

COMMUNITY INVOLVEMENT PLAN

Community-Wide Brownfields Projects

Revision 0

United States Environmental Protection Agency – Region 7
Brownfield Petroleum & Hazardous Substances Assessment Grants
Cooperative Agreement Nos. 2B97707501 & 2B97707601

Terracon Project No. 14107004 & 14107005
February 12, 2010



PREPARED FOR:

CITY OF CHERRYVALE
CHERRYVALE, KANSAS

PREPARED BY:

Terracon
TOPEKA, KANSAS

February 12, 2010

City of Cherryvale
123 W. Main
Cherryvale, KS 67335

Attention: Mr. Greg McDanel/City Administrator
Ms. Becky Swain/Asst. City Administrator-City Clerk

Re: Community Involvement Plan
USEPA Brownfields Assessment Grants
Cherryvale, Kansas
Project Nos. 14107004 & 14107005

Dear Mr. McDanel and Ms. Swain:

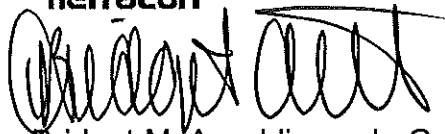
Terracon is pleased to provide this Community Involvement Plan (CIP) to you under the Master Services Agreement dated January 12, 2010 and Authorizations of Services #2 dated January 29, 2010 for the Cherryvale Brownfield Assessment Grants.

This document fulfills the requirement for Task 2: Outreach, Activity 1 of the *City of Cherryvale, Kansas Community-Wide Petroleum Brownfields Project Work Plans for CERCLA Section 104(k) USEPA Brownfield Petroleum and Hazardous Substances Assessment Cooperative Agreement Nos. 2B97707501 & 2B97707601*. The CIP will serve as guidance to engage the public and promote understanding and participation in the Brownfield assessment project.

Please do not hesitate to contact us at (785) 267-3310. Terracon looks forward to this continued relationship with the City of Cherryvale.

Sincerely,

Terracon



Bridget M. Aeschliman, L. G.
Environmental Department Manager



Eric J. Gorman, P.G.
Environmental Services Asst.
Department Manager

Copies to: Ms. Ina Square, United States Environmental Protection Agency

N:\Projects\2010\14107004\CIP\Cherryvale CIP.docx
BMA/EJG/jmb

Terracon Consultants, Inc. 3113 Southwest Van Buren Street Topeka, Kansas 66611

P [785] 267 3310 F [785] 267 3382 terracon.com



City of Cherryvale

Community Involvement Plan

Table of Contents

SECTION 1.0: INTRODUCTION	1
1.1 WHAT ARE BROWNFIELDS?	1
1.2 WHY PROMOTE BROWNFIELD REDEVELOPMENT?	1
1.3 BROWNFIELDS COMMUNITY IMPROVEMENT PLAN	2
SECTION 2.0: CHERRYVALE BROWNFIELDS ASSESSMENT AREAS	2
SECTION 2.1: AREA DESCRIPTIONS/LOCATION AND HISTORY	2
SECTION 2.2: MAP OF CHERRYVALE'S TARGETED BROWNFIELDS AREAS	3
SECTION 3.0: COMMUNITY PROFILE	4
SECTION 3.1: KEY COMMUNITY INTERESTS	5
SECTION 4.0: CHERRYVALE'S COMMUNITY INVOLVEMENT PROGRAM	5
SECTION 4.1: PUBLIC MEETINGS & ENGAGEMENT OPPORTUNITIES	5
SECTION 4.2: INFORMATION REPOSITORIES.....	6
SECTION 4.3: FACT SHEETS	6
SECTION 4.4: NEWSPAPER ADS & PRESS RELEASES	6
SECTION 4.5: POSTCARDS.....	6
APPENDIX A: GRANT COMMUNITY OUTREACH WORK PLAN	7
APPENDIX B: EPA REGIONAL CONTACTS	9
APPENDIX B: LOCAL OFFICIALS	10

Section 1.0: Introduction

1.1 What are Brownfields?

The City of Cherryvale is a town with a long history of railroad activity, smelting, and automobile fueling stations. The physical legacy of our heritage includes a number of abandoned, idled or underused properties and buildings in the City's present and former industrial areas. These sites are commonly referred to as "brownfields".

