

COMMUNITY INVOLVEMENT PLAN

Lincoln School Cleanup Project

550 North Court Avenue
Burns, Harney County, Oregon



May 20, 2024

Harney County FY2023 Brownfield Cleanup – Lincoln School
U.S. EPA Cooperative Agreement 4B-02J52001-0
Oregon DEQ ECSI 6562



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1. Community Involvement Program Overview

A comprehensive community involvement program is essential for the Lincoln School Cleanup Project. The purpose of this Community Involvement Plan (CIP) is to explain communication strategies that will address the needs and concerns of the citizens of Harney County and the City of Burns, particularly the residents or community groups potentially affected by activities conducted during cleanup of the former Lincoln School property. This CIP outlines how community members will be engaged throughout the cleanup process.

Harney County received a FY2023 EPA Brownfields Cleanup Grant (Cooperative Agreement No. 4B-02J52001) that will be used to properly and safely remove hazardous building materials and a heating oil aboveground storage tank at the former Lincoln School. Due to potential health hazards related to removal of these materials, open and transparent communication is vital to ensuring the community is informed throughout the cleanup process.

The County will hold at least two public outreach meetings at key project milestones and use media/newsletter/bulletins and document repositories to inform the community of project activities. Community residents and organizations are essential resources for the success of the CIP because they hold positions of responsibility within the community. The success of the environmental cleanup project hinges on informed citizen involvement in each step of the process.

This document was prepared under the Intergovernmental Agreement (IGA) between Harney County and Oregon Department of Environmental Quality (DEQ).

2. Project Background

The Lincoln School site (1.99-acre parcel) is located at 550 North Court Avenue, Burns, Oregon. Originally developed in 1928, the 28,374-square foot (SF) three-story building was the primary school for Burns until its acquisition by Harney County School District in 1964. The building was renovated and seventh and eighth graders moved into the building in 1965, and it was renamed Lincoln Junior High¹. The school building has several classrooms, office spaces, a gymnasium, locker rooms, restrooms, and auditorium. A separate 1,700 SF shop building is located to the west of the school building and is still used by the school district for storage. Additionally, on-site paved walkways and a concrete sports court are present on the west portion of the property. The school building had been vacant and unused since approximately 2000. Harney County purchased the property in September 2022.

Environmental assessments of the site identified the presence of asbestos-containing materials (ACMs) and lead-based paint (LBP) throughout the on-site buildings. The basement of the building also contains a 10,000-gallon heating oil aboveground storage tank (AST) within a secondary containment structure. Specifically, regulated quantities of asbestos were identified in floor tiles and underlying mastic, drywall joint compound, roofing penetrations, pipe insulation, boiler insulation, and exterior caulking. The pipe and boiler insulation were observed to be in poor to fair condition, with visual deterioration. LBP was identified on interior concrete masonry unit (CMU) walls in light gray paint and gray paint. The heating oil tank appeared to be in good condition, but must be

¹ Harney County School District #3 webpage: <https://www.hcsd3.org/bhshistorical#>

removed in accordance with DEQ regulations. The locations and quantities of these materials are detailed in the following table.

SUMMARY OF HAZARDOUS MATERIALS AND CONDITIONS		
MATERIAL	LOCATION	APPROXIMATE QUANTITY
ACM - Floor tiles and underlying mastic	Lincoln School, Room 215 and Auditorium	4,600 square feet
ACM – Drywall and joint compound	Throughout Lincoln School	11,000 square feet
ACM – Roof penetrations	Lincoln School, Roof Exterior	50 linear feet
ACM – Pipe insulation	Throughout Lincoln School	530 linear feet
ACM – Boiler insulation	Lincoln School, Boiler Room	60 square feet
ACM – Exterior window caulking	Throughout Lincoln School	900 linear feet
ACM – Sheet vinyl flooring	Lincoln School, Second Floor Restrooms	450 square feet
LBP – Light gray paint	Lincoln School, Room 201	1,000 square feet
LBP – Gray paint	Lincoln School, Auditorium	1,200 square feet
Heating oil tank	Lincoln School, Boiler Room	One 10,000 gallon tank

Given the building’s 96-year history the community supports keeping the building and addressing the potential health concerns associated with the ACMs and LBP located throughout the interior and exterior building features. The site, located in Census Tract 9601.02, is surrounded by sensitive populations, with single-family residences within 50 yards to the east, north, and south, and St. Andrews Episcopal Church with a daycare to the adjacent south. Before redevelopment can begin, these hazardous materials must be removed to address the potential for negative impacts on these populations.

