



City of Council Bluffs, Iowa Brownfields Cleanup Grant Application

COMMUNITY DEVELOPMENT
(712) 328-4629

B. Application Information Sheet:

- (1) Applicant Identification: City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503
- (2) Website URL: www.councilbluffs-ia.gov
- (3) Funding Request:
a. Grant Type: Single Site Cleanup
b. Federal Funds Requested: \$3,848,500
- (4) Location:
a. City: Council Bluffs
b. County: Pottawattamie County
c. State: Iowa
- (5) Property Information: Former Council Bluffs Shooting Range
Northeast corner of Veterans Memorial Highway and South
Expressway Street
Parcel #744412451004
Council Bluffs, IA 52060
- (6) Contacts:
a. Project Director: Dessie Redmond
209 Pearl Street
Council Bluffs, IA 51503
Phone: (712) 890-5352
Email: DRedmond@councilbluffs-ia.gov
b. Chief Executive/
Highest Ranking Elected Official: Jill Shudak, Mayor
209 Pearl Street
Council Bluffs, IA 51503
Phone: (712) 890-5264
mayor@councilbluffs-ia.gov
- (7) Population: 62,799 (2020 Census)



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(8) Other Factors Checklist:

Other Factors	Page#
Community Population is 15,000 or less	No
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	No
The priority site(s) is impacted by mine-scarred land.	No
The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	No
The priority site(s) is in a federally designated floodplain (levee protected)	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2-3
The target area(s) is impacted by a coal-fire power plant that has already closed (2015 or later) or is closing.	No

(9) Releasing Copies of Applications:

Not applicable, as the application does not have confidential, privileged, or sensitive information.



(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields: a. Overview of Brownfield Challenges and Description of Target Area: Council Bluffs, Iowa is a dynamic community of 62,799 people (U.S. Census 2020) located on the Missouri River in Pottawattamie County across from downtown Omaha, Nebraska. Council Bluffs has had significant links to agriculture, food production, and heavy manufacturing since its incorporation in 1853. In 1867 railroads came and fostered much of the city's industrial development. Council Bluffs is the official "Mile 0" marking the starting point of the transcontinental railroad. The wide availability of rail access attracted railroad-dependent commercial and industrial uses such as foundries, bulk warehousing, general manufacturers, grain elevators, rail yards, coal yards, lumber yards, and food processing plants. At the turn of the 20th century Council Bluffs was a leading industrial city in Iowa and by 1930 it had grown into the country's fifth largest rail center. At its height one in four people (11,750) were employed by the railroads. However, during the 1970's and 1980's restructuring of the railroads and closure of heavy industry caused large job losses. This caused the many local businesses that once supported the railroads and heavy industries to undergo significant decline. As a result, Council Bluffs now has well over 1,030¹ abandoned and underutilized brownfield properties and experienced a 10% population decline between 1970 to 1990². The concentration of brownfield properties is especially high in the South Expressway Corridor (9th Avenue to the north, South Main Street and railyards to the east, South 9th Street to the west, and Iowa Highway 275 to the south), where 348¹ sites have been identified. Extensive community engagement during the city's comprehensive plan update, Bluffs Tomorrow 2030, identified the South Expressway Corridor as an area of significant importance and in need of revitalization. The target area has been the recipient of a FY2020 U.S. EPA Brownfields Community-Wide Assessment Grant, which assessed over 65-acres and a FY2022 U.S. EPA Brownfields Cleanup Grant for the Reliance Battery Factory site, which is cleaning up soil lead contamination in a residential neighborhood. The city is working to find viable prospects for these idle brownfield properties however the presence of contamination is often the biggest hindrance to redevelopment as is the cause with the Former Council Bluffs Shooting Range. The Former Council Bluffs Shooting Range for which the U.S. EPA Cleanup funding is being requested is a prime location for redevelopment. The site is located within a FEMA flood zone due to the un-named creeks that traverse near the site, which is in addition to the target area being protected by a levee which reduces the risk of flooding from the Missouri River. Without the levee, approximately 64% of the incorporated city limits would be at risk of extreme flooding, according to FEMA Flood Maps.

b. Description of the Proposed Brownfield Site: Located at the northeast corner of Veterans Memorial Highway and South Expressway Street, within the South Expressway Corridor, is a vacant grass covered parcel that served as the Former Council Bluffs Shooting Range (the "site") (Parcel #744412451004). Historically, the 20.79-acre property was used as a trap shooting range from 1950 to 1990 with various commercial businesses along the western border of the site. Prior to 1950 the site was undeveloped agricultural land used primarily for row crops. From 1990 to 2000 buildings along the west border of the property included an auto parts store and other commercial businesses. In 2008 the buildings were demolished, and the site has been predominantly vacant since 2000. Under private ownership and with private sector dollars, multiple assessments and unsuccessful removal efforts have occurred since 2016. Lead soil concentrations on the site have been found to be as high as 16,200 mg/kg, exceeding the current Iowa Department of Natural Resources (IDNR) Statewide Standard (SWS) of 400 mg/kg. Antimony soil concentrations have been found to be as high as 881 mg/kg, exceeding the current IDNR SWS of 31 mg/kg. Though the site was enrolled into the IDNR's Land Recycling Program (Iowa's voluntary cleanup program), the extreme concentrations of lead and antimony, combined with the size of the impacted area, became too much for the private landowner to complete cleanup. Initial private sector efforts included excavating, prepping for screening and disposing approximately 8,190 cubic yards

¹ PEER: Platform for Exploring Environmental Records

² U.S. Census 1970-1990



Former Council Bluffs Shooting Range Cleanup Grant Narrative

(CY). Most of the excavated soil was placed in a stockpile located on the east-central part of the site. Another 1,863 CY of soil was screened and passed toxicity characteristic leaching procedure (TCLP) testing and is ready to be hauled from the site as special waste. In addition, a small stockpile on the northern portion of the site consists of demolition fill (out-of-scope volume) discovered during the soil excavation along the west side of the site. This demolition fill has been tested and passed TCLP. The site was assessed via a Phase I Environmental Site Assessment (ESA) with funds from the city's 2022 U.S. EPA Community Wide Brownfields Assessment Grant. Following the property owner's unsuccessful cleanup efforts, the city of Council Bluffs stepped in and took ownership of the site following completion of the Phase I ESA. The city has a participation agreement with the IDNR LRP. Planned site mitigation will include the over-excavation of the remaining approximately 17,000 CY of lead- and antimony-contaminated soil that will require chemical treatment and transported off-site for disposal at a state regulated landfill that accepts special waste. Using Blastox, a chemical agent to treat metal-contaminated soil, allowing for the waste to be classified as special waste instead of hazardous waste reducing remediation costs. Lead-contaminated soil above the SWS of 400 mg/kg and antimony-contaminated soil above 31 mg/kg will be removed. Without the requested federal funding, the city lacks the financial resources to address the impacted soil.

