

October 27, 2020

1. Application for EPA Brownfields Community-wide Assessment Grant by:
Spanish Fork City
40 South Main Street
Spanish Fork, Utah 84660
2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested
 - i. \$300,000 (for hazardous substances and/or petroleum.)
 - ii. Indicate if you are requesting a Site-specific Assessment Grant waiver of the \$200,000 limit: N/A (Requesting Community-wide assessment grant)
3. Location: Spanish Fork City (Associated Area Code 84660), which is located within Utah County, State of Utah.
4. Property Information for Site-Specific Applications: N/A (Requesting Community-wide Assessment Grant). However, Spanish Fork City has identified two key target areas and priority sites.
 - a. Key Area 1: I-15 Corridor
 - i. Future Intermodal Center
 - ii. Former Sugar Beet Factory
 - iii. Expressway Landfill
 - iv. Industrial Park
 - v. Former Foundry
 - b. Key Area 2: Main Street Corridor
 - i. Former Salvage Yard
5. Contacts:

Highest Ranking Official	Project Director
Mayor Steve Leifson 801-804-4531 mayer@spanishfork.org Spanish Fork City 40 South Main Street Spanish Fork, Utah 84660	Brandon Snyder, City Planner 801-804-4596 bsnyder@spanishfork.org Spanish Fork City Community Development 40 South Main Street Spanish Fork, Utah 84660

6. Population: 40,913
7. Other Factors:
 - a. N/A Community population exceeds 10,000.
 - b. N/A No sites are located within federally recognized Indian tribe or US territory.
 - c. N/A The priority brownfield site(s) are not impacted by mine-scarred land.
 - d. Adjacent body of water:
 - i. Former Sugar Beet Factory: Southern boundary adjoins the Spanish Fork River.

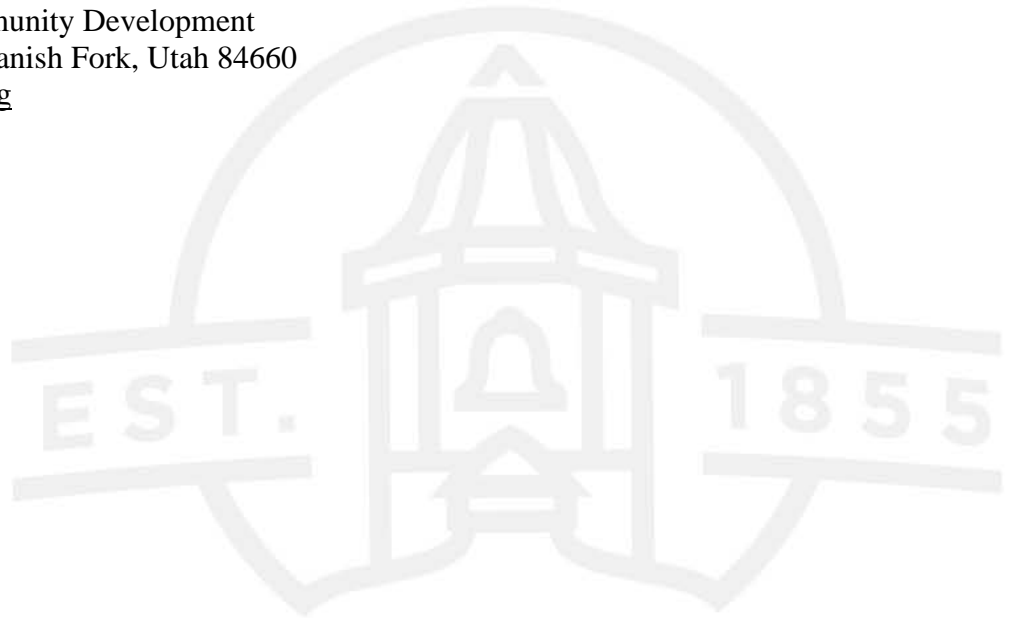
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- ii. Industrial Park: There is a naturally occurring pond located west of 1796 North 200 East. The pond is also used for stormwater retention by the pond site's property owner/occupant.
 - iii. Expressway Landfill: Adjoining flow ditch, west side. Adjoining flow ditch southeast end and adjoining wetlands.
 - e. Federally designated flood plain:
 - i. Former Salvage Yard: Shaded Zone X
 - ii. Former Sugar Beet Factory: Southern boundary line is within the Floodway and a southern portion of the property is in Zone AE.
 - f. Reuse of the priority sites listed above, under item 4, currently will not facilitate renewable energy from wind or geothermal energy. However, the Utah Municipal Power Agency (UMPA) is in the process of utilizing a portion of the capped landfill owned by Spanish Fork City to facilitate renewable solar energy by installing over 17.13 acres of solar panels. The potential for expansion across portions of the remaining Expressway Landfill exists. A worthy goal in reuse of the other sites will be to incorporate energy efficient measures.
 - g. N/A Budget proposal does not indicate spending 30% or more on reuse planning activities.
8. Letter from the State of Utah: Attached



Brandon Snyder, City Planner
Spanish Fork City Community Development
40 South Main Street Spanish Fork, Utah 84660
bsnyder@spanishfork.org
801-804-4596





