

# COMMUNITY RELATIONS PLAN

for

Former Grover's Exxon & Townsend Star



Prepared by

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## 1.1 EXECUTIVE SUMMARY

This CRP describes Central Montana Brownfields Coalition's (CMBC's) strategy to address potential concerns of residents who may be affected by environmental remediation activities conducted at the former Grover's Exxon located in Townsend, MT. This project covers three parcels of land; two parcels are owned by the Broadwater County Hospital District Board, and one parcel is owned by Broadwater County. However, Broadwater Board of County Commissioners has ultimate authority over all properties owned by the Hospital District Board. This CRP also summarizes public notifications and community involvement, which has occurred to date, for activities at the Site.

## 1.2 SITE DESCRIPTION & LOCATION

As previously mentioned, this project includes three separate parcels of land. The addresses and descriptions for these parcels are listed below and the legal descriptions are presented in Exhibit A:

- 417 Broadway Street, Townsend, MT 59644 (Lot A) (Owned by Broadwater County)
- 415 Broadway Street, Townsend, MT 59644 (Lot B) (Owned by Broadwater County Hospital District)
- Adjacent Lot (Lot D) to the NW of Lot B (Owned by Broadwater County Hospital District)

The project area is part of Townsend's downtown area and US Hwy 12E corridor. The legal description, geocode and other relative information according to the Montana Cadastral website for these properties are listed in Exhibit A.

## 1.3 SITE HISTORY

The former Grover's Exxon used to occupy Lot A as a gas and service station. From the mid-1970s to the early 1990s, Grover's Exxon sold and dispensed gasoline and diesel products to consumers. During this time period there was a total of nine Underground Storage Tanks (USTs) used at different times. Two tanks were removed in May 1980; one 6,000 gallon UST used to store diesel and a 4,000 gallon UST (use unknown). The diesel tank was suspected of leaking. When the tank was removed the leak was confirmed. The other UST was in good condition, and was not leaking. Two replacement tanks were installed of the same capacity (6,000 & 4,000 gallons) as the ones removed.

Two more tanks were removed in 1990. A 6,000 gallon diesel oil UST and a 10,000 gasoline UST. The larger tank was leaking. The smaller tank appeared to be in good condition. May 1993, the remaining USTs on-site were removed, including the tanks that were installed in 1980. One of tanks had a seep on one end and dark soil was noticed during excavation removal. Two tanks, a 1,000 gallon gasoline UST and a

2,000 gallon diesel UST were removed from the area in between the station and Oak Street. These tanks were not leaking, however, the soil nearby was most likely contaminated due to faulty pipe fittings. In the back of the lot, a small 275 gallon waste oil tank was removed and contamination was suspected at the time of excavation. Lastly, one small above ground tank was removed from a platform. The tank was in poor condition and was leaking on to the surface.

The Grover's Exxon building was demolished in 2003 after hazardous material was removed. Impacted soil beneath the building was removed to a depth of 18ft, including impacted soil that was used as backfill from the previous excavation. Approximately 25 gallons of free product was recovered during the excavation and hauled away in drums, a total of approximately 500-cubic yards of soil was excavated and hauled offsite for treatment (Griffith, 2003).

Lot B was previously home to a local newspaper company, the Townsend Star. This property has its own separate Facility ID (04-13269) and Release Number (2290). August 1994, a release was discovered on the property. An underground used oil tank was identified as the culprit. As a result of the release, excavation efforts removed impacted soil from the release (Tetra Tech, 2019).

Broadwater County applied for and received a Targeted Brownfields Assessment in 2016. The purpose of the TBA was to identify hazardous materials (i.e. asbestos and lead-based paint), and to review historic petroleum records. Asbestos, lead-based paint and other hazardous materials were found throughout the building. EPA's contractor issued Phase I & Phase II Environmental Site Assessment reports. The contractor's work confirmed impacted groundwater and soil via neighboring Lot A (Weston, 2017).

Lot D is an adjacent lot, across a neighboring alley from Lots A and B. Lot D is being included in this project due to the proximity of historic UST records associated with Lots A and B. Historic records also indicate that several groundwater monitoring wells were installed close to this lot.