Revitalization of the Target Area: c. Reuse Strategy and Alignment with Revitalization Plans: Under the city's FY2020 Brownfields Assessment Grant, an extensive community engagement strategy was implemented. This included stakeholder, community, and focus group meetings, workshops, media blasts, surveys, and presentations. These events informed the city that the revitalization and cleanup of brownfields sites like the Reliance Battery Factory and Former Council Bluffs Shooting Range, are a priority for its residents. Due to the high traffic volume of over 10,000 vehicles per day at the intersection of the Southwest Expressway and Iowa Highway 275, the site's location makes it a prime location for mixed-use development. This is supported by developer interest in the site. The city is currently working with Kansas State University Technical Assistance for Brownfields to complete a market study on the proposed redevelopment plan. This will assist with marketing the site while ensuring the community's vision is kept. The main proposed redevelopment project, developed based on community feedback received during previous planning efforts, including the city's Bluff's Tomorrow: 2030 Comprehensive Plan, is a mixed-use development with ground floor commercial made up of retail space and restaurants with upper-story workforce housing providing over 100 residential units. Another proposed redevelopment option for the site is a hotel with strip mall closer to the road. The main proposed redevelopment plan includes walking paths and green space areas. This plan has been well received as it aligns with the area's housing needs identified in the *Housing Affordability in the Omaha and Council Bluffs Area, An Assessment of Housing Affordability, Needs, and Priorities* study, where too many households do not have access to safe, stable housing within the area. One in four households in the area experience a housing cost burden, with most multifamily housing out of reach for low-income households. The proposed mixed-use development will provide much-needed affordable and safe housing stock, with access to alternative transportation (transit and trails). Veterans Memorial Highway has an existing bicycle/pedestrian trail, and a transit stop while the South Expressway Street has a bicycle/pedestrian trail in development. In addition, the cleanup of the site will help meet the Bluffs Tomorrow 2030 plan objective of "Minimizing the encroachment of and impacts from commercial areas, industrial uses, and rail corridors on adjacent neighborhoods through land use planning, screening and buffering." Site cleanup will reduce lead exposure to nearby residential areas, including Tomes Mobile Home Park. The cleanup of the site will prevent contaminants from mitigating off site. While redevelopment of the site will have to meet floodplain building requirements it will bolster resiliency by incorporating building standards, methods, and materials that will minimize damage from weather events. These building standards, already in place, will protect life, prevent displacement, provide economic stability, and help support the health of residents. The site is located within a FEMA flood zone due to the un-named creeks that traverse near the site, all future building construction will comply with applicable building code and floodplain ordinance requirements.



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d. Outcomes and Benefits of Reuse Strategy: The planned soil remediation at the Former Council Bluffs Shooting Range will pave the way for a proposed \$15 million mixed-used development. This project will allow for the addition of over 100 new affordable housing units within the city. According to the study: *Housing Affordability in the Omaha and Council Bluffs Area, An Assessment of Housing Affordability, Needs, and Priorities, April 2021*: “Affordable housing developments create jobs and tax revenue. For example, every 100 units of affordable housing generates **\$7.9 million** in local income, **\$830,000** in tax revenue, and **122 jobs** in the first year, and ongoing economic benefits in every year following”. This study also identifies that the Omaha-Council Bluffs Metro needs approximately 25,000 new housing units to meet current demand and 80,000 units to meet the 20-year future demand. This new mixed-use development will result in a high-quality, healthy, and affordable living environment for residents, close to employment and recreation centers. Buildings will be incorporate energy-efficient building standards and where feasible, renewable energy. Access to the existing trail and transit networks minimizes transportation barriers elevating quality of life for this area of persistent poverty that experiences transportation insecurity.

Strategy for Leveraging Resources: e. Resources Needed for Site Characterization/f. Resources Needed for Site Remediation/g. Resources Needed for Site Reuse

Name of Resource	Resource Type	Status	Additional Details
U.S. EPA Brownfields Assessment Grant Funds	Assessment	Completed	\$9,300 spent on Phase I ESA and cleanup planning activities.
Private Sector	Assessment & Remediation	Completed	\$2 million spent on site assessment and enrollment into IDNR’s land recycling program and cleanup.
Iowa DNR	Remediation	Unsecured	The city has consulted with IDNR, and this project exceeds IDNR’s \$25,000 cleanup funding cap but can still be utilized up to capped limit, if needed.
Iowa Economic Development Authority Brownfields & Grayfields Tax Credit	Remediation	Unsecured	Up to \$1 million to promote economic health of communities by reducing the environmental potential hazards, cleaning up eyesores, creating new jobs, and boosting tax revenue.
Urban Renewal	Reuse	Unsecured	Site is adjacent to an existing urban renewal district that would need to be expanded to include the site making it potentially eligible for TIF.
Workforce Housing Tax Credits	Reuse	Unsecured	Up to \$1 million in tax benefits to developers providing housing in Iowa communities, focusing on projects using abandoned, empty, or dilapidated properties.

h. Use of Existing Infrastructure: The site is situated in a developed part of Council Bluffs at the corner of Veterans Memorial Highway and South Expressway Street. This provides benefits from existing nearby infrastructure, including sanitary sewer, water, natural gas, electricity, fiber optic cables, and paved streets that will be able to accommodate the proposed development. Public transit also serves the site via Veterans Memorial Highway with trail access along Veterans Memorial Highway and a trail in development along South Expressway Street. While the existing surrounding infrastructure supports the project, integrating the site into the surrounding area will require the extension of public infrastructure. Redevelopment will include the



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addition of new sewer, water, natural gas, and electric connections to the newly constructed site. In addition, new parking lots, sidewalks, trails, and streetscapes will be needed. Both public and private funding will be utilized to complete the necessary infrastructure for the proposed mixed-used development.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need: a. The Community's Need for Funding: This U.S. EPA Brownfields Cleanup Grant will provide the necessary funding to clean up the site's soils to residential standards. The last several years the city of Council Bluffs has constrained budgets. Between FY 2024 and FY 2025 revenues decreased by \$5.5 million. The largest drivers of this decrease are a decrease in the GO Bond and funding for capital projects, and a decrease in gaming taxes. In addition, the total tax levy for FY 2026 is down. These changes are due to House File 718 and Senate File 2242, which caused the combined general fund levy to be reduced by 0.1619 per thousand dollars of taxable value. The target area is identified as a persistent poverty census tract³ while having a per capita income that is 25% lower than the Omaha Metro and 20% lower than the State of Iowa per capita income⁴. The area is grappling with older housing, and commercial and industrial brownfields building stock. In addition, the city is also contending with aging infrastructure and poor aesthetics of commercial and retail areas which further dampens reinvestment. Due to the differences in commercial taxes between Iowa and Nebraska, new development in Iowa must be heavily subsidized to attract investment. This and the substantial soil contamination at the site contributes to why this site has been vacant since the 1990s despite its prime location. The site currently sits vacant and poses adverse environmental impacts to the surrounding area, reducing property values, and negatively impacting reinvestment throughout the target area. Redevelopment of this site will be the catalyst for redevelopment of the target area.

