



# CITY OF PERRY, IOWA COMMUNITY INVOLVEMENT PLAN

United States Environmental Protection Agency  
Community-Wide Brownfield Assessment Grant

Cooperative Agreement Number: BF# 96706901



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## 1. Introduction

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The City of Perry's Brownfields Program will identify potential hazards, prepare for remediation, and create new redevelopment opportunities within the City. To encourage investment, the program will support environmental assessment and technical assistance.

Through U.S. Environmental Protection Agency (EPA) Community-Wide Brownfield Assessment funding, the brownfields program will provide pre-development resources to encourage community-based projects that will serve as a catalyst to promote brownfield site redevelopment, affordable/workforce housing, and open/green space projects. The City received \$375,000 for this initiative from the EPA.

This Community Involvement Plan (CIP) will describe the methods the City of Perry's Brownfields Program will utilize for communication to inform the community about program activities. The CIP will serve as a roadmap in engaging and educating stakeholders, citizens, and private investment entities to achieve redevelopment plans with community buy-in and based on common community goals. To meet the needs of the community, the City has identified the following actions:

- Host up to five public open house events (in person and/or virtually).
- Publish open house events in several outlets (local organizations, media, etc.).
- Develop a dedicated Perry Brownfields Program website.
- Develop and maintain a program specific brochure.
- Update the City Council on program activities.
- Mailings may be sent to area residents, businesses, organizations, and property owners as needed.
- Maintain a depository of all technical reports.
- Post meeting notices in public facilities and community locations:

**City Hall**  
1102 Willis Avenue  
Perry, IA 50220

**Perry Public Library**  
1101 Willis Avenue  
Perry, IA 50220

**McCreary Community Building**  
1800 Pattee Street  
Perry, IA 50220



## 2. Background

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The City of Perry is located in central Iowa within Dallas County. Perry has a population of 7,660 (2020 Census) and is predominantly characterized by white (62%) and Latino (32%) populations.

Perry first developed around the Rock Island and Milwaukee railroads and grew as an industrial and commercial producer. As the rail lines were phased out in the 1970s, the town's economy faltered and underutilized sites became more prevalent.

Perry currently has an estimated total of 209 brownfields facilities (according to the Platform for Exploring Environmental Records), including twenty vacant and underutilized sites along the former rail lines and adjacent to residential homes. Over 70% of the housing within Perry was built prior to 1960. Children and senior citizens make up 37 percent of the population in Perry, and both groups have nearly double the rate of low-income persons than national and state averages.

This brownfield community-wide assessment grant will help the City determine environmental conditions, conduct and prioritize an inventory of brownfield sites, develop cleanup plans, and complete an area-wide redevelopment plan. This will allow contamination from brownfield sites, which present a serious risk to sensitive populations and exacerbate economic challenges in the area, to be mitigated and set the groundwork for revitalization.



### 3. Program Description

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This brownfields program will allow the City of Perry to determine environmental conditions of brownfield sites across the community. A comprehensive field inventory of potential brownfield sites will be conducted as part of the site investigation component of this program. An estimated fifteen (15) Phase I Environmental Site Assessment (ESAs), four (4) Phase II ESAs, four (4) supplemental Phase II ESAs, which will inspect for asbestos-containing materials (ACM) and/or lead-based paint (LBP) hazards, and three (3) site-specific cleanup plans will be completed.

Additionally, this program includes developing an area-wide redevelopment plan for the City of Perry. Components of the area-wide plan could include land use assessment, infrastructure evaluation, revitalization planning, community health assessment, evaluation of market viability, market study, resource road mapping, site disposition strategies, site reuse assessment, and reuse visioning.

The City of Perry selected Impact7G, Inc (Impact7G) as the Qualified Environmental Professional (QEP) for assistance with this grant after a public Request for Qualifications (RFQ) process.