"Brownfields" are defined real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

The USEPA Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. On January 11, 2002 the Small Business Liability Relief and Brownfields Revitalization Act was enacted. Under this law, USEPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants.

In May 2009, the USEPA awarded the City a \$400,000 brownfields assessment grants for both petroleum and hazardous substances after nationwide competition. Grant funds will be used to inventory brownfield sites and conduct 40 Phase I and 12 to 16 Phase II environmental site assessments. Grant funds will be used to support community outreach activities.

This plan has been prepared for the City in cooperation with USEPA. The City and the USEPA have negotiated a cooperative agreement with the City of Cherryvale to perform assessment activities at prospective sites that appear to have the potential for petroleum and hazardous substances release issues. Terracon has been selected by the City to be its primary contractor for assisting with conducting environmental site assessments.

1.2 Why Promote Brownfield Redevelopment?

It has long been difficult for communities to bring brownfield sites back into productive use because of the high costs of remediation, uncertainty about the level of contamination at many sites and environmental liability issues. Left as they are, brownfields can harm the local economy and pose threats to human health and environmental quality. Redeveloped and returned to productive use, they can generate significant economic, environmental and social benefits.

1.3 Brownfields Community Improvement Plan

The City of Cherryvale developed this Community Involvement Plan to facilitate two-way communication within the community and to encourage community involvement in site activities. The City of Cherryvale will utilize the community involvement activities outlined in this plan to ensure that residents are continuously informed and provided opportunities to be involved.

This Community Involvement Plan addresses the assessment areas identified by the City of Cherryvale and their relationship to the community and the City (Section 2.0), provides a background of the community (Section 3.0), presents the City's community involvement program (Section 4.0), and provides a complete listing of resources available (Appendices). The City's Brownfields program will oversee the implementation of the community involvement activities outlined in this plan.

Section 2.0: Cherryvale Brownfields Assessment Areas

Section 2.1: Area Descriptions/Location and History

Cherryvale, Kansas is located in eastern Montgomery County on Highway 169, just 4 miles south of Highway 400. Originally laid out in 1871,¹ the town was built around the intersection of two railroads. Today, trains continue to lumber along the aging rails in the middle of Cherryvale, passing a restored depot still displaying its brick grandeur. Diesel locomotives and large grain and cement hoppers - used and reused by several railroad companies, some even extinct - carry on a legacy that spurred the creation of Cherryvale 131 years ago.² The intersection of rail lines in Cherryvale brought the first industrial properties in the late 1800s.

A former smelting town, Cherryvale was a leader in zinc smelting and brick production in the early 1900s. Industry in town at that time included the Edgar Zinc Factory, a glass factory, shovel and barrel factories, a marble works, an iron works, two grain elevators serviced by the railroads, and a bicycle factory. The population of Cherryvale was at its peak in 1906 when the population soared to nearly 7,000. Many of the industrial and manufacturing companies ceased operations in Cherryvale in the 1930s, leaving a legacy of high unemployment, smelter-scarred land, and vacant buildings.

The downtown was first built around thriving railroad industries, however the majority of these industries vacated downtown due to economic changes and facility and expansion needs that could not be met in Cherryvale. Many of these vacated facilities are 100 years old or more, and include a historic train depot. Today, there are many historic turn-of-the-century buildings sitting vacant and rundown in an otherwise historic town square.

¹ "The History of Cherryvale, Kansas", *Cherryvale Library Website* (www.cherryvale.com/history.html), 2008

² "Cherryvale Railroad History", by John Chambers © 2000-2005 John Chambers

Although many of the former smelter properties surrounding Cherryvale have been assessed and contaminated material stabilized in place, the legacy of smelter operations continues to stigmatize adjacent properties, causing them to remain idle.