b. Health or Welfare of Sensitive Populations: The target area has a history of pollution exposure, and residents experiencing transportation barriers. The target area's demographics include 27.82% low income⁵, 21% persons with disabilities, 22% children, and 30% senior citizens³. One of the greatest threats facing the sensitive population of the target area is its environmental burden. The target area is over the 85th state percentile for nitrogen dioxide, diesel particulate matter, traffic proximity, superfund proximity, risk management plan (RMP) facility proximity, hazardous waste proximity, and underground storage tanks⁶. Environmental health plays an important part in a person's overall physical and mental health. According to the Office of Disease Prevention and Health Promotion, people with low-income levels are more likely to live in polluted areas and are at a higher risk of health problems related to pollution. The target area experiences high flood risk and critical gaps in service like transportation and is in a food desert⁷. This contaminated site perpetuates the socioeconomic decline with the target area. These negative metrics have a disproportionate impact on the welfare of human and environmental health in this community. The redevelopment of the site will create affordable housing, greenspace (potential for a community garden), and commercial space (possible grocery market or restaurant) which will directly support investment and foster new well-paying jobs, revitalization, and social equity, while reducing residents' exposure to lead.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Exposure to lead can cause developmental delays, learning difficulties, hearing loss, premature birth, low birth weight, high blood pressure, cardiovascular disease, and cancer. According to the World Health Organization lead is one of 10 chemicals of major public health concern requiring action to protect the health of workers, children, and women of reproductive age. The Iowa Department of Health and Human Services (IDHHS) shows Pottawattamie County's live birth rate for 2024 at 12.64% much higher than Iowa's 8.34%. In addition, the

³ U.S. DOT MPDG – Areas of Persistent Poverty

⁴ ACS 2022 5-Year Estimate

⁵ U.S. Housing & Urban Development Low- and Moderate-Income Area Data Map

⁶ Public Data Partners

⁷ USDA Food Access Research Atlas



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IDHHS Annual Lead Testing for Children Under 6 shows that in Council Bluffs the three-year average (2021-2023) for children having an elevated blood lead level is 3.7%. According to the 2023 County Health Rankings & Roadmap, Pottawattamie County ranks 95th out of Iowa’s 99 counties in terms of health outcomes (1 being the best to 99 being considered the worst). The rankings analyze health-related factors such as high school graduation rates, obesity, smoking, unemployment, access to healthy foods, quality of air and water, income inequality, and teen births. A University of Iowa study titled *2023 Cancer in Iowa* reported that Pottawattamie County was a county where the number of new cancer cases and cancer deaths is greater than that of the state. The National Cancer Institute (NCI) lists Pottawattamie County cancer incidence rates as 485.6 per 100,000, which is higher than the U.S. rate of 444.4 per 100,000. Finally, Cancer InFocus estimates the cancer incidence rate per 100,000 in Pottawattamie County as 485.371 with an estimated cancer mortality rate of 173.7 per 100,000. Lead remediation on the site will reduce exposure to lead contamination that is negatively impacting the surrounding area. (Please note county level data was small geographic level available)

d. Economically Impoverished/Disproportionately Impacted Populations: The target area has historically been subjected to unequal environmental and economic burdens. The target area has seven environmental burdens over the 85th percentile⁸. This is compounded with over half of the population (51.92%) as low-moderate income⁹, and 9% of the population with no degree¹⁰. Which is expressed in the city’s unemployment rate of 5% compared to the state’s 4.09% (Iowa.gov). The vacant, underutilized, severely contaminated site only adds to the issues experienced by this community. While direct correlation between contamination exposure and adverse health conditions cannot always be proven, the data shows a connection between localized environmental burdens, including lead exposure, and the negative health outcomes occurring in the area. The cleanup of this site will contribute to the removal of blight, environmental hazards, and negative health impacts in this community.

Community Engagement: e. Project Involvement/f. Project Roles

Organization	Mission	Point of Contact	Role
Iowa DNR	To improve the quality of life in Iowa by conserving and enhancing natural resources.	Mel Pins Mel.Pins@DNR.Iowa.Gov	Oversees the Land Recycling Program (LRP) that will issue a “No Further Action” certificate after implementation of appropriate cleanup activities. Assist with further site characterization and remediation, if needed.
Pottawattamie County Public Health Department	To work in partnership to protect all of Pottawattamie County residents’ health.	Matt Wyant Matthew.Wyant@PottCounty.ia.gov	Address public health concerns over contaminants through community engagement initiatives.
Neighbor-Works Home Solutions	Simulates revitalization of neighborhoods by creating quality housing choices in the communities we serve.	David Hazlewood Dhazlewood@nwhomesolutions.org	Continue the success of creating quality affordable housing and assist with redevelopment, through site promotion to their internal developer network.

⁸ Public Data Partners

⁹ U.S. Housing & Urban Development Low- and Moderate-Income Area Data Map

¹⁰ ACS 2022 5-Year Estimate



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The 712 Initiative	Improving the economic vitality in redevelopment areas through investments in the built environment, activating public spaces delivering programs that increase social engagement and healthy lifestyles.	Chris LaFerla Chris@councilbluffsia.com	A community-based organization that will encourage community partnerships and strengthen neighborhood participation.
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g. Incorporating Community Input: The City recognizes the importance of community involvement activities and the role they play in building social strength and stability. Engagement conducted under the city’s previous Brownfields Assessment Grants included a stakeholder meeting; community event at a park; brownfields redevelopment workshop at a school; focus group meeting held virtually; newspaper press release; virtual workshop; online community outreach survey; and annual City Council presentations. The city also co-hosted a brownfields workshop with IDNR, EPA, and KSU TAB. These high interactive efforts allowed citizens to participate in the project’s decision-making process. A primary example includes helping to prioritize brownfield site cleanups and redevelopment strategies. The city will continue its proactive outreach approach as part of the proposed Cleanup Grant. The city has held specific public meetings to share and solicit feedback on this project, one on October 9, 2024, December 15, 2025. In addition, the city actively engages in community participation and involvement in all phases of the redevelopment within the South Expressway Corridor (target area). This was especially true during development of the *Bluffs Tomorrow 2030 Plan*. As the cleanup moves forward on the site information on the project schedule, drafts, and final versions of reports (including the cleanup plan and redevelopment plan), and options for comment and feedback, will be made available on an existing Council Bluffs Brownfields website. This information will be presented to the City Council during meetings open to the public, who is the local decision-making authority. The program website will also inform citizens how the EPA has positively assisted the city with cleaning up and redeveloping this site. The city will host at least two open house events (in person and/or virtual) including at least one event annually to keep interested citizens and neighborhood residents apprised about the project’s progress and to solicit community input. Input from each open house event will be recorded and incorporated where appropriate. Open house events will be published in the local newspaper and posted on the city’s website including the brownfields website, as well as posted in public buildings such as City Hall, the public library and at the site. Social media outlets such as Meta and X will serve as another forum to keep citizens aware of this important endeavor. The combination of these community input actions will provide an opportunity to update and engage residents on the progress of the cleanup continuing the city’s historically successful (i.e., Phoenix Award Winner for International Harvester Loft Cleanup and Redevelopment) and ongoing brownfields program.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: The remediation plan was developed through the utilization of the city’s current U.S. EPA Brownfield Assessment grant. A Phase I ESA and cleanup planning activities were completed under the assessment program prior to the city acquisition. Through the previous owner, the site was enrolled into the IDNR Land Recycling Program, however approximately 17,000 cubic yards of lead- and antimony-contaminated soil have been identified as remaining at the site. Lead soil concentrations have been identified as high as 16,200 mg/kg exceeding the Iowa DNR statewide standard and unrestricted use concentration of 400 mg/kg. Antimony soil concentrations have been identified as high as 881 mg/kg exceeding the Iowa DNR statewide standard and unrestricted use concentration of 31 mg/kg. Composite soil samples representative of the overall anticipated lead-containing soil has been collected and analyzed via toxicity characteristic leaching



