

**Community Relations Plan
Brownfields Cleanup and
Redevelopment of the
Stockman Bar**

105 W Main Street, Roundup, Montana

July 2021



Prepared by:



**Snowy Mountain Development Corporation
507 W Main Street, Lewistown, MT 59457**

Stockman Bar

Community Relations Plan 105 W Main Street, Roundup, Montana

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7.22.2021
Date

Approved by: _____
Greg Davis, Brownfields Project Manager
U.S. Environmental Protection Agency, Region VIII

Date

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MAPS

MAP 1 Site Location Map

LIST OF ABBREVIATIONS AND ACRONYMS

ABCA	Analysis of Brownfields Cleanup Alternatives
ACM	Asbestos Containing Materials
COC	Contaminants of Concern
BGS	Below Ground Surface
CRP	Community Relations Plan
MT-DEQ	Montana Department of Environmental Quality
QEP	Qualified Environmental Professional
Site	Stockman Bar
SMDC	Snowy Mountain Development Corporation
U.S.	United States

OVERVIEW

The purpose of this Community Relations Plan (CRP) is to describe Snowy Mountain Development Corporation's (SMDC) strategy to address the needs and concerns of the residents and visitors who may potentially be affected by the proposed environmental remediation and redevelopment activities conducted at the Stockman Bar located on Main Street in Roundup, Montana (hereafter referred to as the Site). This CRP outlines how SMDC has involved, and will continue to involve the community, Montana Department of Environmental Quality (MT-DEQ), the United States Department of Environmental Protection Agency (US EPA), and local organizations in the process of remediation for activities at the Site.

The cleanup project is being funded by an U.S. EPA Brownfields Revolving Loan Fund (BF 96809001) cleanup grant awarded in March of 2012 to Snowy Mountain Development Corporation of Lewistown. This grant specifically provides funds for the cleanup and redevelopment of Brownfields properties. This CRP is designed to meet the overall community involvement requirements for the cleanup of subject properties under the grant award.

Active residents, local organizations and civic leaders involved in neighborhood issues are important resources for the success of this Plan as they have an understanding of the subject property, existing challenges and opportunities. Additionally, these individuals hold key positions of responsibility within the community. SMDC recognizes these citizens as points of contact and communication. The long-term success of the proposed cleanup project and redevelopment will be enhanced by on-going citizen involvement. This on-going conversation with vested stakeholders will ensure the proposed cleanup projects are successfully executed and move the subject property closer to the community-derived redevelopment goal.

SPOKESPERSON AND ADMINISTRATIVE RECORD

The spokespersons for the project are Sara Hudson, SMDC Executive Director, Cathy Barta, SMDC Redevelopment Director, Kaitlyn Gilmor, Project Manager, and Trihydro Associate Engineer Syris Trahan acting Qualified Environmental Professional (QEP) for SMDC under contract.

Ms. Hudson may be contacted at: info@snowymountaindevelopment.com or (406)535-2591
Ms. Barta may be contacted at: barta@snowymountaindevelopment.com or (406)535-2591
Ms. Gilmor may be contacted at: gilmor@snowymountaindevelopment.com or (406)535-2591
Mr. Trahan may be contacted at: STrahan@trihydro.com (406) 558-4180

The administrative record files are located at SMDC at 507 West Main Street, Lewistown, Montana and includes the following documents related to environmental assessment and remediation of the project site:

- Community Relations Plan (CRP);
- Analysis of Brownfield Cleanup Alternatives (ABCA);

- Phase I for Stockman Bar –of Roundup, MT
- Phase II for Stockman Bar –of Roundup, MT
- Sampling and Analysis Plan for Confirmation Samples at Stockman Bar, Roundup, MT
- Any public comments received along with SMDC's response to those comments; and
- Any assessment documents, MT-DEQ work plans and cleanup completion documentation outlining the cleanup standards post-cleanup.

This information is available for viewing at SMDC during normal business hours and is also available on their website which is listed below:

<http://www.snowymountaindevelopment.com/>

Public Meetings will be primarily held within the local area of Roundup. These meetings will be coordinated with Stockman Bar to determine actual dates, times and location address. Additional public meetings may be held periodically at the Site or at another public venue. These meeting times and places will be advertised in the local newspaper as applicable.

SITE DESCRIPTION AND HISTORY

SITE LOCATION

The Site consists of one property owned by Roundup City located at Main Street, in Roundup, Montana. The legal description: Townsite, S13, T08 N, Range 25E, of Block 20, Lot 10. Total acres of the property: 0.080.