Harney County, located in southeast Oregon’s high desert, is comprised of 10,228 square miles with a population of 7,575. The County is geographically Oregon’s largest and is the 10th largest in the continental United States. The City of Burns is one of the two primary population centers in the county with 2,714 residents. The redevelopment will result in the creation of four to five additional permanent living-wage jobs in Burns.

3. Organizational Structure and Responsibilities

3.1 Spokespersons

Project Sponsor:
Judge Bill Hart

Harney County
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bill.hart@harneycountyor.gov
(541) 573-6356

Project Manager & Community Liaison:
Lt. Roxane Worley
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(541) 573-6028

3.2 Key Project Staff and Roles

Harney County: The project will be led by Harney County, the grant recipient. Harney County, with support from DEQ, will complete required cooperative agreement reporting including quarterly cooperative agreements reporting; MBE/WBE reporting; Assessment, Cleanup and Redevelopment Exchange System (ACRES) entry; final financial status reports; and final performance report. Harney County will also perform project communication actions and community involvement. Key Harney County staff are listed below.

- Lt. Roxane Worley, Harney County Jail Commander, will serve as the primary project contact.
- The Honorable Bill Hart, Harney County Judge, will serve as the project sponsor.
- Bobbi Jo Heany, Harney County Treasurer, will serve as the financial coordinator.

Oregon Department of Environmental Quality: DEQ will provide technical oversight of all activities performed under this cooperative agreement, including the review and approval of the cleanup sampling and analysis plan, and the cleanup report, to ensure proposed actions are consistent with federal and state regulations. DEQ and its contractor will serve as Qualified Environmental Professionals for Harney County. Key DEQ staff are listed below.

- Kara Master, Brownfields Coordinator/Project Manager, will serve as the primary project contact.
- Katie Daugherty, R.G., Brownfields Coordinator/Project Manager/Hydrogeologist, will serve as the project peer, and lead worker.

In addition, to facilitate the cost effective and efficient procurement and management of consultants and other necessary subcontractors, Harney County and DEQ entered into an IGA as encouraged by 40 CFR Part 31 Section 36(b)(5) to utilize DEQ existing procurement process. DEQ has three environmental consultants on standing contract that were procured in accordance with federal and state requirements. Maul, Foster & Alongi, Inc. (MFA) was assigned as the on-call environmental consultant for this project to provide technical support. Key MFA staff are listed below.

- Chris Clough, Project Environmental Scientist/Accredited AHERA Building Inspector/AHERA Project Designer, will serve as task order manager.

- Michael Pickering, R.G., Principal Geologist, will serve as the task order program manager and senior reviewer.

U.S. Environmental Protection Agency: Margaret Olson is the EPA Brownfield Project Officer for Harney County's grant and will be responsible for ensuring key elements of the grant administration and reporting requirements are met.

4. Goals and Objectives of Community Involvement

Redeveloping brownfields is a long-term, multi-step process. Keeping the public informed and engaged in the former Lincoln School Cleanup Project can help achieve project goals and reduce community concerns due to a lack of project knowledge.

Priorities for public involvement include:

- Education about brownfields and asbestos and lead-based paint removal and/or encapsulation;
- Ensuring project objectives and cleanup activities are explained to the local communities closest to the project site; and
- Consulting project partners and community leaders for assistance in achieving project and public information objectives.

5. Planned Community Involvement Activities

Public involvement for the cleanup project will begin in Spring 2024 with a public meeting. The meeting will include a presentation to broadly review cleanup activities followed by a question-and-answer period. A community meeting discussing the cleanup alternatives and grant application was previously conducted on behalf of Harney County. The types of public involvement activities planned for the project are summarized in the subsections that follow.

5.1 Brownfield Cleanup Webpage

A project webpage will be designed and updated regularly with new project information and links to additional information about brownfields. The webpage will be housed on Harney County's website (<https://harneycountyor.gov/lincoln-cleanup-project/>).

The webpage will include the following elements:

- Information about the project, including the EPA and DEQ logos
- General information about brownfields
- Timeline of project activities
- Meetings information, status updates, and news
- Project fact sheet(s)
- Contact information to send comments, questions, or inquiries to the Cleanup Project Manager
- A link to the DEQ project documentation as discussed further in Section 5.2.

5.2 Information Repository

Information on the EPA Brownfield Cleanup Grant will be maintained/stored at the Harney County Court office of Judge Hart. Hard copy documentation related to the project will be kept accessible to the public.