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procedure (TCLP). Of the twelve samples collected, six of the samples were identified as having lead concentrations above 5 mg/L, which is the hazardous waste threshold. Soils at the site analyzed as having lead TCLP values above 5 mg/L will require treatment with a stabilizing compound to obtain a TCLP result less than 5 mg/L, which is required for disposal at a state regulated landfill as special waste. As most of the elevated lead and antimony concentrations appear to be primarily within one foot below the ground surface, soil removal will be conducted in one-foot lifts. The bottom of each one-foot lift of soil removed will be screened with an x-ray fluorescence (XRF) analyzer to evaluate the presence of lead and antimony remaining in the subsurface. XRF readings will guide the soil removal. Laboratory confirmation and TCLP samples will be collected and analyzed during the course of the cleanup to ensure contaminated soil is being removed and disposed of properly. Part of the cleanup plan entails using a chemical agent (Blastox) to treat the metal-contaminated soil. Blastox is a dry, fine silicate powder used to stabilize metal contamination by chemically binding metals into insoluble, non-leachable forms, allowing the treated soil to pass TCLP test for cheaper, non-hazardous disposal (special waste). Water or moisture is the catalyst for stabilization reactions. estimate was provided by a shooting range lead reclamation contractor, a truck hauler, and local landfill. It is estimated that 17,000 CY of soil will need to be excavated and chemically treated. This equates to 27,200 tons of soil what will need to be hauled and disposed of at a state regulated landfill. Site remediation efforts will conclude with backfilling and compacting 17,000 CY of soil and adding 2,950 CY of topsoil. A draft ABCA was developed by a qualified environmental professional and submitted for public review and comment. The proposed cleanup plan for the site includes soil excavation and treatment with offsite disposal and backfilling with certified clean fill. This is an effective way to eliminate risk at the site since exposure pathways will be removed.

Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight
b. Project Implementation: EPA Funded Activities: Prepare quarterly progress reports, annual financial reports, and MBE/WBE reports, update ACRES database, procure and manage QEP, and prepare grant closeout report. Non-EPA Funded Activities: Creation of a Cooperative Agreement Workplan.
c. Anticipated Project Schedule: Quarterly progress reports will be submitted by January 30 th , April 30 th , July 30 th , and October 30 th , with the first report due January 30, 2027. Annual DBE reports will be submitted by October 30 th , with the first report due on October 30, 2027. Grant closeout is expected on or before Q4 FY 2030.
d. Task Lead: City of Council Bluffs' Brownfields Project Director with assistance from QEP
e. Outputs: Admin Records: (1) Work plan; QEP procurement, (16) quarterly progress reports, (4) annual financial reports; (4) MBE/WBE reports; (1) grant closeout report
Task 2: Community Engagement/Outreach
b. Project Implementation: Prepare and implement a site-specific community input plan that will identify community engagement activities that will be utilized to inform the public on the cleanup along with how to provide input and receive feedback.
c. Anticipated Project Schedule: (1) Community Input Plan (Q1), update project website (Q1), (1) program flyers, (4) City Council meetings (Q2, Q6, Q10, & Q15), (2) neighborhood meetings (Q2); (1) National Brownfields Conference (FY2027);
d. Task Lead: City of Council Bluffs' Brownfields Project Director with assistance from QEP
e. Outputs: (1) Community Input Plan, (4) public meetings, (1) project website (1) neighborhood meeting, (1) program flyer, (1) attend National Brownfields Conference
Task 3: Cleanup Oversight & Planning
b. Project Implementation: Prior to site remediation work, QEP will prepare a site-specific quality assurance project plan (QAPP), final ABCA, health and safety plan (HASP), and NHPA/Section 106



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compliance; Prepare cleanup plan and bid specification and conduct bidding process for remediation contractor.
c. Anticipated Project Schedule: This task will begin after QEP has been procured and is anticipated to be completed by Q2 FY28.
d. Task Lead: City of Council Bluffs' Brownfields Project Director and QEP
e. Outputs: (1) QAPP; (1) ABCA, (1) HASP, (1) NHPA/Section 106 compliance, (1) Cleanup plan and bid specification, (1) Summary of remediation contractor bidders
Task 4: Site Cleanup (Remediation Contractor Only)
b. Project Implementation: Implementation of cleanup plan described in Section 3. a
c. Anticipated Project Schedule: Q1 FY27 through Q4 FY30
d. Task Lead: City of Council Bluffs' Brownfields Project Director, Remediation Contractor, and QEP
e. Outputs: Daily activity logs from monitoring (cleanup monitoring will be completed by QEP) of remediation activities; landfill tickets; post soil removal action cleanup report; no further action letter from IDNR.

f. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
Direct Costs	Personnel	\$10,000	\$5,000	\$2,500	\$2,500	\$20,000
	Fringe Benefits	\$4,000	\$2,000	\$1,500	\$1,500	\$9,000
	Travel	\$4,500	-	-	-	\$4,500
	Equipment	-	-	-	-	-
	Supplies	-	\$1,450	-	-	\$1,450
	Contractual	\$14,000	\$13,000	\$35,000	\$291,000	\$353,000
	Construction	-	-	-	\$3,460,000	\$3,460,000
	Other	\$500	50	-	-	\$550
Total Direct		\$33,000	\$21,500	\$39,000	\$3,755,000	\$3,848,500
Indirect Costs		-	-	-	-	-
Total Budget		\$33,000	\$21,500	\$39,000	\$3,755,000	\$3,848,500