Cherryvale is bisected in the north-south direction as well as the east-west direction by the present day South Kansas and Oklahoma railroad. Several properties adjacent to the railroads remain idle due to the stigma associated with present and former rail lines. This has left a large vacant area in the central corridor of town.

In addition to the junction of two rail lines, a former major Kansas Highway (KS 169/160) bisects the town from north to south. Several businesses located along Liberty Street were positioned to attract highway customers, such as automobile repair stations, restaurants, and small motels. In 1998, the Kansas Department of Transportation completed construction on a bypass for Highway 169 to redirect traffic around Cherryvale. As a result, highway travelers no longer frequent the Liberty Street businesses, many of which are now vacant. Recent studies have shown that highway bypasses have a small, yet statistically significant, negative effect on sales volumes – particularly in small cities.³

Section 2.2: Map of Cherryvale’s Targeted Brownfields Areas

³ Helaakoski, R., H.S. Mahmassani, C.M Walton, M.A. Euritt, R. Harrison, and S.J. Anderson, “Economic Effects of Highway Bypasses on Business Activities in Small Cities.” CTR Research Report 1247-7. Center for Transportation Research, University of Texas at Austin, 1992.

Section 3.0: Community Profile

Residents in the north portion of town, the downtown area, and households located along and adjacent to the Liberty Street Corridor make up the primary community for the grant. However, since Cherryvale is a relatively small community, all of the residents have a stake in redevelopment efforts. All of Cherryvale is located within Census Tract 9502. Approximately 25.5% of the population in Cherryvale is disabled (US average 19.3%). Eighteen percent of the population in this census tract depends on some form of retirement income. About 26.4% of individuals living below the poverty level are under the age of 18 and 15.7% are age 65 and older. The median household income for the City is \$27,917, as opposed to the county's median of \$30,977, and the state's of \$45,478.

Adequate housing is a problem in Cherryvale. With decreases in population since the early 1900s due to relocation of industry, many housing units sat vacant for a number of years and fell into disrepair. According to 2000 US Census information, the median value for a home in Cherryvale was \$33,500, much lower than the median dollar value for Kansas in 2000 (\$114,400). Fourteen percent of all housing units within the City were reported to be vacant in 2000. Approximately 59% of the families lead by single mothers with children under the age of 18 were documented as living below the poverty level. Together, these statistics indicate a concentration of poverty, poor housing, and elderly citizens in Cherryvale.

The Lincoln Central Elementary School (the only elementary school in the City) is located immediately east of the Railroad Corridor area. There are 297 students in the elementary school. The Cherryvale Middle School/Senior High has approximately 348 students and is located in the southeast portion of town, within ½ mile of both the Railroad Corridor area as well as the Liberty Street Corridor. The close proximity of the elementary school to one of the primary corridors proposed for assessment is a concern for the health and safety of Cherryvale's children.

Because the City has not historically had zoning regulations in place, residential development has occurred without regard to the surrounding land use. Cherryvale is characterized by a mix of residential and incompatible commercial and industrial uses, which affects the stability of its neighborhoods.

A vital element of the City's brownfields redevelopment strategy is to improve health, safety, housing, and other conditions impacting quality-of-life for residents living nearest to brownfield sites, particularly children, the elderly, pregnant women, and lower-income populations.

Section 3.1: Key Community Interests

Community input on the project has and will continue to be obtained during various public outreach efforts, through land use planning efforts, and meetings with the City and the community. Concerns and interests related to this project include the following:

- Identify redevelopment opportunities in Brownfield or blighted areas
- Identify dilapidated buildings
- Encourage expanded retail services
- Compliance with current regulatory requirements for contaminated sites
- Increase economic development within targeted corridors

Section 4.0: Cherryvale's Community Involvement Program

The City will use a variety of ways to encourage public participation in the assessment of these sites. The following sections describe public involvement activities that the City will use, their purposes, and descriptions of how the activities will be used during the assessment activities. The public involvement activities and their schedules are discussed in more detail within the Community-Wide Petroleum & Hazardous Substances Brownfields Project Work Plans (under Task 2, Activities 1, 2, 3, and 4).