State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

L. Scott Baird
Executive Director

Kim Shelley
Deputy Director

October 8, 2020

Brandon Snyder
Community Development City Planner
Spanish Fork City
40 South Main Street
Spanish Fork, Utah 84660

**RE: Support Letter for EPA Brownfields Program Community-Wide Assessment Grant –
Spanish Fork City**

Dear Mr. Snyder:

Thank you for involving the Department of Environmental Quality (DEQ) in Spanish Fork City's (Spanish Fork) economic development and planning discussions regarding Spanish Fork's application for a U.S. Environmental Protection Agency (EPA) Brownfields Program Community-Wide Assessment Grant. The assessment grant will allow Spanish Fork to evaluate eligible sites identified within the South Main, City Center and City Industrial Park areas among others. The DEQ believes assessment is a significant step in revitalizing properties and is committed to seeing Brownfields-caliber sites assessed, remediated and redeveloped wherever possible.

The DEQ supports Spanish Fork in its application for an EPA Brownfields Program Community-Wide Assessment Grant. The benefits of assessing both petroleum and hazardous substance contaminated properties within the assessment area boundaries include removing the potential stigma associated with impacted or potentially impacted properties, protecting public health and reclaiming valuable property for economic development and future, sustainable growth. The DEQ is committed to assisting Spanish Fork as it seeks to address Brownfields. Additionally, the DEQ encourages use of the Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contaminated properties and returning Brownfields properties to productive use.

We look forward to continuing our partnership with Spanish Fork to address Brownfields concerns. Should you have any questions, please contact Bill Rees of the Division of Environmental Response and Remediation at (801) 536-4100.

Regards,


Scott Baird (Oct 8, 2020 11:38 MDT)

L. Scott Baird
Executive Director

LSB/JHK/es

cc: Ralph L. Clegg, E.H.S., M.P.A., Director, Utah County Health Department

1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

a. **Target Area and Brownfields**

- i. **Background and Description of Target Area:** Spanish Fork City, Utah, is a 15.4 square mile city with 40,913 residents located in Utah County in the Provo-Orem Metropolitan Statistical Area. The City is located 58 miles south of the Salt Lake City Airport and is bordered by the Rocky Mountains to the east. Situated at the crossroads of Interstate-15 (I-15) and U.S. Route 6, Spanish Fork is a routine stop for travelers on their way to international destinations such as Moab, Glen Canyon National Recreation Area, as well as Arches, Canyonlands, Zion's, and Bryce National Parks. The City is a commercial stop for southbound business commuters en route to population centers such as Las Vegas, Nevada, northern Arizona and southern California. Therefore, the City is becoming a commercial hub connecting northern and southern Utah and historically has been agricultural, residential and industrial. Industry dating back to the late 1800's includes foundries and unregulated landfills. During the last century, growth has rapidly consumed agricultural land and open space leaving behind underutilized Brownfield sites in its urban core. Utah is one of the fastest growing states with over 16% growth from 2010 to 2019. Spanish Fork has grown almost 18% during the same time period according to the US Census Bureau, nearly doubling its population since 2000. Building permits have doubled since 2015 and the grant could spur anticipated development by addressing uncertainty associated with historical Brownfields.

This Application highlights **two key target areas**. The first area is known as the **I-15 Corridor**. This area is located in an older industrial section along the western/northwestern portion of Spanish Fork adjacent to Interstate 15, which runs north and south through the community. The second area is known as the **Main Street Corridor**. This area includes an approximately two-mile length of Main Street which runs north and south through the center of Spanish Fork. The two target areas consist of Census Tracts 32, 33, 103, 104, and 105. Brownfield sites within these areas include unregulated or undocumented landfills, auto facilities, former gas stations, factories, foundries, lumber yards, junk & scrap yards, auto body repair shops, and underutilized vacant lots. With continued growth citywide coupled with outward suburban sprawl, the target areas have now become more centrally located, and are underutilized Brownfield areas due to potential contamination. Spanish Fork will use the Community-Wide Assessment grant funding to address economic hardships while creating a healthier, cleaner environment for its citizens.

- ii. **Description of the Priority Brownfield Site(s):** Spanish Fork City conducted a preliminary inventory of environmentally stressed sites and identified at least 11 potential Brownfield sites within the identified target areas. The City is working to obtain access for future sampling. Some of these sites include;

The proposed **Intermodal Center**, within the I-15 Corridor, is anticipated to be a transit-oriented development and a catalyst site that will drive further economic development outward from this property. The proposed center comprises over 17 acres with factory buildings from a former sugar beet factory that still remain on site. Contaminants likely include asbestos in the buildings, fly ash and other processing waste. In addition, contaminants may also include semi-volatile organic compounds and hazardous metals such as arsenic and lead. The revitalization of this site is a priority for Spanish Fork City and the State as \$60 million [Utah Department of Transportation (UDOT)] has been allocated for a new freeway interchange in the area and \$84 million [Utah Transit Authority (UTA)] is planned for a commuter rail stop at this site.

The **Expressway Landfill** is another priority site within the I-15 Corridor and historically contained multiple unregulated landfills that have been combined into one site. Previous investigations have identified landfill gases such as methane and hydrogen sulfide gas. In addition, metals such as arsenic, lead and chromium have been found in both soil and groundwater. Spanish Fork is proposing to utilize portions of this site for green energy production by establishing a solar farm as well as opening

up blighted spaces around the landfill for new local businesses that will provide the City with additional tax revenue spurring economic opportunity and growth.