The Stockman Bar is located in a 1-story commercial building with a low false front to mask a flat roof that slopes to the rear. It is a wood frame building with a storefront facing onto Main Street and a long volume running perpendicular back from the street. The building occupies the full width of its lot, runs right up to the sidewalk at the front; at the rear there is space for loading and rear access is from a back alleyway.



Figure 1: Overview of Stockman Bar on Main St in Roundup, Montana

The building was called the Shaw Building for the original owner and was home to The Fad, a men's shoe and clothing store. Following its use the building was converted to a confectionery. Remodeling by simply adding a small candy-making room at the rear. The original storefront featured a symmetrical design with a recessed central entrance. Full windows to each side composed the storefront, along with full windows that angled in along the recessed entryway. The glazing pattern included a large glass panel on either side of the storefront with an upper transom split vertically into two panes, all set above a low wooden kick panel. The one historic photograph of this era appears to indicate the storefront was framed with wood, and fully spanned by a wooden lintel. Above this, and presumably along the secondary elevations, the store was clad with shiplap siding. The false front terminated at the top in a very simple, wood cornice that projected just slightly to cap the front.

SITE HISTORY

The building at 105 Main Street was built 1909 by W.S. Shaw and was located between two well documented businesses: to the south General Merchandise, and to the north was the Kennison building. Signs for these surrounding businesses are clearly visible in a photograph of this block of Main Street taken by the local newspaper the year it was built.

In June of 1909, Flatwillow sheep rancher W.S. Shaw announced he would soon construct a building just north of the Schrupp property, on Main Street. The building was to be of cut stone, wood and faced with pressed brick. Shaw apparently scaled down the plans, as this single-story building was constructed of wood with a large glass storefront that summer. The building opened as The Fad Shoe & Clothing Store, a men's clothing store and the news was announced in the local Roundup Record in September 1909 -- "Brown & Radigan Open Up New Gent's Furnishings Store in Shaw Building." In June 1911, the Shaw Building sold to John G. Morony of Butte, banker and power company manager who died in 1915. The Fad Store remained the primary tenant of the building.

In 1909 Bruce P. Radigan and R. T. Brown brought The Fad Shoe & Clothing Store to Roundup, opening in the new Shaw Building at 105 Main Street on September 1909, with some initial financing by the d'Autremont brothers. Radigan, a native of Watertown, NY, came to Lewistown and then relocated to Roundup to join the business community in the newly settled town. In March of 1911, Brown left the company and a year after opening, on September 12, 1911, Radigan. The newspaper noted he was at the time "Roundup's youngest businessman and at the same time one of the most progressive and enterprising merchants in the state."

By the mid-1920s he had pivoted to oil and gas development, with significant investment in the Cat Creek oil fields. H. Jaffe & Son, of Lewistown next occupied the building.

The Sanborn Maps for the town support the early history of this property – in 1912 the building is clearly visible on this property, coded G.F.G. as a gentlemen's fine goods store. In 1920 the Sanborn Map shows a Confy at this location, with a small candy kitchen at the rear. In 1922, The Palace of Sweets is listed at this address in the Roundup city directory listings, and advertised that December they would be opening in mid-January (1923) in the building formerly occupied by H.Jaffe and Son.

In 1944 the building is labeled S. for saloon, and somewhere in this era, the building was remodeled to the design which remains today. Presumably this was the Stockman as by 1947, the Stockman was open in Roundup with John Britt, Jr as proprietor, air conditioned and advertising for a piano player. The property was operated as the Stockman Bar through the mid-2010s, and featured live music, sponsored a softball team, offered carry-out pizza and other welcoming things. Over time the building changed hands. In 1955, a small ad in the Roundup Record listed the building for sale. Of the eleven owners there was, Robert and Myra Jane Solberg in the 1950s, Warren Coil until 1967, and in the early 1970s, Donald Lempe. The bar was listed for sale in October 2019. Since that time, the property has been vacant and is currently a candidate for an EPA Brownfields cleanup grant.

PREVIOUS ENVIRONMENTAL INVESTIGATIONS AND SUMMARY OF ENVIRONMENTAL CONDITIONS

The following environmental site assessments/investigations and cleanup plans have been

completed for the Site:

1. Phase I for Stockman Bar –of Roundup, MT; prepared by Weston Solutions, Inc., September 16th, 2020 – (1012 pgs.)
2. Phase II for Stockman Bar –of Roundup, MT; prepared by Weston Solutions, Inc., September 25th, 2020 – (103 pgs.)
3. Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation, Stockman Bar, Roundup, MT, Prepared by Trihydro, May 10th, 2021 (20 pgs.)
4. Sampling and Analysis Plan for Confirmation Samples at Stockman Bar, Roundup, MT, Prepared by Trihydro, In Progress.

