



**DECISION DOCUMENT
ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
(ABCa)**

**1000 Block of South 4th Street
Asbestos Contaminated Site
1000, 1002, 1004, 1006 – 1008, and 1010 – 1012 South 4th Street
Clinton, Clinton County, Iowa
State Tracking Number: Not Applicable**

**Prepared for:
City of Clinton
611 South 3rd Street
Clinton, Iowa 52733**



**Prepared by:
Blackstone Environmental, Inc.
1465 41st Street, Suite 13
Moline, Illinois 61625
Project Number: 3563**

December 21, 2023



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ABCA

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Asbestos Contaminated Site

1000, 1002, 1004, 1006 – 1008, and 1010 – 1012 South 4th Street

Clinton, Clinton County, Iowa

Prepared for:

City of Clinton
611 South 3rd Street
Clinton, Iowa 52733-2958

Prepared by:



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Senior Project Manager

Reviewed by:



Eric Sonsthagen P.E.
Senior Project Engineer

December 21, 2023

1. Introduction & Background

The site is located at 1000, 1002, 1004, 1006 - 1008, and 1010 - 1012 South 4th Street in Clinton, Iowa, (herein referred to as "the Site").

A Draft Analysis of Brownfields Cleanup Alternatives (ABCA) was prepared and published for public comment on October 11, 2023 on the City of Clinton website (<https://www.cityofclintoniowa.gov/359/Brownfield-Grants-for-the-1000-Block-of->). In addition, the ABCA was discussed in a community meeting on October 11, 2023. The comment period was open until November 11, 2023. Other than comments received during the public meeting, no other comments were received.

2. Public Meeting

The City of Clinton held a public meeting on October 11, 2023 to discuss the 1000 Block of South 4th Street project and corresponding ABCA. The meeting date and time were published on the City of Clinton website (<https://www.cityofclintoniowa.gov/359/Brownfield-Grants-for-the-1000-Block-of->). A total of 10 people attended the meeting and the sign in sheet is included in Attachment A.

Several questions were asked by the attendees in the meeting and their questions, and the answers provided by the City of Clinton and Blackstone Environmental, Inc. are included in Attachment B.

3. Selection of Final Remedy

As the comments received did not object to the remedial alternative selected, the Recommended Cleanup Alternative #3 (Demolition without Discrete Abatement), identified in the ABCA, was chosen. This alternative was determined to be the safest and most cost-effective alternative to remove the asbestos containing materials (ACM). For the underground storage tank (UST) Removal, Alternative #3 (UST Removal) is the chosen alternative to remove the potential hazard and comply with Iowa Department of Natural Resources (IDNR) requirements.

Attachment A – Community Meeting Sign-In Sheet

1000 Block South 4th Street
Community Relations Plan
Meeting 10/11/23

Attachment B – Public Meeting Questions and Answers

1000 Block South 4th Street
Community Relations / ABCA Meeting
10/11/2023

QUESTIONS FROM ATENDEES

Question 1. Regarding possible historical items or artifacts from the buildings be able to be salvaged?

Answer: due to the buildings have asbestos and the EPA regulations all items are consider contaminated and have to go to the landfill as such and all regulations must be followed. The Buildings were deemed Structurally unsound and cannot be entered. EPA Stated that the City must take historical use into account, and the EPA has submitted information on the site to the State Historical Preservation Office.

Question 2. Will the building still standing come down first?

Answer: That has yet to be determined. The City is working on the demolition specs for the site, the project will be in two phases. One phase will be clean-up of the rubble from the northside that has been knocked down and covered. Second phase is the remaining building to be knocked down and cleaned up. It has not been determined at this time which happen first.

Time frame for the work to begin will depend on the weather as we are going into winter. City has to complete the demo packet to go out for bid, that is a 30-day bid process, then bids will go to the council for approval and be awarded. Once started the project is expected to take roughly 2 weeks.

Question 3. How do we keep the neighbor safe during the demo?

Answer: Air testing has been going on since the collapse of the building and will continue until the site is cleaned up. During the demo the contractor will have to follow all EPA and Iowa DNR regulations for the RACM demo.

Road closures and or detours are highly likely during the time of the project.

Question 4. Asked if the soil will be contaminated?

Answer: There is a suspected under ground tank and if found to be true procedures will be followed to remove the tank and soil will be tested for contaminates.