The **Industrial Park** is located within the I-15 Corridor and is over 17 acres in size. Current and past uses within this site include manufacturing, salvaging, storage, retail and foundry activities. Many of the buildings were constructed in the 1970's; however, the foundry was established in 1884. This site is a priority because foundries historically have been impacted with hazardous metals, volatile organic compounds, PCBs and semi-volatile compounds. Extensive black staining, discarded drums, and staining at the base of transformers raise potential contamination concerns. Assessment, cleanup and reuse of this area will lead to retail and commercial usage.

The former **Salvage Yard** is a property of interest within the Main Street Corridor. This former salvage yard adjoins the county fairgrounds and is in the heart of the Main Street Corridor target area. The property is currently blighted from years of neglect. Spanish Fork is proposing to use this land for desperately needed expansion of the fairgrounds. This site contains elevated levels of arsenic, lead, cadmium, chromium, PCBs, and semi-volatile compounds including Benzo(a)Pyrene. The Utah Department of Environmental Quality (UDEQ) has indicated that this site still requires further assessment to safely revitalize this property. The assessment and cleanup of this property is anticipated to catalyze additional land revitalization along Main Street. Grant funding is necessary to remove the uncertainty associated with the historical uses. The City is evaluating several expansion scenarios for the site to facilitate future sample plan preparation if the City is awarded the grant.

b. Revitalization of the Target Area

- i. Reuse Strategy and Alignment with Revitalization Plans: **The Spanish Fork City General Plan** identifies land use designations for the target areas and the priority sites. The planned Intermodal Center location anticipates a mix of high density residential, office and other commercial usage. The commuter rail expansion plan includes 16.6 miles of additional mainline track for the commuter train Front Runner with an Intermodal Center for the City. The station will include expanded UTA bus lines as a connector for commuters, covered waiting areas and green space. Expanded public transportation reduces greenhouse gas emissions and reduces localized climate impacts, up to 50% to 75% in some studies, assuming future equipment upgrades by UTA. This reuse will help to improve poor air quality for Spanish Fork residents.

New retail locations are in high demand near the Expressway Landfill with the recent addition of Lowes, Wal-Mart and a strip mall. There is also plan for a solar farm, green spaces with walking areas near current wetlands, and discussion of high-density residential housing at the Expressway Landfill within the I-15 Corridor. The Industrial Park will be redeveloped into retail and commercial uses. The fairgrounds are constantly overrun and in need of expansion. The City will reuse the former Salvage Yard to provide space for fairground expansion and revitalizing the heart of the Main Street area encouraging new business development. The Main Street and I-15 Corridor target areas are addressed in the adopted **General Plan Land Use Element for Commercial Activities**. This will provide conveniently located commercial areas to serve the residents of Spanish Fork and to expand the City's tax base. Each target area will continue to provide a variety of employment opportunities for the residents of Spanish Fork with convenient access to mass transit. Funding will help by identifying hazardous substances and promoting cleanup that can improve public health and spur economic development. Reuse and redevelopment of the priority sites, in accordance with current **City Code regulations**, can lead to an increase in onsite landscaped areas, residential development, retail and commercial reuse. A community with access to mass transit and closer employment opportunities can provide an outcome of reduced greenhouse gas emissions, improved air quality and lower poverty rates.

- ii. Outcomes and Benefits of Reuse Strategy: Redevelopment of the sites in the target areas will **stimulate investment** throughout the Main Street and I-15 Corridors. Benefits of new commercial

and retail opportunities include **increased local employment opportunities, tax revenues and Main Street revitalization**. We expect **1,000 or more permanent jobs** to be created as a result of revitalizing these areas. The City issues nearly 1,000 building permits every year but is faced with limited shovel ready sites in Spanish Fork. The grant is especially important for Spanish Fork to **encourage development of blighted and underutilized areas** resulting from real and perceived contamination. Access to and visibility from I-15 and future rail service makes the target areas desirable. By assessing property and removing uncertainty, the grant funding will encourage investment that leads to job opportunities, additional tax revenue and much needed housing. **Revitalization of the target areas will also help stimulate economic growth within a nearby Opportunity Zone**. This Opportunity Zone is just north of Spanish Fork City; however, it is believed there will be a synergistic effect between the nearby Opportunity Zone and the target areas because commerce is common between the adjacent communities.

As another important outcome, the City helped establish a windmill farm at the mouth of Spanish Fork Canyon, and is currently coordinating with the Utah Municipal Power Agency to place a **solar farm in Spanish Fork City on a portion of the Expressway Landfill** site which will produce 16 to 20 megawatt hours of renewable energy. This outcome will provide more affordable clean energy and reduce greenhouse gasses, improving poor air quality, and help fulfill one of EPA's strategic goals. Additional assessments will be required prior to construction of solar panels, roads, support buildings and foundations. The addition of the Intermodal Center as a commuter rail stop and transit-oriented development will have a positive outcome on the environment by reducing greenhouse gas emissions, critical for better air quality and contributing to global climate protection. The City follows the 2018 IECC building codes, and State amendments, that require redevelopment to follow energy efficient measures, **reducing greenhouse gas emissions and improving air quality**.