## 1.4 COMMUNITY PROFILE

The properties associated with this project are located in Townsend, MT, the Broadwater County Seat. Here is a highlight of Townsend's 2018 demographics (esri):

Population	1,921
Households	844
Male Population	51.4%
Female Population	48.5%
Median Household Income	\$39,542
Per Capita Income	\$23,832

## **1.5 IMPACT TO PUBLIC HEALTH & THE ENVIRONMENT**

Environmental contaminants and conditions at this site include from asbestos containing materials (ACM) and lead-based paint (LBP) within the former Townsend Star building (Lot B). The Phase II report generated from an EPA Contractor lists known contaminants and test results. The former Townsend Star building was built during a time when construction material containing asbestos was common. LBP was also commonly used. The former Townsend Star Building is not being factored into redevelopment/reuse of the property.

Another major concern is the amount of impacted soil from petroleum contamination below lots B & A. Historic records for these lots indicate that there has been previous excavation of impacted soils. However, the Phase II report confirms that groundwater and soil contamination remains. The residual contamination is from the former Grover's Exxon facility (Lot A). Overall, these two lots have remained comingled and have shared a common history. Without remediation, current site conditions pose a threat to both human health and the environment. Remediation is critical in order for redevelopment to occur.

## **1.6 PROPERTY REDEVELOPMENT PLANS**

The short-term redevelopment plan is to abate the former Townsend Star building, demolish the building after abatement, and excavate impacted soils. After cleanup efforts are complete, the properties will be used as parking for a short amount of time. The expanded parking will benefit nearby Broadwater Health Center (BHC) and its patients. Again, this will be short-term and not the intended long-term use.

The long-term goal is to construct a building that will be part of BHC. Over the past few years, BHC has been strategically planning for future growth. This includes adding new services, growing its workforce, and increasing capacity. It is anticipated that the building would be multi-level, include a mix of medical services (i.e. existing and new), and house medical offices for administration. A building would be constructed within 3-5 years.

## **1.7 BENEFITS TO THE COMMUNITY**

Demolishing the former Townsend Star building will be a critical first step towards redevelopment. However, procuring a certified contractor to remove hazardous substances needs to happen prior to demolition. This also includes properly disposing of hazardous material in a manner that does not harm human health, public safety and the environment. The former Townsend Star building is in poor health in general, especially from aesthetics standpoint, and could be classified as community decay/blight.

Once demolition has occurred, excavation efforts looking for contaminated soil can commence. With the building gone, it will be easier for the excavation team and environmental professionals to identify potential depth of impacted soil and groundwater. Impacted soil and groundwater found during excavation will be properly handled and taken to a designated area/facility for treatment that won't affect human health, or the environment.

This project will generate a significant boost for Townsend as it eliminates blight, improves the town's downtown corridor, serve as a model for other vacant properties, and build a sense of pride within the community. It will also represent Broadwater County's desire to promote a healthy, safe and vibrant community.

## **1.8 COMMUNICATION – MEETINGS**

The primary stakeholders for this project are Broadwater County, Broadwater County Hospital District Board, and Broadwater Health Center. Each of these stakeholders have been discussing and planning for this project for numerous years. These properties have been frequently discussed during County Commission and Hospital District meetings, both are publicly advertised meetings.

The former Townsend Start building currently houses the Broadwater County Disaster & Emergency Services (DES), which includes Search & Rescue and the County's ambulance services. On January 24<sup>th</sup>, 2019 a DES meeting was held to discuss the current issues with the building, and the intent to find a new home for Search & Rescue and the ambulances. It was mentioned during this meeting that Broadwater County would be working with CMBC via the Brownfields process. This potential project was also discussed during a Broadwater County Commissioner's meeting on February 19<sup>th</sup>, 2019.

For future notices, MBAC staff will work with Broadwater County to prepare a timeline with important dates, meetings, and milestones to keep the general public informed.

## 1.9 COMMUNICATION – COMMUNITY OUTREACH

In 2015, Broadwater County's contracted environmental professional, Earl Griffith, presented an Executive Summary highlighting the history and conditions of the former Grover's Exxon. The summary was made available to the public. The summary is attached as Exhibit B.