The results of the Phase II, dated September 25th, 2020 confirmed the presence of asbestos-containing material (ACM), Lead Base Pain, Mercury, Mold, and Barium. These contaminants of concern (COC's) need to be properly addressed prior to the building being reused.

The purpose of this project is to eliminate the potential exposure of the public and contractors to these materials, and to facilitate the renovation of the property by lowering the cost of remediation. This Brownfields grant will be used to provide project coordination; provide community outreach services; secure an environmental engineering consultant to oversee and monitor the removals; and to pay for the removal and disposal of the materials.

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA) PROPOSED REMEDIATION PLAN

As part of the Snowy Mountain Development Corporation's Brownfields Program, Trihydro completed a Draft Analysis of Brownfields Alternatives (ABCA) dated May 10th, 2021 to evaluate potential cleanup alternatives for the Site. To satisfy EPA requirements, the effectiveness, feasibility (implement ability), and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Three alternatives for remediation were proposed in the draft ABCA:

Effectiveness – Including Climate Change Considerations

Alternative #1: This alternative effectively controls potential exposure of citizens to the hazardous building materials in the short term but does not address long term exposure or provide a desirable change to the quality of life in the City of Roundup.

Alternative #2: This alternative is effective in removing ACM at the Site but leaves presumed LBP and potential hazardous building materials in place where they may be susceptible to damage and cause potential exposure to receptors.

Alternative #3: This alternative is effective in cleaning up the Site and allows the Site to be redeveloped. It eliminates the exposure pathway to potential receptors by removing hazardous and deleterious substances from the site.

Feasibility (Implement ability)

Alternative #1: No Action: This alternative is deemed infeasible due to the Town's intentions to demolish the structure.

Alternative #2: abatement of friable ACM and disposal of all ACM:

This alternative is technologically feasible and meets state requirements.
Alternative #3: abatement and removal of ACM and hazardous materials
And demolition and disposal of building:

This alternative is technologically feasible and meets DEQ requirements Brownfields RLF grants can be used for cleanup and abatement, but not for demolition of buildings. Brownfields RLF grants can be used for limited site characterization including confirming the effectiveness of the proposed. Cleanup design, which would include structural analysis of the proposed alternative.

Cost

Alternative #1: No Action necessitates no cost.

Alternative #2: The total cost estimate for this alternative is \$49,353.

Alternative #3: The total cost estimate for this alternative is \$122,091.

Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #3: Abatement and Removal of ACM and Hazardous Materials and Demolition and Disposal of Building.

This alternative would be the most effective at removing the health hazards found at the Site.

For these reasons, Alternative #3: is the recommended alternative.

COMMUNITY PROFILE

The Stockman Bar property is located in Roundup, Montana of Musselshell County. Musselshell county's population estimates from data.census.gov for July 1, 2019 is 4,766 with a median age of 38 years and an estimated median household income of \$43,274. The Site is located on Main Street in Roundup.

NATURE AND THREAT TO PUBLIC HEALTH AND ENVIRONMENT

The current threat to public health is the exposure to hazardous substances and asbestos by individuals entering the building. Certain asbestos-containing materials and lead paint in the building are in poor condition that could cause the release of asbestos fibers to the air, and lead paint chips to building floors and surfaces.

PROPERTY REDEVELOPMENT PLANS

The Stockman Bar property is located on the Main Street in Roundup, Montana. After the property was donated as a tax write-off to the City of Roundup, they were able to apply for Brownfields funds through Snowy Mountain Development Corporation. They would like to clean up the historic building. The City does not want or need additional greenspace or a parking lot in the heart of their downtown area. They desire to make it a viable community property once again contributing to their tax base. They have



Figure 2: Stockman Bar at the far left in the year of 1982.

multiple perspective buyers interested once the abatement is complete. Bringing life back to one of the central locations on Main of Roundup.

BENEFITS TO THE COMMUNITY

Currently, the building sits abandoned on the property. This has led to the deterioration in their condition which is progressively becoming an eyesore as well as a location for frequent deviant activity. The deterioration has led to hazardous conditions in the interior of the buildings. Asbestos materials are becoming deteriorated leading to the possible disbursement of asbestos fibers into the air, lead paint is chipping and peeling off causing a dispersion of lead, and mold is growing on the interior of the buildings. The mold is facilitated by wet conditions in many of the buildings due to rainwater getting in and possible groundwater seepage.