c. Strategy for Leveraging Resources

- i. Resources Needed for Site Reuse: Developers initially purchased parcels around the Expressway Landfill site but stopped development on the landfill itself due to uncertainty of potential contamination. The City is making every effort to secure additional funding for the redevelopment of the identified Brownfields target areas. UTA and UDOT have pledged **a combined \$144 million to mass transit investments** in the Intermodal Center site which will make this area more desirable and spawn investment from private developers interested in revitalizing current Brownfields sites. Reduced land costs invite investment in the target areas. Lowe's remediated a portion of the landfill and developed land in the I-15 Corridor target area after entering into a favorable land deal with the City. Credits provided through Housing and Urban Development will assist low income families to obtain housing. Federal and state energy credits will be made available for energy friendly developments. The City also will **partner with the UDEQ using their Voluntary Cleanup Program (VCP) and Enforceable Written Assurance (EWA) programs**. When combined with EPA funds available for site assessments, the EWA allays concerns of property purchasers over site liabilities. The City has leveraged \$1.3 million from the County to invest in the former Salvage Yard cleanup through the VCP. The City will also use the EPA **Targeted Brownfields Assessment** program as opportunities arise and seek an EPA **Cleanup grant(s)** for eligible sites that have been assessed through the grant. Additional funding options for the City recommended projects could include enterprise funds, general obligation bonds, revenue bonds, State/Federal grants and loans, and impact fees. The City will consider a combination of these funding options.
- ii. Use of Existing Infrastructure: Developers and investors seek properties connected to existing infrastructure. The target areas are already improved with **water, power, sewer, and the City's high-speed internet**. Each target area has buildings that may be reused if total demolition is not required for complete assessments under the foundations. Some examples of additional infrastructure improvements, as laid out in the City's Master Plans, are **fire flow improvements** at the Industrial

Park and a **water main upgrade** at the planned Intermodal Center. **An existing rail line** near the Intermodal Center is targeted for the planned commuter rail. Road improvements resulting in better traffic flow will accompany the planned interchange construction near the Intermodal Center.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. Community's Need for Funding: Spanish Fork is a smaller city with a population less than 45,000 thus providing a smaller tax base as compared to Salt Lake City and Provo, yet **the City bares a disproportionate share of intrastate and interstate commerce for the larger cities because of its strategic location**. The **poverty rate of 6.9% in Spanish Fork is higher** than 35 other Utah Communities, with a median household income of \$74,554 as compared to the adjoining City of Mapleton at \$109,356 (US Census Bureau). COVID-19 has put additional pressure on city resources that are already strained by a limited tax base. **Limited funds are used for basic city services, not assessments**. The private sector is often hesitant to invest without an understanding of environmental liabilities. Therefore, the assessment grant is a catalyst for private developer investment and will provide funding opportunities that do not currently exist to assess the Brownfields in Spanish Fork.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: According to the American Community Survey (ACS), the City has a **higher percentage of children under five** as compared to the state and the nation. Spanish Fork borders and serves the rural communities of southern of Utah County. Spanish Fork has a **higher percentage of women in child bearing age** compared to Utah and the Nation, with a **3% higher birth rate** per Public Health Indicator Based Information System (IBIS). Spanish Fork **lacks larger medical institutions** and rural populations are sensitive because they **lack access to mental and physical health care**. The health and welfare impact to these groups as a result of Brownfield sites located in Spanish Fork include **exposure to soil, poor air quality, blight, and illegal dumping**. Children playing outdoors are exposed to lead and toxic air pollutants. Each of these chemicals attacks the nervous system. Grant funding will allow us to address chemicals such as lead (over 11,000 mg/kg) in exposed soils at the former Salvage Yard and hydrogen sulfide gas (200 ppm) at the Expressway Landfill, which are harmful to human health. Revitalization of the Intermodal Center will increase access to health care through public transportation while reducing air pollution and lung diseases such as asthma. Reuse of the target areas may increase landscaped areas and residential homes while increasing transportation thus reducing the harmful impacts on these groups.

Table: Vulnerable Populations in Spanish Fork City (Source: 2018 ACS Data)

	United States	Utah	Utah County	Spanish Fork City
Under 5 years	6.1%	8.0%	9.5%	10.9%
Under 18 years	22.4%	29.5%	33.4%	39.1%

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the IBIS, **cancer death** in Spanish Fork is **34% higher** than the state of Utah and **40% higher** than the nation. Men had a 90% higher rate of prostate cancer death in Spanish Fork compared to Utah. Deaths due to colon cancer in Spanish Fork were 55% higher than Utah and 22% higher than the nation. These can be reduced with routine screening and access to care, problematic in rural areas. **Women in Spanish Fork have a 55% higher** death rate from breast cancer compared to the rest of the state even though the incidence is lower (IBIS 2018). Infant deaths associated with birth defects in Utah were higher than the Healthy People 2020 acceptable target at 1.5 deaths per 1,000 live births (Healthy People, 2020; ACOG 2019). Air pollution exacerbates respiratory infections, particularly in children (National Library of Medicine). Pertussis, or whooping cough, is a respiratory infection and is 4.5 times the national average and 19% higher than the rest of Utah. Pertussis significantly impacts infants less than one (1) year of age (CDC). These are serious concerns given the lower age demographic in Spanish Fork. Disproportionate contaminant exposure to women and children in these

categories should be given priority (CDC 2020). Consider also that the **adult asthma rate is 8.3% in Utah versus the national rate of 7%**. Lead exposure in pregnancy has shown to cause gestational hypertension, spontaneous abortion, low birth weight, and impaired neurodevelopment. Prenatal lead exposure has known adverse effects on maternal health and infant outcomes across a wide range of maternal blood lead levels.