Budget Explanations

<p>Personnel & Fringe Benefits: The Project Director has an hourly rate of \$40.84, and a fringe benefit hourly rate of 21.02 and is anticipated to spend 490 hours (round up) of time on this project. Task 1 has 245 hours (round up) allocated for the Project Director. Task 2 includes 122 hours for the Project Manager to assist with community engagement efforts. Tasks 3 and 4 allocate 61 hours of the Project Manager's time to review cleanup plans, procurement documents, monitor cleanup, and project close out.</p>
<p>Travel: Task 1: Airfare: 2 tickets at \$750 = \$1,500; Hotel: 4 nights x 2 rooms at \$300 per night = \$2,400; Meals: Federal per diem rate of \$69 per day x 4 x two persons = \$552 (\$550 round down); Mileage: To and from Airport 75 miles x .67 (federal mileage rate) = \$50.25 (\$50.00 round down)</p>
<p>Equipment: Not applicable</p>
<p>Supplies: Task 2 Community Engagement cost for public notification such as postcards, flyers, ads, etc.</p>
<p>Contractual (QEP Costs): Task 1: \$14,000 (92 hours x \$155 per hour = \$14,000 (round down)); Task 2: \$13,000 (84 hours x 155 per hour (round down)); Task 3: (final ABCA, NEPA/Section 106, project specifications, health and safety plan; and cleanup bidding): \$35,000 (226 hours x \$155 per hour (round down)); Task 4: (on-site oversight and monitoring, soil screening, final inspection, Davis Bacon, and post</p>



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Removal Action Cleanup Report: \$291,000 (1,317 hours x \$155 = \$204,135 + \$86,865 for lab, per diem, mileage, supplies, equipment) (costs determined by average hourly rate of \$155 from QEPs in Iowa).

Construction: Task 4: The \$3,460,000 estimate was provided by a shooting range lead reclamation contractor, a truck hauler, and local landfill. It is estimated excavating soil, separating shot from soil, chemical treatment (needed to reduce landfill fees, as it will allow for waste classification of special waste instead of hazardous waste), hauling, and disposal of approximately 17,000 cubic yards of soil will take approximately six months, Processing material and separating lead shot (17,000 CY x \$40/CY = \$680,000); excavating soil and blending chemical treatment (17,000 CY x \$23.72/ton = \$403,250 (round up)); loading and hauling soil to landfill (27,200 tons x \$25/ton = \$680,000); landfill disposal (27,200 tons x \$23.50/ton = \$639,200; blending chemical (780 tons x \$542/ton including shipping = \$423,000 (round up)); backfill and compaction per cubic yard (17,000 CY x \$23/CY = \$391,000); adding topsoil (2,950 CY x \$55/CY = \$162,250; additional items (dust control; silt fencing; supplies; sanitary facilities = \$81,300 (round down).

Other: Cost for registration at national brownfields conference: 2 x \$275 = \$550 with costs split between Task 1 (\$500) and Task 2 (\$50)

g. Plan to Measure and Evaluate Environmental Progress and Results

Project progress, outputs, and outcomes will be measured and tracked by the city with assistance from the QEP. The city’s Brownfields Project Director will oversee the QEP and contractor, compile information, track financial progress, provide administrative checks and balances, and communicate progress to EPA. To measure progress towards successful cleanup of the site, the city and QEP will produce records, documents, and communications that will track outputs, including neighborhood meetings, public notices, fact sheets, permits and regulatory approvals, construction reports, compliance evaluations, quarterly and annual reports to EPA regarding performance, expenditures, MBE/WBE inclusion, ACRES reporting, project profiles, closeout reports, and technical progress of the contractor. The city will have bi-weekly meetings with the QEP for oversight and project monitoring. In the unlikely event the project goes off schedule, the city will meet with the QEP, cleanup contractor, IDNR and EPA Project Officer to develop a plan to get the project back on track. Financial tracking will be conducted through the city’s fiscal management software, while project outputs will be tracked through a project specific excel spreadsheet.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability: a. Organizational Structure/b. Description of Key Staff: The City of Council Bluffs operates under the mayor-council form of government. Policy-making and legislative authority are vested in a mayor and five council members. The City Council is responsible for passing ordinances and resolutions. The mayor has direct responsibility for city administration and oversight and city ceremonial responsibilities. The city has the necessary organizational structure and capacity to successfully administer the grant as demonstrated by the successful implementation of previous brownfield grants. Ms. Dessie Redmond, Housing & Economic Development Planner, will be responsible for management of the grant and will serve as the Project Director. Ms. Redmond has the required level of expertise, qualifications, and experience that will result in the timely and successful expenditure of funds and completion of all technical, administrative, and financial grant requirements. She has been with the city for six years and has a bachelor’s degree in Spanish from South Dakota State University and a dual master’s degree in urban and regional planning and Landscape Architecture from the University of Minnesota. Ms. Redmond successfully managed the city’s previous U.S. EPA Brownfields Community-Wide Assessment Grant and is successfully managing the city’s current U.S. EPA Brownfields Cleanup Grant for the Reliance Battery Factory site. Fiscal management will be conducted by the city’s Finance Department, led by Danielle Bemis, Finance Director. Ms. Bemis has been with the city for 8.5 years and holds a bachelor’s degree in business administration, with specializations in banking and financial markets from the University of Nebraska – Omaha. The City’s accounting system allows for



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the setting up of separate accounts and track funding for specific projects and programs. The City’s accounting system allows it to set up separate accounts for each grant, and one will be setup for the Former Council Bluffs Shooting Range Cleanup project. In addition, the accounting system allows for the City to track both a program-by-program (EPA, HH, CDBG, etc.) basis and on a project-by-project basis (individual properties) while able to code/track funds according to specific budget categories (Salary, Fringe, Contractual, Travel, etc.). This ensures that funds specifically budgeted and/or received for one project will not be used to support another.

c. Acquiring Additional Resources: The City will issue a Request for Proposals/Qualifications to procure a qualified environmental professional (QEP). Priority will be given to firms with demonstrated experience in environmental cleanup and a strong understanding of applicable program requirements. The city will oversee the QEP’s work, manage public engagement activities, and manage all fiscal responsibilities for the program, including draw requests and quarterly reporting. The city will also release a separate Request for Proposals to select a certified environmental cleanup contractor for site remediation. All procurement will comply with federal, state, and local requirements, and selected firms must demonstrate sufficient experience and possess all required state licenses and certifications for handling hazardous materials. To encourage equitable participation, the City of Council Bluff’s will utilize Iowa’s Targeted Small Business (TSB) Program to promote contracting opportunities for women, individuals with minority status, service-disabled veterans, and individuals with disabilities.

Past Performance and Accomplishments: d. Currently Has or Previously Received an EPA Brownfields Grant/(1) Accomplishments/(2) Compliance with Grant Requirements: The EPA has awarded the city of Council Bluffs seven Brownfields Grants totaling \$2.3 million over twenty-one years. The city was also recognized with a prestigious Phoenix Award at the 2015 National Brownfields Conference for the impressive redevelopment of the Harvester Lofts. The table provides a summary of Council Bluffs’ previous grant accomplishments. City officials are committed to continuing to report future accomplishments in ACRES to the EPA even beyond the grant period to support the EPA Brownfields Program. For each of the closed grants the city of Council Bluffs was compliant with the grant workplan, schedule and terms and conditions, had a history of timely reporting for quarterly reports and other grant deliverables, was up to date with all ACRES reporting and expended funds.

