



Region 7

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Fact Sheet

JUNE 2005

LAND REVITALIZATION ***RCRA – Former Amoco Refinery, Sugar Creek, Missouri***

SITE HISTORY



BP Amoco Facility

The Former Amoco Refinery Site is located in Sugar Creek, Missouri, approximately eight miles east of downtown Kansas City. The site is approximately 450 acres, and is surrounded by the cities of Sugar Creek and Independence. The northern boundary of the site is adjacent to the southern bank of the Missouri River. Amoco Oil Company operated a petroleum refinery at this location from 1904 until it closed in 1982. When the refinery closed, it resulted in a 56 percent loss to the city's annual revenue.

After a series of acquisitions and mergers, Amoco Oil Company became part of BP Products North America, Inc. (BP). BP currently operates a fuel distribution terminal and pipeline station on site, while another party operates an asphalt

terminal on the property. During the refinery's operational lifetime, numerous spills and leaks occurred, resulting in the contamination of soil, sediment, and groundwater at the site. The contaminants of concern are volatile organic compounds, semi-volatile organic compounds and metals. In addition, a plume of contaminated groundwater has migrated offsite (south of the site) beneath a residential area. BP has implemented several interim measures at the site to address the plume, recover free product, and to control groundwater to surface water releases into Sugar Creek.

REGULATORY BACKGROUND

In June of 1989, the Environmental Protection Agency (EPA) issued to Amoco a Final Administrative Order on Consent (Consent Order) pursuant to Section 3008 (h) of the Solid Waste Disposal Act. The Consent Order required Amoco to conduct a RCRA Facility Investigation (RFI) and a Corrective Measures Study (CMI).

In February of 1990, Amoco entered into a Stipulation and Consent Decree with the Missouri Department of Natural Resources (MDNR) to clean up three petroleum sludge holding areas containing the following hazardous waste:

- sludge pit
- sludge pond
- wastewater treatment lagoon

BP treated approximately 179,959 cubic yards of petroleum contaminated sludge and soil between 1991 and 1998. Treatment was completed in 1998, and treated waste was placed in a lined landfill with a leachate collection system. In August 2000, BP submitted the closure certification for the cleanup. MDNR did accept the closure certification.



REDEVELOPMENT AND REUSE

In August, 2002, BP and the City of Sugar Creek signed a Reuse Agreement for the former refinery. In May of 2003, the two parties signed a lease agreement.

The vision of the site is to redevelop the property for use as a commercial and/or industrial park. Other potential uses include the construction of a recreation center for the city and a marina along the southern bank of the Missouri River. The Missouri Department of Transportation has also proposed the construction of a segment of the South Riverfront

Expressway across the facility. To address residential property owner concerns in the offsite plume area, BP initiated the Property Value Protection Program. Under this program, residents in the offsite plume area could sell their home to BP for 100 percent of its appraised value and receive a moving allowance. In addition, BP offered home improvement grants for those who choose not to sell their property.

To support redevelopment, EPA and MDNR agreed to break up the investigations at the site into phases. These phases coincide with the reuse phases outlined in the Reuse Agreement. BP plans to maintain its current fuel distribution terminal and pipeline station at the facility. Currently, an independently owned company operates an asphalt terminal onsite. Remedies for the site will incorporate several aspects of the reuse and lease agreements. These agreements outline specific institutional and engineering controls for the site. Institutional controls include zoning restrictions, property access provisions, deed restrictions, and development and maintenance protocols. Engineering controls include building and excavation protocols.

ADDITIONAL INFORMATION

If you have questions or need additional information, please contact:

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