Section 4.1: Public Meetings & Engagement Opportunities

At least two public meetings are planned to be held at key points during the assessment process. These meetings will be held at locations and times convenient to the community. After a brief presentation, the City and Terracon will take questions from the public. The first public meeting is tentatively planned to be held during the month of March 2010. The first public meeting will focus on educating the public on the brownfields process and alleviate land owner fear.

The second public meeting will occur in late 2010 and will engage the community in the "visioning" process to allow the community to express their ideas on potential redevelopment options in the targeted areas. During the meeting there will be small group discussions to identify common themes, concerns, ideas and vision. This information could eventually be used in the development of a Community Visioning document. A short survey may be placed online so community residents can provide their thoughts and feelings on the project if they are unable to attend the public meeting.

The public may comment at any time following the public meetings. The City will review the comments and respond accordingly.

The City plans to provide classroom opportunities to Cherryvale Elementary students to educate children and their parents about the brownfields project in their community. In addition, an educational booth is planned for the April 2010 Cherryvale Annual Cleanup Day as well as at the May 8, 2010 Cherryvale Cherry Blossom Festival.

Section 4.2: Information Repositories

Information Repositories are places where the public may read and review site information, including documents that are the subject of public comment.

For this project, the information repositories are located at:

- City of Cherryvale City Hall, 123 West Main, Cherryvale, Kansas 67335
- Cherryvale Public Library, 325 East Main, Cherryvale, Kansas 67335
- <http://www.cherryvaleusa.com/>

Section 4.3: Fact Sheets

The City plans to post approximately five fact sheets over the course of the project at the information repositories listed above. These fact sheets will be available at outreach events. The fact sheets are intended to inform the community of public meetings, comment opportunities, and important site activities. These fact sheets will be available on the City's website. The City may also email or mail fact sheets about the progress of site activities upon written request.

Section 4.4: Newspaper Ads & Press Releases

Ads or articles announcing formal comment periods and public meetings for the site will be placed in The Montgomery County Chronicle newspaper serving the community of Cherryvale. Press Releases will also be issued to notify residents of public meetings and outreach events.

Section 4.5: Postcards

To increase attendance and participation, the City may mail postcards to businesses and households to inform the community of public meetings, comment opportunities, and important site activities.

Appendix A: Grant Community Outreach Work Plan

Task 2 – Community Outreach portion of the Cherryvale Brownfields work plans: Petroleum Brownfield Assessment Cooperative Agreement No: 2B97707601

Activities (commitments)	Expected Timeframe (FFY Quarter)	Projected Results of Activities (Outputs)/ Reporting	Projected Environmental Improvement (Outcomes)	Established Baseline for Measurement
<p>Activity 1: Preparation of a Community Involvement Plan (CIP) At a minimum the CIP will identify target audiences; frequency, purpose, type and availability of communication; opportunities for public involvement in the project and future redevelopment of the City's brownfield; and, approaches to responding to publically respond comments.</p>	10/02	CIP based on the community involvement commitments discussed in the City's competition proposal.	Improve public and stakeholder understanding and participation in the City's brownfield program	Proposal commitments
<p>Activity 2: Develop and distribute fact sheets and other public information materials (maps, photo's etc.), conduct press events to share information on the City's brownfield activities and successes.</p>	10/02 Initial fact sheet On-going	4-5 Brochures, Fact Sheets or other informational material/ Reporting: summarize outreach activities for reporting period including - information relevant to the use/distribution of the informational materials and audience reached	Improve public and stakeholder understanding and participation in the City's brownfield program	Number of public outreach materials developed or updated/year Number of citizens exposed to materials
<p>Activity 3: Presentations, public meetings and other outreach events. Conduct at least two meetings for public stakeholders. Through these meetings obtain input regarding the prioritization of sites, discuss Phase I findings and potential Phase II activities, and (as funding allows), explore the future uses of the Brownfield sites as a prelude to cleanup planning.</p>	Ongoing	Presentations for public meetings and other events/ Reporting: summarize outreach activities for reporting period.	Improve public knowledge of Brownfields programs by reaching targeted groups and general public. Increase participation in brownfield program.	Number of meetings, presentations and events each year. Public participation.
<p>Activity 4: Post Brownfield Information on Website: Prepare and display information on the city's brownfield activities on the City websites. Respond to citizen posts on City blog regarding can post comments on Brownfields redevelopment issues. Include map with sites.</p>	Ongoing	Placement on community website./Reporting: notice of significant updates to website and web address for the relevant internet pages	Informed Public	Number of hits to website

