

Briefing Report on the Kloep Facility

The Municipal APDES Permit requires the MOA to manage storm water consistent with State and Federal regulations and conditions. The MOA and State ADOT are co-permittees in the Anchorage APDES permit to operate and discharge through our storm sewer systems. Operation includes managing the facilities and waste streams associated with these systems. The Kloep Maintenance Facility includes a snow dump. This site also treats essentially all Vector Truck waste (clean-out materials from oil and grit separators) from the Municipality. The site's treatment system now includes local overflow surface treatment only. This system is not consistent with federal regulations and our permit and the MOA is required therefore to update and maximize treatment at this facility.

The pertinent document reference is *Permit AKS-052558, Part II.B.4*, as follows:

- Storm Water Infrastructure and Maintenance. The permittees must maintain their MS4 and related facilities to reduce the discharge of pollutants from the MS4 to the Maximum Extent Practicable (MEP).
- All permittee activities and permittee-owned and operated facilities, must be properly operated and maintained, including but not limited to structural storm water treatment controls, storm sewer systems, roads, parking lots, snow disposal sites, waste facilities, and street maintenance facilities.

The MOA needs to expand Kloep station through purchase of the land on which the snow site is located. This facility is the only operating MOA snow dump for west Anchorage. Our plan is to extend sanitary sewer to this location to receive liquid waste from the Municipal and State catch basin and oil separator cleaning operations and/or provide adequate treatment for this release and snow dump water to the adjacent wetland. Regulatory compliance requires us to take these steps. This meets the MEP requirement. We have been on notice from EPA/ADEC for a while.

The Airport has not provided the MOA with an acceptable long term lease or fee-simple sale offer for this land. Per FAA terms, the Airport cannot allow the MOA to make permanent upgrades at the Kloep facility, which is Airport land. The MOA Real Estate Services Division has been unsuccessfully in and out of negotiations with the Airport for nearly two years. Multiple requests have been submitted, including an offer to purchase the property for fair-market value with an attached third party appraisal in August of 2011. In April of 2012, the MOA was informed, again after negotiations failed, that the Airport was unwilling to lease or sell the property. It is the Municipality's finding that the only alternative to resolve the issues at the Kloep facility is via a land trade or combination land trade and sale with the Airport.