Most Recent Three Brownfields Grants		
Year & Grant Type	Accomplishments	Compliance
2022 Cleanup Grant	The property awarded cleanup grant funding has been accepted into the Iowa DNR’s LRP process and is in the final stages of cleanup.	All quarterly reports and annual reports are up to date and have been submitted to the EPA project manager. Site information has been inputted into ACRES, which is updated as needed.
2020 Community-Wide Assessment	11 Phase I ESAs, three Phase II ESAs, five supplemental Phase II ESAs, and one target area revitalization plan have been completed to date. Cleanup planning was completed for two sites.	All quarterly reports and annual reports were submitted to the EPA project manager. Final closeout report is being completed. All sites were inputted into ACRES, which is updated as needed.
2013 Community-wide Assessment	The grant was used to conduct 15 Phase I and seven Phase II ESAs within the historically industrial West Broadway Corridor.	All quarter reports, annual reports, and final closeout report were submitted to the EPA project manager. All sites were inputted into ACRES, which is updated as needed.



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B. Threshold Criteria

(1) Applicant Eligibility:

- a. The City of Council Bluffs is an incorporated municipality in the State of Iowa and is eligible for funding. (See Attachment 1)
- b. The City of Council Bluffs is exempt from Federal taxation under section 501(c)(4) of the IRC.

(2) Previously Awarded Cleanup Grants:

No previously awarded EPA Brownfields Cleanup Grant funding has been utilized at this site.

The City of Council Bluffs Iowa affirms that no previously awarded U.S. EPA Brownfields Cleanup Grant funding has been received for this site.



(3) Expenditure of Existing Multipurpose Grant Funds:

The City of Council Bluffs, Iowa affirms it does not have an open EPA Brownfields Multipurpose Grant.

(4) Site Ownership:

The City of Council Bluffs took ownership of the property, acquiring fee, simple title on October 21, 2024. The city will retain ownership throughout the period of the grant. (See Attachment 6)

(5) Basic Site Information:

- a) Site Name: Former Council Bluffs Shooting Range
- b) Address: Northeast Corner of South Expressway and Veterans Memorial Highway
Parcel # 744412451004
Council Bluffs, IA 51501

(6) Status of History of Contamination:

- a) Hazardous Substances or Petroleum: The site is contaminated by hazardous substances. High concentrations of lead and antimony have been identified in soil across the site.
- b) Operational History and Current Uses: The Site was used as a trap shooting range from the 1950s through the 1990s. The use of shot from firearms over 40 years resulted in lead and antimony impacted soils at the Site. Various commercial occupants were located along the west border during this timeframe and the Site was undeveloped agricultural land prior to the 1950s. From the 1990s to



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2008 buildings along the west border of the Site were occupied by an auto parts store and other commercial businesses. In 2008 the buildings were demolished, and the Site has been predominantly vacant.

- c) *Environmental Concerns:* The Site was used for trap shooting from the 1950s through the 1990s. Soil assessment has uncovered lead and antimony impacted soils at the Site. Multiple assessments and removal efforts have occurred from 2016 to present. Lead soil concentrations have been identified as high as 16,200 mg/kg exceeding the current Iowa Department of Natural Resources (DNR) Statewide Standard (SWS) of 400 mg/kg. Antimony soil concentrations have been identified as high as 881 mg/kg exceeding the current Iowa DNR SWS of 31 mg/kg. In October 2024, the City Council Bluffs acquired the Site, with the intent to clean up the Site to residential standards in preparation for redevelopment.
- d) *Source, Nature, and Extent of Contamination:* Approximately 17,000 cubic yards of lead- and antimony-contaminated soil have been identified at the site. Lead soil concentrations have been identified as high as 16,200 mg/kg exceeding the Iowa DNR statewide standard and unrestricted use concentration of 400 mg/kg. Antimony soil concentrations have been identified as high as 881 mg/kg exceeding the Iowa DNR statewide standard and unrestricted use concentration of 31 mg/kg. Composite soil samples representative of the overall anticipated lead-containing soil have been collected and analyzed via toxicity characteristic leaching procedure (TCLP). Of the twelve samples collected, six of the samples were identified as having lead concentrations above 5 mg/L, which is the hazardous waste threshold. Soils at the site which are analyzed has having lead TCLP values above 5 mg/L will require treatment with a stabilizing compound in order to obtain a TCLP result less than 5 mg/L in order to be disposed of at a local landfill as special waste.

As most of the elevated lead and antimony concentrations appear to be primarily within one foot of the ground surface, soil removal will be conducted in one-foot lifts. The bottom of each one-foot lift of soil removed will be screened with an x-ray fluorescence (XRF) analyzer to evaluate the presence of lead and antimony remaining in the subsurface. XRF readings will guide the soil removal. Laboratory confirmation and TCLP samples will be collected and analyzed during the course of the cleanup to ensure contaminated soil is being removed and disposed of properly.





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(7) Brownfields Site Definition:

The City of Council Bluffs affirms that the site is (a) not listed or proposed for listing on the National Priorities List; the site is (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and the site is (c) not subject to the jurisdiction, custody, or control of the U.S. government.

(8) Environmental Assessment Required for Cleanup Grant Applications:

A Risk Evaluation Report (RER) dated November 8, 2022, was completed by Environmental Works, Inc. (EWI) for the Site to evaluate potential risk associated with the chemicals of concern present due to historical activities at the Site. A Remedial Action Plan (RAP) – Addendum 2 dated November 14, 2022, was completed by EWI to address the presence of shot material and soil impacted by lead and antimony at levels above acceptable Iowa DNR SWS for soil. The RAP – Addendum 2 was approved by the Iowa DNR on March 30, 2023. A Lead and Antimony Remediation fee document dated June 12, 2024, was completed by EWI and described remediation efforts conducted in the fall of 2023. Impact7G completed a Phase I Environmental Site Assessment (ESA) on August 30, 2024. The RER is presented as Appendix C, the RAP – Addendum 2 is presented as Appendix D, the Lead and Antimony Remediation fee document is presented as Appendix E, and the Phase I ESA is presented as Appendix F. The findings of these reports are as follows:

November 28, 2016, Phase II Environmental Site Assessment:

- Sampling was conducted in a 50-foot and 100-foot grid pattern across the site within a 1,000-foot radius of former shooting lanes.
- Sampling was conducted in a 50-foot grid pattern within areas with observed shooting range debris.
- A total of 305 soil samples were screened for lead and antimony from 217 locations using an x-ray fluorescence analyzer. Of the 305 total samples, 30 were selected for laboratory analysis.
- Lead shot and/or oxidized lead shot impact was generally observed within surface sample locations.
- The result of testing conducted on the soil samples identified approximately 75% of soil samples with concentrations of lead above background concentrations. Antimony levels generally correlated to lead samples.
- Soils with lead levels exceeding 1,000 mg/kg were observed. The maximum lead soil concentration was 63,100 mg/kg.
- TCLP analysis completed on two of the soil samples grossly impacted by lead indicated these soils were above the TCLP limit for lead and are considered “characteristic hazardous waste.”