Several factors contribute to the development of cancer including exposure to chemicals and carcinogens that may be present in our target areas including benzene, asbestos, arsenic, cadmium, hexavalent chromium, PCBs, pesticides, semi-volatile compounds including benzo (a) pyrene, known carcinogens. High levels of chromium have been found in foundry materials discarded in the City and funding is needed to assess chromium speciation to hexavalent chromium, a carcinogen. Cleanup of the Brownfield sites can potentially decrease carcinogenic exposure and a new public transportation stop will increase rural access to health care especially cancer screenings for residents while alleviating lung related diseases such as asthma by providing new transportation means especially for those who do not have other forms of transportation.

(3) Disproportionately Impacted Populations: EJ Screen shows that **Spanish Fork is in the 80 percentile nationally regarding the NATA Diesel PM Area indicator** and adjoins a major interstate corridor. According to the Utah Division of Air Quality, Spanish Fork City is **located in a nonattainment area** for failing to meet national ambient air quality standards for Particulate matter (PM) 2.5 and PM 10. According to the Utah Environmental Public Health Tracking Network, residents of Spanish Fork have a lower educational attainment level, about 5 to 6 percent lower, when compared to the rest of Utah and nationwide. There is a cluster of approximately 1,500 to 2,000 residents within one mile of the Industrial Park, a neighborhood next to the planned Intermodal Center, and a large residential population east of the Expressway Landfill. The **minority population makes up 11.2% of the overall City population** including the target areas. According to US Census Data from 2010 to 2018, the Latino and Hispanic population is growing 2.5 times faster than the white population. **Funding will help reduce environmental justice challenges** by promoting assessment and cleanup that can reduce exposure pathways and decrease carcinogenic exposure. Improved access to mass transit will make rural access to health care easier, especially cancer screenings for all residents.

While other parts of Spanish Fork City have benefitted from a growing economy, the target areas have not shared the economic growth. As compared with Utah County and Utah overall, the occurrence of economically disadvantaged groups in the target areas remains disproportionately large, with low-income populations presenting a 6.9% higher poverty rate as compared to 35 other communities in Utah. These areas are also impacted by proximity to environmental conditions, as demonstrated by the high Environmental Justice Indicators (EJI) index values for proximity to traffic volume as compared nationally (**90 to 95 percentile**), lead paint (**80 to 90 percentile**), hazardous waste management facilities and unregulated landfills (**80 to 90 percentile**). Brownfield sites in these areas contribute to economic stagnation associated with the presence (or perceived presence) of contamination which, if present, may also result in residents' exposure to a range of contaminants with negative health effects. Limited walkability and access to parks and public transportation in these areas contributes to a sedentary lifestyle with heavy reliance on automobiles, which further contributes to the Spanish Fork's air pollution.

Brownfield Assessment funding will improve these conditions by allowing the City to assess individual sites within the target areas, which otherwise lack the resources to take initial assessment steps on their own. These assessments will identify contaminants, where present, so that subsequent cleanup and redevelopment can mitigate exposure from soil and groundwater contamination, reduce potential impacts, promote connectivity, walkability, and healthy travel choices. Redevelopment will

encourage more active lifestyles and reduced reliance on automobiles, thereby improving public health by reducing obesity and heart disease, as well as reducing vehicle emissions and the negative impacts on air quality.

b. Community Engagement

- i. **Project Involvement** –Several organizations have engaged the City and expressed an interest in and intent to serve as community partners and assist with site selection, decision-making, technical assistance, and future redevelopment of Brownfields in the target areas. As the City’s Community Involvement Plan evolves, they will partner with the UDEQ for technical assistance.

ii. **Project Roles**

Partner Name	Point of contact	Specific role in the project
Spanish Fork Chamber of Commerce	Heather Youd, President heathery@spanishforkchamber.com 801-798-8352	Public outreach, co-host meetings, and collaborate on redevelopment and future reuse
Economic Development Corporation of Utah (EDC Utah)	Katherine Morrell, Community Strategist kmorrell@edcutah.org 801-328-8824	Conduct outreach with business and property owners and collaborate on redevelopment planning
Mountainland Association of Governments (MAG)	Michelle Carroll, Director Community & Economic Dev. mcarroll@mountainland.org 801-229-3833	Integrate redevelopment planning with regional planning, infrastructure, and economic development efforts
Utah County Board of Health (UCBH)	Ralph L. Clegg, Executive Director ralph@UtahCounty.gov 801-851-7000	Assist the City with outreach and education on public health Brownfields; health monitoring.
Spanish Fork Active and Healthy Coalition (AHC)	Susan Chapman, City Health, schapman@spanishfork.org , (801) 787-3918	Solicit direct input from residents, school district, faith-based leaders, health department

- iii. **Incorporating Community Input:** Spanish Fork City will continue community engagement methods, including setting up **quarterly virtual meetings** due to Covid-19 and **providing updates and information on the City’s website**. A webpage dedicated to the grant funded project will be developed to house grant related documents and **allow for public outreach via input surveys**, and options to post questions and comments. Public meetings and times, meeting minutes, and electronic versions of reports meeting accessibility requirements will be posted on the webpage. The City will post answers to questions and address comments as needed. Multilingual services and translations will be advertised and provided as appropriate.