Figure 2: Stockman Bar in the year of 1965.

The Roundup community will benefit from this project in four primary ways. First, the removal of the hazardous substances and asbestos-containing materials from the buildings will halt the release and spreading of these substances within the buildings; second, the removal of the hazardous substances and asbestos-containing materials from the buildings will reduce threats to human health in that the threat of exposure to individuals entering the building by authorized or illegal means will be eliminated; third, the cleanup will facilitate the redevelopment as it will lower the cost threshold for the renovation planned for the property; fourth, the cleanup of the building will advance the conversion of the site from a community eyesore into a community asset.

PUBLIC COMMUNICATION

Overall, the current landowner and general public, through various landowner correspondence and meetings, have stated that they would like to see the Site remediated to permit redevelopment to safeguard human health.

COMMUNICATION OUTREACH

SMDC updates Site and project status information on its organizational website:

www.snowymountaindevelopment.com. In addition, Brownfields projects are summarized in SMDC's Executive Director's Reports, which are discussed at SMDC's Board Meetings, and uploaded to its electronic publishing platform on ISSUU:

<https://issuu.com/snowymountaindevelopment>.

SMDC staff also upload photos and project information on its Facebook page:

www.facebook.com/snowymountaindevelopment

SMDC LinkedIn page: <https://www.linkedin.com/company/snowy-mountain-development->

corporation.

SMDC staff provide Media Releases to local newspapers and radio stations informing them of newsworthy project updates.

CONTACTS

Entity	Name	Title	Address	Phone Number	Email Address
Media Contact	Roundup Record Tribune & Winnett Times	Advertising Department	343 Main St Roundup, MT 59072	(406)-320-0322	rtnews@midrivers.com
City of Roundup	Sandra Jones	Mayor of Roundup	34 3 rd Ave W Roundup, MT 59072	(406) 323-2804	roundupmayor@yahoo.com
State of Montana Fire Marshal	Sally McKenna	Deputy State Fire Marshal, Area 4	P.O. Box 31094 Billings, MT 59107	(406) 896-1094	smkenna@mt.gov
MT DEQ	Jason Seyler	MT DEQ Brownfields Lead	P.O. Box 200901 Helena, MT 59620-0901	(406) 444-6447	jseyler@mt.gov
U.S. EPA	Greg Davis	Brownfields Project Manager	US EPA, Region 8 1595 Wynkoop Street Denver, CO 80202	(303) 312-6184	gregory.davis@epa.gov