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November 8, 2022, RER:

- In correspondence dated May 19, 2016, Iowa Department of Natural Resources (DNR) requested assessment and remediation of the lead and antimony impacted soils on the Site. A Remedial Action Plan dated March 27, 2017, was submitted by Thiele Geotech to the Iowa DNR and approved on April 13, 2017.
- On July 8, 2019, Terracon Consultants, Inc. (Terracon) submitted a project status letter to the Iowa DNR which included modified mitigation plans and a phased approach to the remedial action. For the first phase of work, Terracon proposed to remove soils with concentrations of lead and antimony greater than the Iowa DNR non-residential Statewide Standards (SWS) of 1,100 mg/kg and 31 mg/kg, respectively.
- From August 28 through September 28, 2019, approximately 77,500 square feet of soil near the center of the Site were excavated to a depth of 1-foot below ground surface (bgs), generating approximately 2,870 CY of impacted soil, 2,620 CY of which was treated with a stabilizing compound at least once to obtain a toxicity characteristic leaching procedure (TCLP) lead result of less than 5 mg/l, i.e below the hazardous waste threshold. Soils were then transported to a local landfill as special waste. Screening with an x-ray fluorescence (XRF) spectrometer indicated lead concentrations in one 250 CY pile were below the Iowa DNR SWS for lead and antimony and the stockpile remained onsite. Confirmation samples collected at the base of the 1-foot excavation indicated the presence of additional shot and elevated lead and/or antimony concentrations to depths of an additional 3 to 18 inches, including those areas where only surface contamination was expected.
- Terracon submitted a Remedial Action Plan Addendum 1, revised July 7, 2020. In the document, Terracon proposed a site-specific soil standard of 148 mg/kg for antimony in a non-residential land use area. The Iowa DNR accepted use of the site-specific standard in correspondence dated July 27, 2020, pending implementation of an institutional and/or technological control at the Site.
- On September 13, 2021, EWI mobilized to the Site to obtain additional data to further assess the vertical and horizontal lead and antimony impacts in onsite soils. One hundred borings were advanced across the Site and 419 samples were collected for screening of lead and antimony concentrations. Lead concentrations above 1,100 mg/kg in soil appear to be primarily within one foot of the ground surface. Some elevated concentrations extend to approximately 2 feet bgs in the central portion of the Site. Based on the 2021 investigative work, lead is present above the SWS for soil at depths of 4-5 feet bgs in the east-central area of the Site. Elevated lead concentrations were observed below one-foot bgs at only one location on the western end of the Site.
- Environmental assessments of the Site from 2016 through the present provided data for the evaluation of risk associated with COCs in soil and groundwater. The conclusions of the risk evaluation include:



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- Groundwater at the Site is not a protected source because no domestic or public water supply wells are located within ½-mile of the Site and are not likely to be constructed in the future due to planned commercial and/or mixed-use development.
- Maximum concentrations of lead and antimony in groundwater are below the standards for non-protected groundwater sources.
- Because groundwater at the Site is not a protected source, the actual and potential groundwater ingestion exposure pathways are clear with respect to petroleum COCs.
- Concentrations of petroleum COCs in groundwater are below the Groundwater Vapor to Enclosed Space Tier 1 levels and the pathway is clear.
- Maximum concentrations of petroleum COCs in soil are below the standards for soil – leaching to groundwater and soil vapor to enclosed space Tier 1 levels and the pathways are clear.
- Based on the risk evaluation, only shot material and concentrations of lead and antimony in surface and subsurface soil represent risks to potential receptors at the Site.

November 14, 2022, RAP – Addendum 2:

- Lead concentrations above 1,100 mg/kg in soil appear to be primarily within one foot of the ground surface.
- The locations at which antimony was detected above the site-specific standard of 148 mg/kg strongly correlate to those for lead.
- The concentrations of lead and antimony observed in soils near the eastern property boundary were minimal, confirming that previous landfilling of foundry sand which occurred on the east-adjointing property did not impact onsite soils.
- Lead was detected in seven of 12 samples submitted to the laboratory for TCLP analysis. The results ranged from 0.83-108 mg/l with six of the samples having lead concentrations above 5 mg/l. The results are generally consistent with XRF screening results.
- Soil analytical results for petroleum constituents were compared to Tier 1 levels for soil leaching to groundwater and soil vapor to enclosed space. BTEX were not reported above laboratory detection limits in any of the samples. Concentrations of diesel range organics (DRO) were below the Tier 1 levels for both pathways. The concentrations of gasoline range organics (GRO) and oil range organics (ORO) were also low with all detections below 75 mg/kg. Based on the analytical data, it appears that the petroleum released at the property(ies) southwest of the Site has not affected the risk to receptors on the subject property.
- All groundwater analytical results were compared to Tier 1 levels for groundwater ingestion and groundwater vapor to enclosed space. All chemicals of concern were reported below detection limits



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except total petroleum hydrocarbons (TPH-GRO in the duplicate collected from monitoring well TW-2. The concentration of TPH-GRO was 0.56 mg/l. Although there is no applicable Tier 1 level, the concentration is close to the detection limit and does not appear to present a risk to receptors.

- Data collected during the recent investigation indicate that, for future non-residential use of the property, an additional estimated 14,000 CY of impacted soil must be treated and disposed as special waste; however, the objective for the final remediation is to achieve unrestricted closure to expand the options for redevelopment and allow mixed-use of the property. Meeting the requirements for unrestricted closure will require an additional 3,800 CY of impacted soil to be excavated and disposed, although no treatment will be needed for the additional soil.

June 12, 2024, Lead and Antimony Remediation fee document:

- Of the 16,380 CY originally planned for remediation, approximately half have been excavated and prepped for screening and disposal. Most of the excavated soil was placed in the stockpile located on the east-central part of the site.
 - Another 1,863 CY have been screened and passed TCLP testing and are ready to be hauled as special waste from the Site.
 - There is also a small stockpile to the north of the Site that consists of demolition fill (out-of-scope volume) discovered during excavation along the west side of the property. The fill has been tested and passed TCLP.

August 30, 2024, Phase I ESA:

- The Property was used as a trap shooting range from the 1950s to 1990s and lead shot remains in the surface and subsurface soils. Despite past contaminated soil removal efforts, testing conducted on the Property in 2022 indicated that contamination remains in soil at concentrations exceeding Iowa DNR's Statewide Standards for lead and the site-specific target level for antimony. Additional contaminated soil removal was conducted on a portion of the Property in the fall of 2023. Impact7G considers the historical use of the Property and the known presence of lead and antimony contaminated soils to be a REC based on an indication of a release to the environment.
- Based on the environmental testing conducted on the Property in 2022, it is Impact7G's opinion further remediation efforts to address lead and antimony contaminated soils should be conducted prior to redevelopment.



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(9) Site Characterization:

- a. Not applicable
- b. The city is unaware of any ongoing or anticipated environmental enforcement or other actions related to this site. The site is enrolled in the Iowa DNR's voluntary response program (Land Recycling Program), and corresponding letter is included in attachment 7.
 - i. The City of Council Bluffs affirms the site is eligible to be enrolled in the state's voluntary response program. The city has entered into a participation agreement with the Iowa Department of Natural Resources for the site to remain enrolled in the Land Recycling Program (LRP). (state's voluntary response program)
 - ii. The former Council Bluffs Shooting Range is currently enrolled in the Iowa DNR's LRP.
 - iii. A sufficient level of site characterization has been completed for remediation work on the site to begin. Please see attached ABCA.