**Task 2 – Community Outreach portion of the Cherryvale Brownfields work plans:
Hazardous Substance Brownfield Assessment Cooperative Agreement No: 2B97707501**

Activities (commitments)	Expected Timeframe (FFY Quarter)	Projected Results of Activities (Outputs)/ Reporting	Projected Environmental Improvement (Outcomes)	Established Baseline for Measurement
<p>Activity 1: Preparation of a Community Involvement Plan (CIP) At a minimum the CIP will identify target audiences; frequency, purpose, type and availability of communication; opportunities for public involvement in the project and future redevelopment of the City's brownfield; and, approaches to responding to publically respond comments.</p>	10/02	CIP based on the community involvement commitments discussed in the City's competition proposal.	Improve public and stakeholder understanding and participation in the City's brownfield program	Proposal commitments
<p>Activity 2: Develop and distribute fact sheets and other public information materials (maps, photo's etc.), conduct press events to share information on the City's brownfield activities and successes.</p>	<p>10/02 Initial fact sheet</p> <p>On-going</p>	<p>4-5 Brochures, Fact Sheets or other informational material/ Reporting: summarize outreach activities for reporting period including - information relevant to the use/distribution of the informational materials and audience reached</p>	Improve public and stakeholder understanding and participation in the City's brownfield program	<p>Number of public outreach materials developed or updated/year Number of citizens exposed to materials</p>
<p>Activity 3: Presentations, public meetings and other outreach events. Conduct at least two meetings for public stakeholders. Through these meetings obtain input regarding the prioritization of sites, discuss Phase I findings and potential Phase II activities, and (as funding allows), explore the future uses of the Brownfield sites as a prelude to cleanup planning.</p>	Ongoing	Presentations for public meetings and other events/ Reporting: summarize outreach activities for reporting period.	Improve public knowledge of Brownfields programs by reaching targeted groups and general public. Increase participation in brownfield program.	<p>Number of meetings, presentations and events each year. Public participation.</p>
<p>Activity 4: Post Brownfield Information on Website: Prepare and display information on the city's brownfield activities on the City websites. Respond to citizen posts on City blog regarding can post comments on Brownfields redevelopment issues. Include map with sites.</p>	Ongoing	Placement on community website./Reporting: notice of significant updates to website and web address for the relevant internet pages	Informed Public	Number of hits to website

Appendix B: EPA Regional Contacts

U.S. Environmental Protection Agency – Region 7

**Brownfields Project
Officer**

Ina Square
SUPR/STAR
901 North 5th Street
Kansas City, KS 66101
913-551-7357 (phone)
913-551-8688 (fax)
Square.ina@epamail.epa.gov

Appendix B: Local Officials

City of Cherryvale

City Administrator Greg McDanel, City Administrator
123 W. Main
Cherryvale, KS 67335
(620) 336-2776
(620) 336-2104 (fax)
gmc_danel@cherryvaleusa.com

**City Clerk/Asst.
City Administrator** Becky Swain
123 W. Main
Cherryvale, KS 67335
(620) 336-2776
(620) 336-2104 (fax)
bswain@cherryvaleusa.com