The City’s Facebook and Instagram pages will allow for community input regarding the identification and reuse of the target areas with updates reported on the City’s YouTube Channel. The City will hold up to four (4) meetings, outside of normal working hours to increase attendance. The meetings will be announced via Facebook, the City website, and flyers printed in English and in translation. Notifications will be distributed at high foot traffic areas such as municipal offices; and e-mail and social media where Covid-19 guidelines require contactless media distribution.

Meetings will be held in project neighborhoods allowing residents and business owners to discuss concerns. Meetings, **in compliance with State Covid-19 requirements**, may be held at cultural centers large enough for 6-foot social distancing per Covid-19 guidelines such as churches with large gyms. At meetings, we will discuss how we will protect human health and the environment during site work. The City, assisted by the QEP, will address comments and follow up. The City’s translation contractors will be available for meetings. There will be opportunities for public engagement at City ordinance, master planning, concept approval, and site plan review meetings. Quarterly Brownfields

updates will be posted on the website. Each update will include feedback and community engagement opportunities. **Per Covid-19 guidelines, masks and social distancing** will be required at gatherings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

- a. Description of Tasks/Activities and Outputs:** The schedule assumes a grant is awarded by October 2021. The following tasks will be completed address the target areas. All personnel time will be in-kind service, increasing the grant funds available for assessment. These are Non-EPA grant resources needed to carry out all of the tasks/activities.

Task 1: Cooperative Agreement Oversight

i. Project Implementation:

- Ensuring EPA Reporting requirements are met and ACRES reporting.
- Site selection/prioritization with the preliminary list of sites identified in this application.
- Sites outside the target areas will also be discussed for inventory and prioritization.
- Procurement of qualified environmental professional (QEP) and other contractors as necessary following all standards for procurement.
- Travel to at least one (1) or two (2) Brownfield seminars as Covid-19 conditions permit; or attend equivalent webinars.

ii. Anticipated Project Schedule: October 2021 and throughout the grant period

iii. Task/activity lead: City's Project Director as well as a QEP.

iv. Outputs: Contracts with QEP and other contractors, quarterly reports, ACRES entry, sites prioritized and conferences attended.

Task 2. Community Engagement/Outreach

i. Project Implementation:

- Develop a Community Involvement Plan.
- Other planning may include reuse planning, conducting market feasibility studies, land use assessments, evaluating infrastructure service life and site reuse.
- Develop a City webpage dedicated to Brownfields. Provide updates, materials, meeting dates, electronic reports and meeting minutes to the public. Webpage will have a comment and question section which will be responded to frequently.
- Publish planning updates on the web page for public input as needed.
- Update outreach materials as new milestones are reached on the dedicated webpage.
- Outreach to residents, business owners near the target areas and other community groups via phone calls, emails, handouts, and regular mail directly to adjoining business owners several times throughout the process. Translation services as needed on all levels of outreach.
- Outreach to residents and the public via social media to solicit input. Input is then tabulated, reviewed and then incorporated into the decision-making process.
- Outreach to community leaders employing the above specified methods.
- City staff time to make phone calls to group leaders and community groups.

ii. Anticipated Project Schedule: December 1, 2021 to March 31, 2022 for initial set up then ongoing; additional time is allotted due to typical year end holidays.

iii. Task/activity lead: City Project Director and assisting is the QEP, AHC, UCBH.

iv. Outputs: Community Involvement Plan; A community town hall meeting or virtual equivalent will be held at least 4 times, or more as needed; Covid-19 guideline signage; open city council meetings held monthly; maps available digitally; and based on prior public meetings at least 150 handouts and other meeting materials produced; however, as Covid-19 situation evolves, meetings may be held virtually in which case an unlimited number of meeting materials may be downloaded prior to the meetings; prioritized list of Brownfield sites.

Task 3: Phase I Assessment Activities / Quality Assurance Project Plan

- i. Project Implementation:
- Prepare a community wide Quality Assurance Project Plan (QAPP).
 - Preparation of site eligibility forms and access agreements for private property.
 - Completion of Phase I Assessments according to the All Appropriate Inquiries (AAI) and most current ASTM standards at the time of the assessments.
- ii. Anticipated Project Schedule: April 1, 2022 to October 1, 2024, Phase I Assessments conservatively projected at two (2) months each, providing sufficient time for input.
- iii. Task/activity lead: Task lead is the QEP with City Project Director providing assistance with public input on priority site assessment needs; and where applicable, EPA Grant personnel. DEQ will provide technical support and guidance.
- iv. Outputs: QAPP and approximately 11 Phase I ESA reports to be completed.