Broadwater County, DES, and Hospital District Board will continue to post public meeting agendas and public notices around the community pertinent to this project. The meeting agendas are also available via the Broadwater County [website](#). The ABCA, CRP and project updates will be posted to the MBAC [website](#) and Facebook page.

## 1.10 COMMUNICATION – CONTACTS

Entity	Name	Title	Address	Phone Number	Email Address
Media Contact	Broadwater Reporter			(406) 266-4455	<a href="mailto:broadwaterprtr@mt.net">broadwaterprtr@mt.net</a>
Radio Contact	Various				<a href="https://www.radiolineup.com/locate/Bozeman-MT">https://www.radiolineup.com/locate/Bozeman-MT</a>
U.S. EPA	Greg Davis	Brownfields Project Manager	U.S. EPA Region 8 8EPR-AR 1595 Wynkoop Street, Denver, CO 80202-1129	(303) 312-6314	<a href="mailto:Davis.Gregory@epa.gov">Davis.Gregory@epa.gov</a>
Snowy Mountain Development Corp.	Kathie Bailey	Executive Director	613 NE Main Lewistown, MT 59457	(406) 535-2591	<a href="mailto:smdcdist6@hotmail.com">smdcdist6@hotmail.com</a>
Snowy Mountain Development Corp.	Sara Hudson	Project Coordinator	613 NE Main Lewistown, MT 59457	(406) 535-2591	<a href="mailto:info@snowymountaindevelopment.com">info@snowymountaindevelopment.com</a>
MBAC	Brian Obert	Executive Director	225 Cruse Ave, Ste D Helena, MT 59601	(406) 465-0619	<a href="mailto:bobert@mbac.biz">bobert@mbac.biz</a>
MBAC	Eric Seidensticker	Program Mgr.	225 Cruse Ave, Ste D Helena, MT 59601	(406) 437-8566	<a href="mailto:eseidensticker@mbac.biz">eseidensticker@mbac.biz</a>
CMBC QEP/ Tetra Tech, Inc.	Nick Sovner	Project Mgr.	825 W Custer Ave, Helena, MT 59602	(406) 437-9858	<a href="mailto:Nicholas.Sovner@tetrattech.com">Nicholas.Sovner@tetrattech.com</a>
Broadwater County QEP/Griffith Environmental	Earl Griffith	Owner	5089 Hedges Drive, Helena, MT 59602	(406) 459-4830	<a href="mailto:egriffithgec@gmail.com">egriffithgec@gmail.com</a>

### 1.11 SITE LOCATION MAP



Date: 5/2/2019



- Site Boundary
- CMBC Region

Site Map  
**Former Grover's Exxon**  
**415 Broadway St, Townsend, MT**  
 Central Montana Brownfields Coalition

## 1.12 REFERENCES

**Esri**, 2019. MT Governor's Office of Economic Development <https://svc.mt.gov/gov/siteselector>

**Griffith, Earl F.**, 2003. Source Soil Removal Report, Old Grover's Exxon, Broadway and Oak Street, Townsend, MT. Prepared for Broadwater County Sanitarian. December.

**Griffith, Earl F.**, 2007. Well completion and Ground-Water Monitoring Report, Old Grover's Exxon, Broadway and Oak Street, Townsend, MT. Prepared for Broadwater County Sanitarian. January.

**Montana Department of Environmental Quality (DEQ)**, 1996. Resolved Petroleum Release at Townsend Star Building, 417 Broadway, Townsend, MT; Underground Storage Tank (UST) Facility ID 04-13269, Release#2290. September 24.

**Weston Solutions, Inc.**, 2016. Phase I Environmental Site Assessment for Broadwater County Health. Prepared for U.S. Environmental Protection Agency. Document Control No. W372.1A.01071. October.

**Weston Solutions, Inc.**, 2017. Phase II Environmental Site Assessment for Broadwater County Health. Prepared for U.S. Environmental Protection Agency. Document Control No. W0371.1A.01090. January

**Tetra Tech, Inc.**, 2019. Analysis of Brownfields Cleanup Alternatives. Prepared for Central Montana Brownfields Coalition.

**Tetra Tech, Inc.**, 2019. Sampling Analysis Plan – Site Specific Planning Worksheet. Prepared for Central Montana Brownfields Coalition.

