical Code, latest 10-year edition. Obsolete or unsafe wiring systems must be replaced. Splicing of wires outside of junction boxes will not be allowed. Not less than two general circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided.
3. Plumbing: All houses shall meet Section 8 Standards regarding plumbing work. Soft copper piping will generally not be allowed in replacing and installing gas lines. All on-site sewage disposal systems shall be installed according to state regulations. All water quality generally must meet the KDHE standards. Venting of sewer system is required.
4. Venting of Mechanical Systems: All venting of mechanical systems shall meet Section 8 Standards. All solid fuel burning appliances shall be vented as specified in the CDBG Handbook. All solid fuel burning flues and chimneys shall be cleaned. Clearances shall be as specified in the CDBG Handbook.
5. Lead-Based Paint: All houses shall meet HUD requirements with regard to lead-based paint.
6. Roof Covering: Shall be as required in Section 8 Housing Quality Standards. All roofing work completed shall use metal flashings as appropriate.
7. Crawl Spaces: All foundation crawl spaces will be enclosed to prevent pipes from freezing in the winter. All pipes in unheated crawl spaces shall be wrapped with appropriate insulation to prevent them from freezing.
8. Structural: All floors, stairs, ceilings and other load bearing structural members shall be solid and not in danger of collapsing.
9. All materials must be installed according to manufacturer's recommendations.

Livability Standards

This standard includes the Health and Safety and weatherization requirements. Some space standards and additional facilities and appliances are required. Includes all Section 8 Housing Quality Standards items. Electrical service must be 100 amps. Drainage away from the house is required. Light and ventilation standards specified. Potential for air and water infiltration is addressed. Generally, roofs should be in adequate condition not to leak for a five-year period. A house shall have at least one operable smoke alarm per floor. For additional information, please refer to the CDBG Housing Quality Standards in the Grantee Handbook.