Task 4: Phase II Assessment Activities

- i. Project Implementation:
- Phase II areas prioritized on results of Phase I assessments and stakeholder inputs.
 - Phase II Sampling and Analysis Plan (SAP) submitted to EPA.
 - Phase II Assessments conducted according to all local, state, and federal standards.
 - Conduct asbestos/hazardous materials assessments of building located on the sites.
- ii. Anticipated Project Schedule: May 30, 2022 to October 1, 2024. Phase II Assessments can be scheduled as Phase I Assessments are completed and public input has been incorporated into the decision process so we anticipate some concurrent, overlapping tasks.
- iii. Task/activity lead: Phase II Assessment Activities: Task lead is the City Project Director, QEP is the consultant. DEQ will provide technical support and guidance. Where applicable, EPA Grant personnel would review SAP's to ensure technical and QA QC considerations are in place.
- iv. Outputs: Approximately six (6) Phase II Assessments.

Task 5: Remediation/ Reuse Planning

- i. Project Implementation:
- Prepare reuse and/or cleanup planning documents such as Analysis for Brownfields Cleanup Alternatives (ABCAs) documents.
 - Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks.
 - Host charrette/visioning sessions for key properties.
- The QEP will work with DEQ to evaluate cleanup alternatives, especially risk-based cleanup options.
- ii. Anticipated Project Schedule: September 1, 2022 to September 1, 2024
- iii. Task/activity lead: Task lead is the City Project Director with assistance from the QEP. DEQ will provide technical support and guidance. Where applicable, EPA Grant personnel would review to ensure that technical and QAQC considerations are in place.
- iv. Outputs: An estimated six (6) ABCAs

b. Cost Estimates

Categories	Coop Agreement	Engagement	Phase Is	Phase IIs	R.I./Reuse	Totals
Personnel	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000
Fringe B.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000

Contractual	\$ 2,000	\$ 11,000	\$ 49,500	\$ 180,000	\$ 46,500	\$ 289,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 5,000	\$ 19,000	\$ 49,500	\$ 180,000	\$ 46,500	\$ 300,000

Note: Admin costs not to exceed 5% of grant budget. City will not charge indirect costs.

Task cost estimates are based on current market rates of various tasks and expertise required to complete each task. Community work is based on known cost history within the City's outreach programs, notifications and public meetings. We also evaluated costs used in successful grant applications by the Cities of Provo and Salt Lake. The project costs are realistic as over 74% of the grant funds are allocated to assessment work. The City will deploy City personnel and assets in addition to EPA-Grant monies to complete the projects. Our assessment cost projections meet or beat average costs for the same work in the State of Utah. We anticipate allocating **\$224,000 to assessment work or 74 to 75% of the total budget to Phase I and Phase II ESAs**. Total indirect costs such as utilities, building maintenance, office expenses, insurance, telephone, accounting and administrative fees generally absorbed in-kind by the City. Assessment funding will be allocated aggressively toward priority sites.

Task 1 – Cooperative Agreement Oversight: \$5000

Contractual: QEP to assist, 20hrs*\$100/hr= \$2,000; Travel: Travel Expenses two times to Brownfield seminars, \$1500/trip*2= \$3,000; City staff time for oversight will not be billed to the grant.

Task 2 - Community Engagement: \$19,000

Personnel: 80hrs*\$75.00/hr: webpage, planning, meetings, updates, etc... = \$6000. Contractual: Professional community outreach 60hrs*\$75/hr = \$4500; Translation 20 hrs*\$75/hr = \$1,500; Brownfield prioritization criteria 40hrs*75/hr = \$3,000; Other QEP assistance, 20hrs*\$100/hr = \$2000. Supplies: Handouts, virtual meetings, other materials, Covid-19 compliance signs = \$2,000

Task 3 – Phase I Assessments/QAPP: We estimate 11 sites @\$4000 per site = \$44,000 plus \$5500 for the QAPP = **\$49,500** in total.

Task 4 – Phase II Assessments: We estimate six (6) sites, at \$30,000 per site = **\$180,000**

Task 5 – Remedial Investigation/Reuse Planning: Six (6) sites est. average @ \$7750/site = **\$46,500**

- c. **Measuring Environmental Results:** The City has processes in place to ensure projects are properly tracked and reported. The City project team will meet at least quarterly to track the outputs identified in 3.a. and will report progress fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project's schedule. Site-specific information will be entered and tracked in the online ACRES database. The outputs to be tracked include the number of meetings, meetings with community groups, environmental assessments and ABCAs, which are outlined more specifically in section 3.b above. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, jobs created, and minimized exposure to contamination. The outputs and outcomes from this project will support Goal 1, Objective 3 of EPA's Strategic Plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

- i. **Organizational Structure:** Spanish Fork City **has the staff resources to ensure timely completion** of all the requirements of the project and grant. The City Project Director will be assisted by the Community and Economic Development Department in planning efforts, public outreach, coordination and project management. The City has a finance department, purchasing department and a legal department that will review all legal documents. The **City staff manages \$100,000,000 annually**. Managing this project is well within the capability of their organizational structure.
- ii. **Description of Key Staff:** The City Project Director, who is also the City Planner, Mr. Brandon Snyder, obtained his Bachelor's Degree in Urban Planning in 2005. Has been the City Planner for Spanish Fork City for two (2) years and has spent a total of 15 years as a City Planner. The City

Manager, Mr. Seth Perrins, obtained his Master's Degree in Public Administration in 2002 and has been the City Manager for Spanish Fork City for the past 5 years. Mr. Dave Anderson obtained his Bachelor's Degree in Urban Planning and has been the City's Community and Economic Director for nearly 15 years. His experience includes managing external funding exceeding several million dollars. Mr. Snyder and supporting City Staff, will manage the project with assistance from the QEP. Mr. Anderson will coordinate planning and assistance from program partners as for outreach, public input and implementation. Mr. Perrins is the liaison for the Mayor and City Council during the process.

