

**Community Relations Plan  
Brownfields Cleanup and  
Redevelopment of the  
Biegel's Bar Property for  
The City of Harlowton, MT**

**19 Central Avenue South, Harlowton,  
Montana**

**October 2021**



**Prepared by:**



**Snowy Mountain Development Corporation  
507 West Main Street, Lewistown, MT  
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**Community Relations Plan**

**19 Central Avenue South, Harlowton,  
Montana**

Prepared by:   
Cathy Barta, Regional Director  
Snowy Mountain Development Corporation

11/8/2021  
Date

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

\_\_\_\_\_  
Date

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### MAPS

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**MAP 1**      Site Location Map

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## LIST OF ABBREVIATIONS AND ACRONYMS

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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
PCCC	Petroleum County Community Center
QEP	Qualified Environmental Professional
Site	Biegel's Bar, 19 Central Avenue South, Harlowton, Montana
SMDC	Snowy Mountain Development Corporation
U.S.	United States
WWC	Western Water Consultants DBA WWC Engineering

## 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 Biegel's Bar property located at 19 Central Avenue South, 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 February 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 understand 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 Interim Executive Director, Cathy Barta, SMDC Redevelopment Director, Kaitlyn Gilmore, SMDC Project Manager, and WWC Project Managers Kyna Christensen, and Kevin Grabinski, who are serving as the Qualified Environmental Professionals (QEP) for SMDC under contract.

Ms. Hudson may be contacted at: [info@snowymountaindevelopment.com](mailto:info@snowymountaindevelopment.com) or (406) 535-2591.

Ms. Barta may be contacted at: [barta@snowymountaindevelopment.com](mailto:barta@snowymountaindevelopment.com) or (406) 535-2591.

Ms. Gilmore may be contacted at: [gilmor@snowymountaindevelopment.com](mailto:gilmor@snowymountaindevelopment.com) or (406) 535-2591.

Ms. Christensen may be contacted at: [kchristensen@wwcengineering.com](mailto:kchristensen@wwcengineering.com) or (406) 443-3962.

Mr. Grabinski may be contacted at: [kgrabinski@wwcengineering.com](mailto:kgrabinski@wwcengineering.com) or (406) 443-3962.

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

- Community Relations Plan (CRP);

- Phase I Environmental Site Assessment for 19 Central Avenue South, Harlowton, MT
- Phase II Environmental Site Assessment for 19 Central Avenue South, Harlowton, MT
- Analysis of Brownfield Cleanup Alternatives (ABCA);
- 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/>  
<http://www.smdcbrownfields.com/>

Public Meetings will be primarily held within the local area of the City of Harlowton. These meetings will be coordinated with the city 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 the City of Harlowton located at 19 Central Ave S, in Harlowton, Montana. The legal description: Townsite, S22, T08 N, Range 15 E, of Block 26, Lot 5. Total acres of the property: 0.075.

This fire-damaged building, constructed between 1910-1921, is a two-story building that first appears on the Sanborn Fire Insurance Maps in 1921 with a rear wall constructed of hollow tile brick. The upper façade is stuccoed, which was a common exterior finish in the 1920s, and was likely the original cladding material on the lower level as well. The first floor is now faced with a stone veneer probably added between 1980-2000.

### SITE HISTORY

The community of Harlowton, Montana lies in the Upper Musselshell Valley, a region formerly occupied by native Blackfeet, Gros Ventre, Assiniboine and Crow people at various times through history. The Lewis and Clark Expedition and others traced their way up the Yellowstone and the Musselshell Rivers in the early nineteenth century, and by the mid-late 1800s, campaigns against native people, along with the Mullan and Stanley railroad surveys began the process to open the country to



*Figure 1: Overview of Biegel's Bar*

increased transportation and the waves of Euro American settlement that followed. Biegel's Bar Central Avenue South, leading from Main Street to Harlowton's Chicago, Milwaukee & St. Paul Railroad depot became the main thoroughfare through the town's commercial district.

The Sanborn Fire Insurance Maps for Harlowton reveal the building at 19 Central Ave South has a construction date between 1909 and 1921, when the building first appears – as an auto sales and supplies store. In 1929 it was labeled “Notions,” and in 1943, it is labeled S. for store, though it was a saloon by then: Biegel's Bar. Emil Biegel and his wife Hulda Amelia moved west from Wisconsin with their children to a homestead south of Harlowton, Montana in 1917. They set up a family-run ranching and farming operation, with sons Oscar Herman (and his wife Marie Beauchot Biegel), and Arthur W. (and his wife Frances), and daughter Wilhemina. The Biegels made a living there for several years before losing everything to the drought and economic depression of the 1920s. Forced to leave their ranch and move to town in 1929, Emil's sons Oscar and Art opened a tavern in 1933 on Central Avenue and named it Biegel Brothers; later it became known as Biegel's Bar.



*Figure 2: Photo from rear of building in alleyway showing burn damage.*

The business retained the name and the Biegel's Bar sign projecting from the front, a large green sign with white lettering and neon lighting that was a local landmark. In 1982, Rita Olson bought the bar and kept its reputation as a “Traditional Stop’ in Harlowton”. Following her death ownership passed to her son Steve Olson, proprietor in August 2013 when the property burned. Olson was unable to rebuild the severely damaged building, and the property passed to the City of Harlowton in 2020. The City had purchased the Farmer's State Bank next door at 17 S. Central in 1930, and the town's City Hall is currently located here. Because the building is unsalvageable and rubble from the building fire is causing moisture and other damage adjacent buildings, the former Biegel's Bar is slated for abatement and demolition in 2021.

## **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 Environmental Site Assessment for 19 Central Avenue South, Harlowton, Wheatland County, MT; prepared by WWC Engineering, May 25, 2018 (333 pages)
2. Phase II Environmental Site Assessment for 19 Central Avenue South, Harlowton, Wheatland County, MT; prepared by WWC Engineering, January 15, 2019 (62 pages)
3. Analysis of Brownfields Cleanup Alternatives – Prepared by WWC Engineering, October 1, 2021 (5 pgs.)
4. Sampling and Analysis Plan for Confirmation Samples at Biegel's Bar – Harlowton, MT, Prepared by WWC Engineering, August 11, 2021 (168 pgs.)

The results of the Phase II Environmental Site Assessment, dated January 15, 2019 have confirmed the presence of contaminants of concern (COC) at the Site. The following is a summary of the hazardous building material results and conclusions regarding COCs and associated media identified at the Site.

Based the report prepared by Northern Industrial Hygiene, WWC Engineering recommends the following: Asbestos was confirmed to be present in one of the suspect materials and LBP was confirmed to be present in eight building material components. Should demolition occur, the building should be kept adequately wet during demolition activities. Under the adequately wet provision, the wall board system (less than 1% asbestos) and LBP building materials do not have to be removed prior to demolition; however, removal by trained individuals before demolition is generally considered more protective. It is recommended that the demolition contractor contact landfills before beginning work to determine their policies for accepting related wastes. It is possible that TCLP samples for LBP will be required for off-site disposal. The disposal facility should be contacted to determine the appropriate TCLP procedure. The observed mercury-containing thermostat switch should be properly removed, prior to relevant demolition activities, and properly disposed of. If PCB-containing equipment is encountered, although none were observed, they should be properly removed prior to relevant demolition activities, and properly disposed of. As the presence of mold was noted, precautionary measures are recommended during remediation or demolition activities.

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, WWC Engineering completed an Analysis of Brownfields Alternatives (ABCA) dated October 1, 2021 to evaluate potential cleanup alternatives for the Site. To satisfy EPA requirements, the effectiveness, feasibility (implementability), and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.



Three alternatives for remediation were proposed in the ABCA:

Effectiveness – Including Climate Change Considerations

**Alternative #1:** No Action is not effective in stopping the health risks from the identified COCs at the contaminated Site. The Site is in a commercial area 4 and needs to be remediated. Precipitation on the fire-damaged building is causing water damage to the immediately adjacent City Hall building

**Alternative #2:** Abatement of building hazardous materials through the removal of asbestos and mercury containing equipment but leaving LBP materials, prior to full building demolition. This alternative is effective for the removal of the required COCs prior to the building demolition.

**Alternative #3:** Remediation/abatement of mercury containing equipment prior to building demolition. The hazardous material is not considered ACM and is not regulated by EPA because it is less than 1%, but OSHA rules will still be applicable. This alternative is effective at removing the required COCs prior to building demolition.

Feasibility (Implementability)

**Alternative #1:** No Action is easy to implement since no actions will be conducted.

**Alternative #2:** Remediation/Abatement of asbestos and mercury containing equipment prior to building demolition. Based on the results of the Hazardous Material Survey, the following recommendations were made by Northern Industrial Hygiene. These are standard abatement procedures for the COCs and are easy to implement using contractors with the appropriate training.

- Contracting an accredited asbestos remediation company to address the asbestos at the Site during the cleanup phase of demolition (e.g., abatement). Asbestos is present only in the basement and is considered non-friable. Removal should be performed to maintain the non-friable status of the asbestos. If materials remain non-friable then disposal can be done using a class II landfill. Care must be taken during the removal process and workers must be made aware of the asbestos present. Proper protective measures must be taken.
- Mercury containing equipment should be properly removed.
- LBP can be removed during demolition and disposed of as construction waste as long as proper documentation and waste profiling are observed.
- A structural integrity assessment will be conducted for immediately adjacent buildings prior to demolition of the structure.

**Alternative #3:** Remediation/abatement mercury containing equipment and building demolition. The abatement procedures would have the same level of implementability as Alternative #2, with the exception of asbestos specific abatement. Building demolition would be performed without prior asbestos or LBP removal.

- Mercury containing equipment should be properly removed.
- The asbestos present in the building can be removed during demolition as long as the asbestos remains non-friable and sufficiently wetted. All materials must be taken to an approved landfill for disposal.
- LBP can be removed during demolition and disposed of as construction waste as long as proper documentation and waste profiling are observed.
- A structural integrity assessment will be conducted for immediately adjacent buildings prior to demolition of the structure.

Cost

**Alternative #1:** No Action and no cost.

**Alternative #2:** The total cost estimate for this alternative is \$45,609.

**Alternative #3:** The total cost estimate for this alternative is \$45,336.

### **Recommended Cleanup Alternative**

**The recommended cleanup alternative is Alternative #3:** Remediation/abatement mercury containing equipment and building demolition.

Alternative #1, No Action does not provide any health protections or remove the hazardous building materials from the site. Alternative #2 requires special attention be given to the low concentration asbestos hazards before building demolition. Specific removal of the asbestos prior to demolition is not required and adds unnecessary costs to the project. For these reasons, Alternative #3 is the recommended alternative.

### **Green and Sustainable Remediation Measures for Selected Alternative**

To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. SMDC will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into environmentally sensitive areas.

## **COMMUNITY PROFILE**

The Biegel's Bar property is located in Harlowton, Montana. The county's population estimates from data.census.gov for July 1, 2019 is 2,069 with a median age of 41.1 years and an estimated median household income of \$39,655. The Site is located on Central Ave S in Harlowton, adjacent to City Hall.

## **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 Biegel's Bar property is located in the heart of downtown Harlowton, MT. The proposed reuse of the site includes abating the contaminants and removing the burned debris. After the debris is abated and removed, the City intends to sell the property for commercial development. A local pharmacist has expressed interest in purchasing the property and constructing a pharmacy.

## **BENEFITS TO THE COMMUNITY**

Currently, the buildings sit 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 seepage of groundwater from groundwater.

The Harlowton community will benefit from this project in four primary ways. First, the removal of the hazardous substances and asbestos-containing materials from the building 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.smdcbrownfields.com](http://www.smdcbrownfields.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](http://www.facebook.com/snowymountaindevelopment) and 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	Lewistown News Argus	Advertising Department	521 W. Main P.O. Box 900 Lewistown, MT 59457	(406) 535-3401	<a href="mailto:classifieds@lewistownnews.com">classifieds@lewistownnews.com</a> <a href="mailto:editor@lewistownnews.com">editor@lewistownnews.com</a>
Media Contact	The Times Clarion	Advertising Department & Dan Edwards	111 South Central P.O. Box 431 Harlowton, MT 59036	(406) 632-5633 (916) 598-3870	<a href="mailto:harloms@itstriangle.com">harloms@itstriangle.com</a> <a href="mailto:danedwards43@comcast.net">danedwards43@comcast.net</a>
City of Harlowton	Paul Otten	City Mayor	17 Central Ave S, Harlowton, MT 59036	(406) 632-5523 (775) 388-1801	<a href="mailto:ctyharlo@itstriangle.com">ctyharlo@itstriangle.com</a>
State of Montana Fire Marshal	Sally McKenna	Deputy State Fire Marshal, Area 4	P.O. Box 31094 Billings, MT 59107	(406) 896-1094	<a href="mailto:smkenna@mt.gov">smkenna@mt.gov</a>
MT DEQ	Jason Seyler	MT DEQ Brownfields Lead	P.O. Box 200901 Helena, MT 59620-0901	(406) 444-6447	<a href="mailto:jseyler@mt.gov">jseyler@mt.gov</a>
U.S. EPA	Greg Davis	Brownfields Project Manager	US EPA, Region 8 1595 Wynkoop Street Denver, CO 80202	(303) 312-6184	<a href="mailto:gregory.davis@epa.gov">gregory.davis@epa.gov</a>

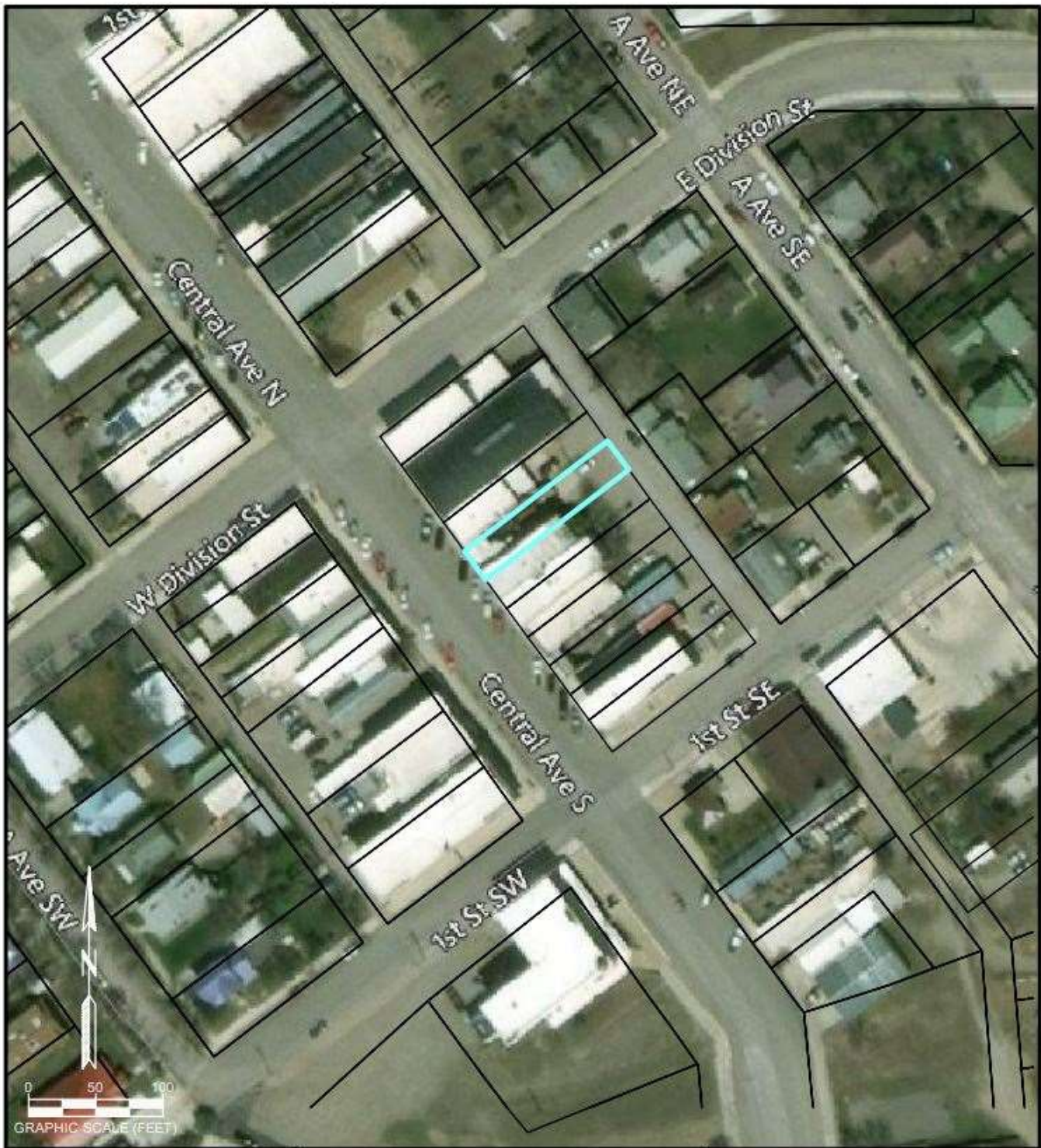
## REFERENCES

Montana Property History Record – Biegel’s Bar, Montana State Historic Preservation Office, prepared by Montana Preservation Alliance, May 1, 2021. (13 pgs.)

Phase I for Biegel’s Bar –of Harlowton, MT; prepared by WWC Engineering, May 25, 2018 (333 pages)

Phase II for Biegel’s Bar –of Harlowton,, MT; prepared by WWC Engineering, January 15, 2019 (62 pages)


# MAP 1: Overview of Site Location Area



## FIGURE 1

SUBJECT PROPERTY BOUNDARIES  
AND LOCATION MAP

### LEGEND

-  SUBJECT PROPERTY
-  PARCELS