Project documentation for direct public release will be uploaded online and accessible from the Harney County Lincoln School project webpage:

<https://harneycountyor.gov/lincoln-cleanup-project/>

5.3 Brownfield Fact Sheets

Harney County and DEQ will prepare fact sheets be distributed to the community, and will:

- Be published in English and if requested by project partners or community members, in other languages utilized by the community
- Use non-technical or non-jargon language
- Include contact info for key project staff and for general project inquiries
- Define key project terms
- Describe cleanup project elements and objectives
- Explain the cleanup process
- Describe what to expect during cleanup

5.4 Press Releases

The County may circulate press releases to following their standard procedures for public notice. These releases may be provided to local newspapers, magazines, and television stations to encourage coverage of project details.

Internet

Information associated with the project will be posted to available City and County webpages.

Harney County Cleanup Project Page

<https://www.co.harney.or.us/lincoln-cleanup-project>

5.5 Community Meetings

Community meetings are an opportunity to share project updates about the project, answer questions, and hear concerns from the community. We anticipate holding two public meetings, which will be organized in collaboration with DEQ and EPA.

MEETING	GOALS/TOPICS	TIMING
Public Meeting 1	• Explain the goals of the project in relation to public health, the community, and the environment • Share an overview of the project timeline and upcoming activities • Answer questions from the community and hear concerns	May 2024

	• Provide additional resources to learn more about the project and stay informed	
Public Meeting 2	• Inform the community on project successes, project benefits, and project completion activities • Provide an update on next steps for the project site and what the community can expect	Winter 2024

5.6 Flyers

Project flyers will be developed to share information about major activities, such as community meetings. These flyers will be distributed and posted in several locations around the City of Burns and near the project site. Potential locations to post information include the following:

- Harney County Library
- Harney County Community Center
- Harney County School District 3 Offices
- Harney County Senior Center
- Harney County Courthouse
- Harney County Sheriff's Offices
- Safeway at 246 W Monroe Street

5.7 Social Media

Project information, updates, and upcoming engagement opportunities will be shared on the social media platforms for Harney County. Additionally, the County will engage with community and project partners to help distribute project information and announcements to further reach audiences.

6. Key Community Partners

Email contact information for the Lincoln School Cleanup Project community partners are provided below. This group will be engaged regularly to inform the community regarding project activities and schedule.

NAME	ORGANIZATION	TITLE	CONTACT INFORMATION
Jerry Woodfin	City of Burns	Mayor	jwoodfin@cityofburnsor.gov
Judy Erwin	City of Burns	City Manager	jerwin@cityofburnsor.gov 541-573-5255

Kristen Shelman	Harney County	Commissioner	kristen.shelman@harneycountyor.gov 541-589-5486
Patty Dorroh	Harney County	Commissioner	patty.dorroh@harneycountyor.gov 541-589-1898
Bobbi Jo Heany	Harney County	Treasurer	bobbijo.heany@co.harney.or.us 541-573-6541
Greg Smith	Harney County Economic Development	Project Coordinator	harneycountyedc@gmail.com 541-377-0513
Deanna Thrall	Harney County Chamber of Commerce	Executive Director	director@harneycounty.com 541-573-2636

7. Project Schedule

A proposed implementation schedule is provided below. This schedule assumes a three-year schedule to carry out the grant activities.

TASK	START DATE	END DATE
Intergovernmental Agreement Execution	Fall 2023	Completed; December 20, 2023
Cooperative Agreement with EPA Final	November 8, 2023	September 30, 2026
Final Analysis of Brownfield Cleanup Alternatives Document Completion	March 12, 2024	May 2024
Work Plan and Sampling & Analysis Plan Development	March 12, 2024	May 2024
Sub-contractor Solicitation	May 1, 2024	June 2024
Community Engagement Meeting 1	May 29, 2024	--
Cleanup Contractor Selection	Spring to Summer 2024	Summer 2024
Cleanup Implementation	Summer 2024	Fall 2024
Community Engagement Meeting 2	Late Fall to Early Winter 2024	--

Closeout Report Development	Winter 2024	Winter 2024
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8. Anticipated Engagement Schedule

TIME PERIOD	COMMUNITY ENGAGEMENT ACTIVITIES	PROJECT TOPICS
Spring 2024	- Develop project brochure - Develop project website - Post information in community locations - First in-person community meeting	- Project overview - Opportunities for community engagement
Summer 2024	Flyers posted in community locations	- Notify community of upcoming project work - Project updates and timeline of work
Fall/Winter 2024	Second in-person community meeting	- Project successes, benefits, and completion activities - Next steps for the project site
Ongoing Activities	Website updates	Project updates and activities
	Respond to project questions and inquiries	Address questions/topics as needed via the project email/contact form
	Social media	- Provide project updates as needed - Notify community of upcoming engagement opportunities - Share educational materials

9. Plan Revision Log

Harney County will maintain and record revisions to this plan in the table below.

VERSION	DATED	EVENT	PREPARED BY
001	May 20, 2024		Harney County, DEQ, MFA