- iii. Acquiring Additional Resources: The City will secure additional resources as needed to successfully complete the project, following the City's Procurement Administrative Rules which involve a competitive qualifications-based procurement process in compliance with the EPA's "Professional Service" procurement process (2 CFR 200.317-326). This will include the contracted services of an environmental consultant meeting the definition of a QEP to provide ASTM/AAI-Compliant Phase I/II Assessments, SAP/QAPP preparation, and Cleanup Planning as well as contracted services of others in completing community outreach assistance and site inventory database creation goals.

b. Past Performance and Accomplishments

- i. Currently Has or Previously Received an EPA Brownfields Grant: **No**
- ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:
 - (1) Purpose and Accomplishments: Spanish Fork City has received both federal and non-federal assistance agreements (monies or cooperative agreement). The City has decades of experience successfully managing projects funded at least in part with Federal, State and non-profit grants. The City staff has managed multiple projects involving transportation improvements, utility construction, recreational enhancements, and the protection of sensitive lands along the Spanish Fork River. The community has been engaged on topics such as community health, parks, and land use on the river bottoms. The City successfully administered a Natural Resources Conservation Service (NRCS) **Federal** grant to stabilize the Spanish Fork River banks. Debris removal from the river improved the environment and wildlife habitat which enhanced the recreational value to the residents. Restoration of the adjacent corridor resulted in improved flood control, enhanced aesthetics and long-term preservation of green space.
 - (2) Compliance with Grant Requirements: The City successfully administered the multi-million-dollar NRCS **Federal** grant fulfilling all reporting requirements and achieving all of the program goals in a timely fashion. Intermountain Healthcare (IHC) awarded a \$225,000 grant to the City which complied with IHC planning and reporting requirements meeting all deadlines. Outputs included programs to improve the mental and physical health of the residents such as accessible educational resources. Outcomes include improved preventative health lifestyles such as diet and exercise. The City has consistently managed projects that are funded by the area's Metropolitan Planning Organization (MPO) and the state's UDOT, under budget and in a timely fashion successfully complying with all reporting and scheduling requirements. Currently, the City's key staff is managing over six million dollars and over the last 20 years, key staff managed over twenty million dollars. The consistent award of agreements shows that the City staff has successfully implemented work plans while complying with all stipulated requirements in a timely fashion. The City acquired 10.36 acres and developed an all-abilities park located at 1321 East Canyon Road, properly managing a significant grant by a local family. The All-Abilities Park was designed with input from local families with kids with special needs. Development was met with supply chain and contractor issues. The key City staff addressed the issues and achieved the **project goals on time** which is routine for the City. Outputs include a sensory garden, zip line, splash pad, walking trails, family restrooms, 3485 more trees and shrubs and 215,000 square feet of sod grass. The City brings the same vision to Brownfield Grant program while effectively administering the grant in compliance with the cooperative agreement.

Threshold Criteria Responses

Attachment 1 – Statement of applicant eligibility.

Spanish Fork City (Local Government) is the applicant and is eligible for the funding.

Attachment 2 – Community Involvement.

Spanish Fork City will continue community and stakeholder engagement methods, including setting up quarterly meetings (virtual or in person), and providing updates and information on the City website. Meetings and surveys can be advertised on the City website, by mailers or flyers, and on the City Facebook page. Community support and engagement is vital in identification of, assessing and reuse of target properties. Community stakeholders can gather information and provide comments/feedback as it relates to brownfields sites in the project area. The website may allow for surveying and public input, which the City plans to utilize during the project period to solicit input on site selection for assessment and site reuse. Spanish Fork's goal is to keep the community and other stakeholders informed and actively involved. This may include the provision of meeting notices and materials, town hall meetings, development of educational materials, development of a Community Relations Plan, phone calls with interested parties, development of brownfield site ranking criteria to determine a potential prioritization, and community engagement around prioritizing sites for assessment. Planning may include reuse planning, the development of an area-wide plan, conducting market feasibility studies, land use assessments, evaluating infrastructure needs, and site reuse assessments.

Attachment 3 – Expenditure of Assessment Grant Funds.

Spanish Fork City does not have an active Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Spanish Fork

* b. Employer/Taxpayer Identification Number (EIN/TIN):

87-6000284

* c. Organizational DUNS:

0731054880000

d. Address:

* Street1: 40 South Main Street

Street2:

* City: Spanish Fork

County/Parish:

Utah

* State: UT: Utah

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 84660-2031

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Brandon

Middle Name:

* Last Name: Snyder

Suffix:

Title: City Planner

Organizational Affiliation:

* Telephone Number: 801-804-4596

Fax Number:

* Email: bsnyder@spanishfork.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Spanish Fork EPA Brownfield Community-Wide Assessment Grant Application FY2021

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: