

1. Denial was approved.
2. No action.



MEMORANDUM

Council Agenda
Item No. XI. W
1/30/2024

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Deny request from Terracon Consultants, Inc., for a Public Recreation or Natural Preservation Area Statement related to its application on behalf of Medical Waste Services to operate a Regulated Medical Waste Transfer Station to be located at 3903 NE 23rd Street, within one-half mile of Diggs Park, 2201 North Coltrane Road. Ward 7.

OR

2. Resolution stating that a Regulated Medical Waste Transfer Station to be located at 3903 NE 23rd Street is not expected to adversely affect Diggs Park, 2201 North Coltrane Road; and directing staff to forward the Resolution to Terracon Consultants, Inc., for submission to the Oklahoma Department of Environmental Quality. Ward 7.

Location:

3903 NE 23rd Street

Background:

On May 3, 2023, Terracon Consultants ("Terracon") first submitted the above-referenced request on behalf of Medical Waste Services. Medical Waste Services proposes operating a Regulated Medical Waste Transfer Station ("Transfer Station") at the site. According to the request, the Transfer Station would serve exclusively as a truck-to-truck transfer facility. Sealed containers would be moved from one truck to another for further transport. No unpacking or treatment of medical waste would occur at the Transfer Station.

The Transfer Station would be within one-half mile of Diggs Park. Therefore, to allow the project to proceed, the Oklahoma Department of Environmental Quality ("ODEQ") requires the City to provide a written statement that the Transfer Station is not expected to adversely impact the environment of Diggs Park. In mid-2023, staff reviewed the project information submitted by Terracon and determined the Transfer Station was not expected to negatively impact Diggs Park.

On June 6, 2023, staff presented a related resolution to the City Council. At that meeting, several residents expressed concerns about the project, and questions arose as to whether re-zoning was needed. As a result, the City Council deferred the item to staff to resolve outstanding questions. Subsequently, staff advised Terracon that their chosen location was not zoned appropriately. (I-2 Moderate Industrial Zoning was required, and the site was zoned I-1 Light Industrial.)

On September 20, 2023, Terracon proposed relocating the Transfer Station to an area approximately 400 feet to the south, which is zoned I-2 and would allow for the proposed use. On that date, Terracon also provided a report that includes a summary of the Transfer Station's operational requirements, including access control, fencing, accident prevention, and safety protocols. (See attached.)

On December 20, 2023, the Park Commission considered Terracon's modified request. Several residents attended that meeting and expressed their concerns. These included the facility's industrial nature, increased heavy truck traffic, exhaust fumes from trucks and generators, and potential odors or spills. Afterward, the Park Commission unanimously recommended that the City Council not issue a Public Recreation or Natural Preservation Area Statement related to the proposed Transfer Station.

Staff now present the matter to the City Council for a final determination. If councilmembers wish to approve Terracon's request, the attached resolution will serve as the Public Recreation or Natural Preservation Area Statement required by ODEQ. If councilmembers wish to deny Terracon's request, they can do so by voting to deny the resolution. Staff will be available to answer any questions.

Review:

Parks and Recreation

Recommendation: Request be considered.