### 1.13 EXHIBITS

- EXHIBIT A: Property Descriptions
- EXHIBIT B: Summary of Conditions & History of Grover's Exxon

**Exhibit A**

Lot A

Property Category: RP Subcategory: Government Property  
Geocode: 43-1591-31-1-09-09-0000 Assessment Code: 0007C00211  
Primary Owner: Property Address: 417 BROADWAY ST  
BROADWATER COUNTY TOWNSEND, MT 59644  
515 BROADWAY ST COS Parcel:  
TOWNSEND, MT 59644-2325  
Subdivision: TOWNSEND ORIGINAL TOWNSITE  
Legal Description:  
TOWNSEND ORIGINAL TOWNSITE, S31, T07 N, R02 E, BLOCK 23, Lot C, AMENDED PLAT  
121B

Lot B

Property Category: RP Subcategory: Commercial Property  
Geocode: 43-1591-31-1-09-08-0000 Assessment Code: 0007C00810  
Primary Owner: Property Address: 415 BROADWAY ST  
BROADWATER COUNTY HOSPITAL DISTRICT TOWNSEND, MT 59644  
110 N OAK ST COS Parcel:  
TOWNSEND, MT 59644-2306  
Subdivision: TOWNSEND ORIGINAL TOWNSITE  
Legal Description:  
TOWNSEND ORIGINAL TOWNSITE, S31, T07 N, R02 E, BLOCK 23, Lot B, AMENDED PLAT  
121B

Lot D

Property Category: RP Subcategory: Commercial Property  
Geocode: 43-1591-31-1-09-14-0000 Assessment Code: 0007C00722  
Primary Owner: Property Address: N/A  
BROADWATER COUNTY HOSPITAL DISTRICT  
110 S OAK ST COS Parcel:  
TOWNSEND, MT 59644-2604  
Subdivision: TOWNSEND ORIGINAL TOWNSITE  
Legal Description:  
TOWNSEND ORIGINAL TOWNSITE, S31, T07 N, R02 E, BLOCK 23, Lot D, AMENDED PLAT  
121B

## **Exhibit B**

June 5, 2015

### Executive summary of conditions and history of Grover's Exxon – Townsend

There are currently two releases at the former Grover's Exxon in Townsend. Release 358 was confirmed on August 7, 1990 when a 4000 gallon and a 6000 gallon underground storage tanks were replaced. They were reported in the area of the alley to the north. Based on samples taken from under the tanks, the release consisted of both diesel and gasoline. No further work was performed until the second leak was confirmed.

The second release (1632) was confirmed on May 4, 1993 during the removal of an additional 6000 gallon diesel and a 4000 gallon gasoline tanks. The tanks were located at the northeast corner of the Exxon station, adjacent to Oak Street. The previously removed tanks associated with release 358 were to the immediate east.

