





120 hwy 212, Dixon Agency, MT 59831



- Organization : Confederated Salish & Kootenai Tribe
- Property Name : Flathead Post & Pole Yard/Mill
- Price : Project Ongoing
- Size (in acres) : 100
- Structures on site : no
- Primary property status :  Brownfield
- Secondary property conditions :  Greenfield acres
-  Brownfield Acres
-  Bluefield

### Property Description

The site is Tribal Trust Land at the confluence of two rivers, near tourist destinations. It requires wood waste removal in order to be redeveloped for recreational use.



## Market:

- Market Summary: Desired reuse of the site is recreation in the floodplain and industrial on the upper area rail spur.
- Market transect: Sub-Urban
- Market character: Tourist District, Rural Crossroads, Waterfront, Recreation Cluster
- Market trending: Water, Open Land, Public Conservation, Fishing, Boating, Other Recreation/Entertainment

## Transportation

- Rail access (rail spur): Yes
- Waterfront access: yes
- Description: Direct access to the Flathead River.

## Current Use and History:

- Past uses/historical operations: Saw mill & wood treatment facility

## Environmental Conditions:

- Summary: Pentachlorophenol impacts to soil have been remediated in all areas, except near a small sawdust bin. Final soil cleanup is planned for 2018. Pentachlorophenol is present in a shallow aquifer with no current uses, downgradient from a former dip vat. Deed restriction against groundwater use on-site is proposed to prevent exposure to this water. After decommissioning of the post & pole yard, the site became a problem illegal dumping ground. The CSKT Solid Waste Program, with the same manager-in-charge as the Brownfields Program, removed the garbage more than once. In an effort to change course for this site, the Dixon community jumped in and just this year conducted a cleanup using volunteers. The CSKT Wildland Recreation Program come in to mow the site with the purpose of making it "pleasant to the eye" and discourage further illegal dumping. Tribe foresees the site to be reused for recreation once the contaminants are removed.
- NFAs/NFRs obtained: no
- Recognized Environmental Conditions (RECs): yes
- Type(s) of contamination: Semi-Volatile Organic Compounds (SVOCs)
- Impacted media: Soil, Ground Water
- Extent of impacts: Low
- Summary of RECs: Pentachlorophenol impacts to soil have been remediated in all areas, except near a small sawdust bin. Pentachlorophenol is present in a shallow aquifer with no current uses, downgradient from a former dip vat.
- Historical REC (H-REC): no
- Controlled REC (C-REC): no
- Areas of contamination or concern: yes
- Site entered in mandatory cleanup program, e.g. CERCLA (Superfund), RCRA: no
- Site entered in voluntary cleanup program (VCP): no
- Cleanup/Remediation in progress: yes
- Description of response (scope of work): Removal of surface soil impacted by pentachlorophenol
- Consultant performing the work: NewFields
- Total estimated cleanup / remediation cost (in dollars): \$ 192,810

- Asbestos survey: no
- Phase I Environmental Site Assessment (ESA) report available: yes
- Completed Date: 2015-08-11
- Completed By: NewFields
- Phase II Environmental Site Assessment (ESA) report available: yes
- Completed Date: 2016-08-02
- Completed By: NewFields
- Phase III cleanup plans/reports available: yes
- Completed Date: 2016-12-01
- Completed By: NewFields
- Any other environmental report available: no
- Ongoing legal action: no
- Site ever involved in environmental litigation: no
- Other adjacent/nearby environmental enforcement action(s): no

#### Ecological and Natural Resources:

- Ecological and Natural Resources summary: Property abuts the Flathead River
- Streams & Rivers (current or historic): yes
- Located in a 100 year floodplain: yes
- Located in 500 year floodplain: yes