

PUBLIC COMMENT SUMMARY

Public Comment Notice was given on March 16, 2022 regarding city of Stanwood accepting public comments regarding the Brownfields Cleanup Project located at 211 & 213 E Broadway St. A public meeting was held on March 21, 2022. Comments were accepted at the meeting and for a 30-day period until April 20, 2022.

MEETING SUMMARY:

ECIA & YTT Designs presented a site revisioning plan including SHPO information, cleanup plan, and ABCA for review and comments to the public. Attendees totaled: 19 (includes presenters, EPA and IA DNR representatives). Site revisioning plan provided the public with six possible options for reuse of the site. Additionally, the plan outlined site inventory research conducted regarding the history of the property and that the structures and site was deemed not historic. The presentation outlined the proposed cleanup, soil and groundwater management plan and the analysis of brownfields cleanup alternatives that was conducted by Terracon. All documents are available on the public repository located at https://www.ecia.org/brownfields/brownfields_public_repositories/stanwood.php

COMMENTS:

- Meeting comments:
 - No comments made regarding history or ties/connection to of site by public
 - Question regarding the arsenic and lead levels and if that was a concern for cleanup and/or in general – Mel Pins from IA DNR addressed the question explaining that the levels were only slightly above Iowa Statewide Standards for residential use, but not general commercial use, and that both elements are naturally occurring and common in this area. Based on the current plans for reuse of the property for possibly expansion of commercial or to be sold for commercial use there is not a concern regarding the level of arsenic and lead at this time. There is a recommendation though that any soils to be removed from the site should be managed properly to ensure that residual soil contaminants are not transferred to other locations, outside of proper disposal, and that is why a soil and groundwater management plan was created.
No additional comments/questions were received regarding the cleanup and ABCA plan.
 - Revisioning Plan: One question regarding what would be next steps? Response – City, Fire Department, EMS and community to decide what direction they would like to go with the site once the property was made ready for reuse.
- One comment received post meeting via direct mail on 4/13/22:
 - Comment: The sight being an ideal expansion area is one opinion, not a fact. The outreach efforts did not take into consideration what space requirements were actually needed by any of the public safety departments. They just took the existing space and tried to add some of the things that were missing. That is not how you build or plan for the future. Many people find the project alternatives being suggested as a way to build brand new city administration office at the expense of the public safety departments. There is nothing ideal about putting public safety buildings next to the railroad tracks where trains can derail, or hazardous chemicals can be spilled or released. The only

thing the city should be considering after the cleanup is to sell the vacant lots and let public safety departments move to a location of their choice. The city could then keep the existing building for its administrative office.

- Response to comment: Thank you for the comment regarding the site reuse plan. The plan provides broad options of what might work for the site and community needs. The level of detail required for space requirements would need to be done as part of building floor plan sketch and schematics preparation for future development and were outside the scope of this particular project. This would part of the city's future site planning process. An architecture firm would need to be engaged by the city to determine more specific details regarding necessary actual structure size and building details once the city decides the direction it would like to go for reuse of the site and/or the existing facility.
- No comments were received post the meeting regarding SHPO, cleanup plan, and the ABCA.