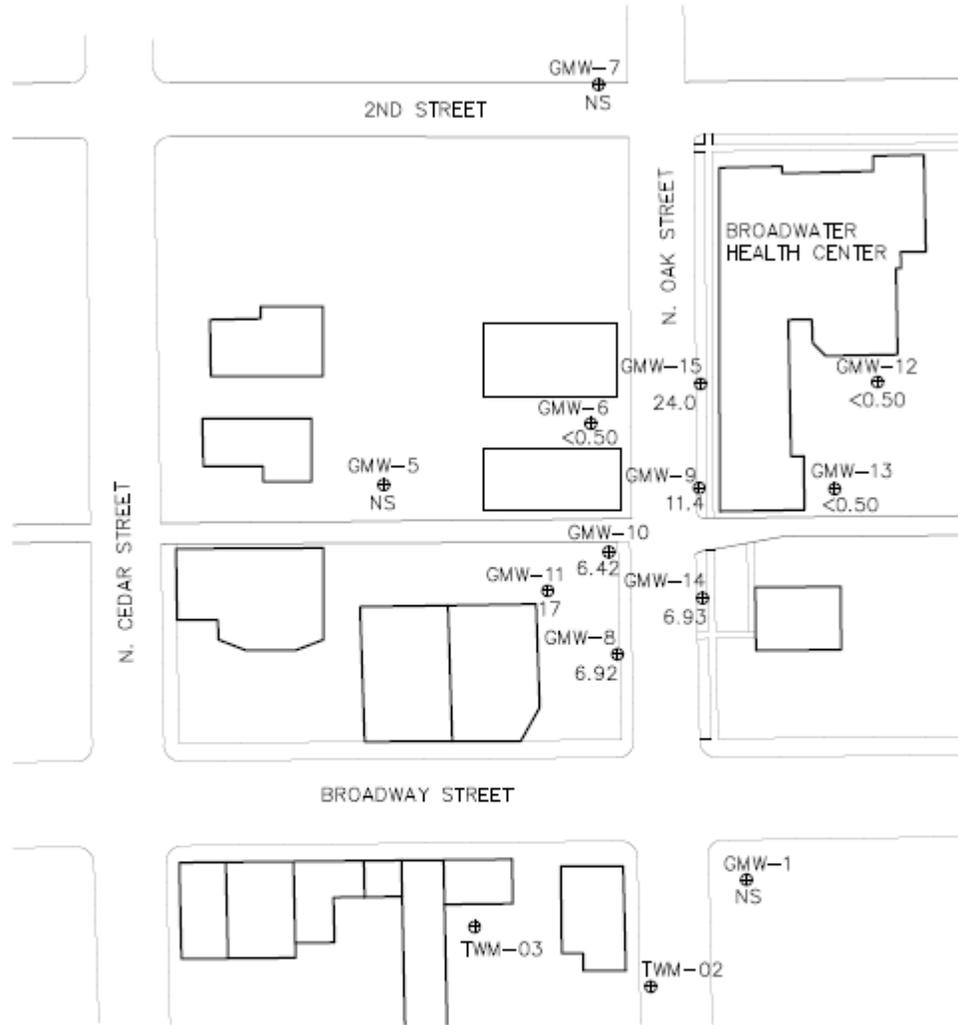
In September 1993 Tetra Tech initiated an investigation due to the discovery of free phase diesel and gasoline by city workers installing new utilities. Between 1993 and 1995 SVE pilot tests, pumping tests, and groundwater data supplied by installed monitoring wells indicated that in-situ remediation would be of limited benefit. The decision was therefore made to excavate as much of the contamination as possible. In November and December 1995 and in June and July 1996 approximately 2750 cubic yards of soil was removed. Contamination was left under the Exxon building as it was still in use.

In May 2003 an additional excavation was performed by Tetra Tech at the request of the new owners of the property, Broadwater County. The existing building was to be torn down and the remaining contaminated soil was scheduled to be removed. Unfortunately the period between the 1995-1996 excavation and the 2003 excavation had allowed much of the backfill of the first excavation to be recontaminated by the remaining soil under the building. Originally 150 – 200 cubic yards was expected to be removed, but additional contaminated backfill material also had to be excavated. The final sum of excavated yardage was approximately 1800. Forty-five gallons of mixed gasoline and diesel free product was also removed. For wells were installed in addition to the existing 7 wells to attempt to define the extent of dissolved contamination.

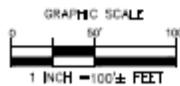
A total of 15 wells have been installed to investigate both the source area and the extent of contamination to the north and northeast. See included map. Currently the only wells displaying contamination are GMW-11, GMW-8, and GMW-10; which are all in the source area. Off-site the only wells with contamination are GMW-9, GMW-14, and GMW-15; all of which are located on the east side of Oak Street. Additional wells GMW-12 and GMW-13 were installed in the courtyard of the Broadwater Health Center. These have only displayed either minor or no contamination since 2007.

In all wells where contamination has been present the concentrations have been continually decreasing, with the exception of wells GMW-11, GMW-8, and GWM-15. The levels in these wells have remained largely stable for the past 7 years. Currently the only actions being performed are semi-annual monitoring.

FIGURE 2  
BENZENE CONCENTRATIONS



**LEGEND**  
GMW-6 WELL DESIGNATION  
⊕ BENZENE (µg/L)  
<0.50  
NS NO SAMPLE



GRIFFITH ENVIRONMENTAL  
CONSULTING, INC.  
5089 HEDGES DRIVE  
HELENA, MT 59602

FORMER GROVER'S EXXON