- c. Not applicable

(10) Enforcement or Other Actions:

The City of Council Bluffs affirms that there are no known ongoing or anticipated environmental enforcement or other actions for which Brownfield Grant funding is sought.

(11) Sites Requiring a Property-Specific Determination:

The City of Council Bluffs affirms that the site does not need a Property-Specific Determination.

(12) Threshold Criteria Related to CERCLA/Petroleum Liability:

a. Property Ownership Eligibility-Hazardous Substance Sites:

i. EXEMPTIONS TO CERCLA LIABILITY

- (1) Not applicable
- (2) Not applicable
- (3) Not applicable

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

- (1) Not applicable



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iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

Demonstrate that the applicant meets the requirements of BFPP CERCLA liability protection

- The city acquired the site after January 11, 2002.
- The city conducted a Phase I Environmental Site Assessment on August 30, 2024, that used ASTM E1527-21/
- The city is not liable in any way for the contamination at the site or affiliated with any other person potentially liable for the contamination.
- All disposal of hazardous substances at the site that have occurred at the site, occurred prior to the city taking ownership.
- The city has exercised appropriate care by not disturbing soils at the site to prevent and address any potential contamination release.
- The city is complying with any land use restrictions and does not impede the effectiveness or integrity of any institutional controls association with response actions at the site.
- The city provides full cooperation, assistance, and access to authorized persons.
- The city complies with any CERCLA information requests and administrative subpoenas and provide all legally required notices with respect to the discovery or release of any hazardous substances found at the site.
- The city does not impede performance of a response action or natural resource restoration.

(a) Information on the Property Acquisition

- (i) The city of Council Bluffs acquired ownership of the site from a private individual.
- (ii) The city acquired the site on October 21, 2024. Please see Attachment 6.
- (iii) The city holds simple title. Please see Attachment 6 for documentation.
- (iv) The city acquired the property from Rodney D. Rhoden Trust.
- (v) The City of Council Bluffs does not have any familial, contractual, corporate, or financial relationships with any prior owners or operators of the property, including Rodney D. Rhoden Trust.

(b) Pre-Purchase Inquiry

- (i) The city had an ATSM E1527-21 Phase I Environmental Site Assessment (ESA) completed on August 30, 2024, by a qualified environmental professional, prior to taking ownership of site.
- (ii) The city affirms the ATSM E1527-21 Phase I ESA was performed by an Environmental Professional as defined in 40 CFR §312.10 and 40 CFR §312.21(d).
- (iv) The city affirms that the Phase I ESA was conducted within 180 days prior to acquisition (Phase I ESA – August 30, 2025/Acquisition October 21, 2024).

(c) Timing and/or Contribution Toward Hazardous Substances Disposal



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The previous property owner had begun remediations efforts prior to the city taking ownership of the site. The city affirms that the city has not, at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses

The city took ownership of the site, due to the previous property owner not being able to complete site cleanup. The site has sat vacant and undisturbed since the city has taken ownership on October 21, 2024.

(e) Continuing Obligations

The city has not disturbed the site (soil) to prevent causing release and limit exposure. The city confirms that it is complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls; assisting and cooperating with those performing the cleanup and providing access to the property; complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and providing all legally required notices.

Non-Publicly Owned Sites Acquired Prior to January 11, 2002

Not applicable, since the city purchased the site on October 21, 2024.

iv. SITES WITH HAZARDOUS BUILDING MATERIALS THAT IS NOT RELEASED INTO THE ENVIRONMENT

Not applicable, as the site is vacant with contaminated soil.

b. Property Ownership Eligibility – Petroleum Sites:

Not applicable as the site only has hazardous contamination

(13) Cleanup Authority and Oversight Structure:

a. Describe:

The site is enrolled into the Iowa DNR's Land Recycling Program (Iowa's voluntary response program). The city will hire, through a competitive bid procurement process, a qualified environmental professional to oversee the cleanup process. A qualified cleanup contractor will be hired through competitive bid process to remove and dispose of lead and antimony contaminated soils. The contractors will be responsible for performance of cleanup activities, complying with all applicable local, State and Federal laws, and will provide full documentation and reporting on all removal activities. The City of Council Bluffs will comply with competitive procurement provisions of 2 CFR 200.317 through 300.326 and ensure that this technical expertise is in place prior to beginning cleanup activities.



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b. Cleanup Response

To clean up the site, the city does not need access to adjacent properties or access for confirmation sampling or monitoring offsite migration on contamination. Sampling does not indicate that adjacent properties are affected by the contamination.

- c. Cleanup Response Activities:** The city has ample access to all areas of the site necessary for cleanup and does not anticipate impacting adjacent properties.

(14) Community Notification:

a. Draft Analysis of Brownfield Cleanup Alternatives: The city prepared a Draft Analysis of Brownfields Cleanup Alternatives which met the stated criteria and provided it to the public for comment. The ABCA was updated on October 9, 2024.

b. Community Notification Ad: The city published a community notification ad in the local newspaper (*The Daily Nonpareil*) on December 9, 2025 (Attachment 2). The community notification identified: (1) that a copy of this grant application, including the draft ABCA, was available is located; and (2) how to comment on the draft application; (3) where the draft application is located; and (4) the date and time of a public meeting to discuss and accept comment on the draft application.

c. Public Meeting: The city held a public meeting as advertised, on December 15, 2025, at city hall.

d. Submission of Community Notification Documents:

- Attachment 8: Draft ABCA
- Attachment 2: Community Notification Ad
- Attachment 3: Public Comments & Meeting Summary
- Attachment 4: Response to Comments
- Attachment 5: Meeting Sign-in Sheet

(15) Named Contractors and Subrecipients:

• Contractors:

The city will acquire additional technical expertise and resources through the service of a qualified EPA brownfield experienced QEP, subject to a competitive selection process. The QEP will assist with project management, community engagement, cleanup planning, and site cleanup activities. The city has implemented this resource acquisition process successfully on previous brownfield grants resulting in achievement of all cooperative agreement objectives. The city has a significant history working closely with the executive officer of the Iowa Brownfield Program to provide technical expertise and advise. All contracts for this program will be completed and consistent with applicable and competitive



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Procurement Standards in 40 CFR Parts 30 or 31 and will include guidance to attract and utilize minority- and women-owned businesses, as possible.

- **Named Subrecipients:**

The city does not anticipate using subrecipients as part of this project.

Attachments:

Attachment 1: Applicant Eligibility

Attachment 2: Community Notification Ad

Attachment 3: Public Meeting Comments/Summary

Attachment 4: Response to Public Comments

Attachment 5: Sign-In Sheet

Attachment 6: Site Ownership

Attachment 7: Iowa Department of Natural Resources Letter

Attachment 8: Draft ABCA