REFERENCES

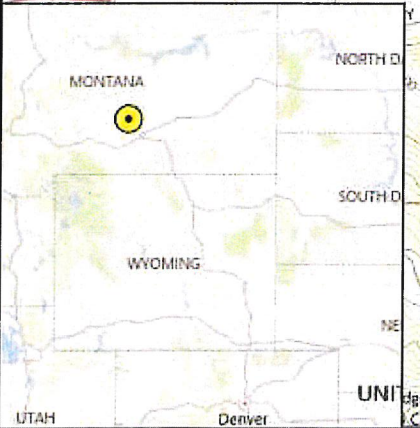
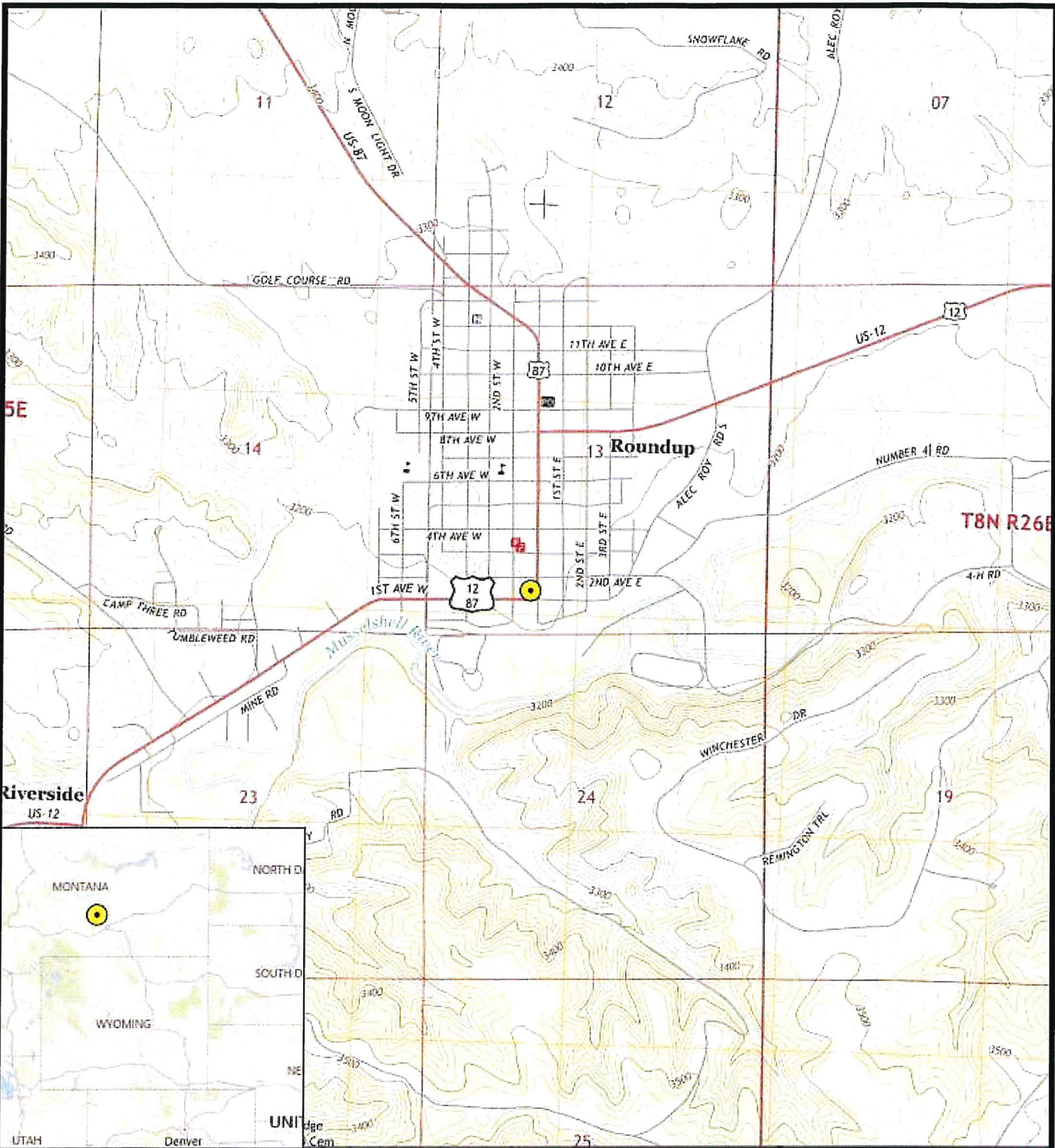
Phase I for Stockman Bar –of Roundup, MT; prepared by Weston Solutions, Inc., September 16th, 2020 – (1012 pgs.)

Phase II for Stockman Bar –of Roundup, MT; prepared by Weston Solutions, Inc., September 25th, 2020 – (103 pgs.)

Montana Property History Record – Stockman Bar, Montana State Historic Preservation Office, prepared by Montana Preservation Alliance, April 13th, 2021. (16 pgs.)

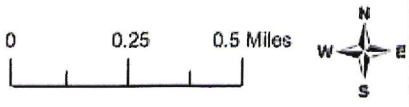
MAP 1: Overview of Site Location Area





Legend

⦿ Site Location



Prepared for:
U.S. EPA Region 8



Contract No.:
EP-S8-13-01

TDD:
2006-02

TO:
0003



Prepared By:
Weston Solutions, Inc
START IV

Suite 100
1435 Garrison Street
Lakewood, CO 80215


**FIGURE 1
SITE LOCATION MAP**

**STOCKMAN BAR
105 MAIN STREET
ROUNDUP,
MUSSELSHELL COUNTY,
MONTANA**

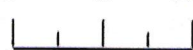
DATE: 7/16/2020



Legend

 Hazardous Building Materials Survey Extent

0 25 50 feet



Prepared for:
U.S. EPA Region 8



Contract No.:
EP-S8-13-01

TDD:
2006-02

TO:
0003



Prepared By:
Weston Solutions, Inc
START IV

Suite 100
1436 Garrison Street
Lakewood, CO 80215

FIGURE 2
SITE VICINITY AND SURVEY
EXTENT MAP

STOCKMAN BAR
105 MAIN STREET
ROUNDUP,
MUSSELSHELL COUNTY,
MONTANA

DATE: 7/16/2020