The program supports the following activities related to brownfield redevelopment:

- **Task 1: Cooperative Agreement Oversight.** This task includes general administration of the grant and will be completed by both the City and Impact7G.
- **Task 2: Community Outreach.** This task includes all activities related to involving the public and key stakeholders in the grant as recommended by this plan.
- **Task 3: Site Work.** Site work includes completion of the ESAs as noted above. As the QEP for this project, Impact7G's environmental specialists will lead inspections and utilize certified laboratories for hazardous materials testing.
- **Task 4: Planning.** As detailed above, this task will identify a long-range plan for the City and community leaders to follow as future sites are considered for brownfields redevelopment. Planning will be led by Impact7G.

## 4. Key Stakeholders

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Through this CIP, stakeholders in the community will be provided a venue for participation in the project through a two-way communication system. Members of the community will gain knowledge of Perry's Brownfields Program activities and the redevelopment process. This CIP will help ensure that the communication process is ongoing and project information is available as key project components are initiated and completed.

Through the grant application and planning process, several stakeholders and community supporters have been identified as integral in the implementation of the EPA Brownfields grant awarded to the City. As the City embarks on assessment and planning activities, these longstanding stakeholders and partnerships at the local, state, and federal levels will be engaged as the project progresses and will provide input as opportunities arise. The following is a listing of key stakeholders and their contact information.

**Sven Peterson**

City of Perry, Iowa  
sven.peterson@perryia.org  
515.465.2481

**Dirk Cavanaugh**

City of Perry, Iowa  
dirk.cavanaugh@perryia.org  
515.465.2481

**Jeff Huitt**

Perry Economic Development  
jdhuitt@hotmail.com  
515.681.0759

**Mel Pins**

Iowa Department of Natural Resources  
Mel.pins@dnr.iowa.gov  
515.725.8344

**Rosa González**

Hispanics Unite for Perry  
hupperryiowa@gmail.com  
515.490.2298

**Lynsi Pasutti**

Perry Area Chamber of Commerce  
Lynsi@PerryIAChamber.org  
515.465.4601

**Rachel Wacker**

Greater Dallas County Development Alliance  
rwacker@dallascounty-ia.org  
515.987.2020

**Chad Jensen**

New Opportunities  
cjensen@newopp.org  
712.792.9266

**Clark Wicks**

Perry Community School District  
Clark.wicks@g.perry.k12.ia.us  
515.465.4556

## 5. Main Points of Contact

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### **Main Point of Contact (City/Grantee)**

Sven Peterson, the City of Perry's City Administrator, will serve as the Project Manager for the Brownfields Assessment Grant and will serve as the spokesperson for the project. His role is to provide direct access between the city, relevant stakeholders, and Impact7G relating to project activities. He will provide any updates to this CIP during the course of the project and will also serve as the Emergency Contact should any issues arise during the course of the project.

Sven Peterson, City Administrator  
1102 Willis Avenue, Perry, Iowa 50220  
sven.peterson@perryia.org  
515.465.2481

### **Main Point of Contact (QEP)**

Jon Reis, Senior Project Manager at Impact7G, will be the main point of contact for the QEP. His role is to ensure deadlines and deliverables as identified in the approved EPA Workplan are achieved, including site work and planning activities.

Jon Reis, Senior Project Manager  
8951 Windsor Parkway, Johnston, Iowa 50131  
jreis@impact7g.com  
515.231.3719

### **Main Point of Contact (EPA)**

Bobbie Pennington, Brownfields Project Manager with EPA Region 7, will serve as EPA's representative for this Cooperative Agreement. Bobbie and her team will be tasked with determining site eligibility, reviewing quarterly reports, and approving Phase II ESA Work Plans.

Bobbie Pennington, Brownfields Project Manager  
11201 Renner Blvd, Lenexa, Kansas 66219  
Pennington.bobbie@epa.gov  
913.551.7209

## 6. Community Outreach Commitments

Impact7G and the City agree to conduct the following tasks as part of this CIP and brownfield assessment grant.

Task	Outputs	Outcomes
<b>Community Meetings</b>		
<ul style="list-style-type: none"> <li>• Hold at least five public meetings to present projects, schedule, and progress to City and community</li> <li>• Host annual (at least 4 total) City Council meeting presentations</li> </ul>	<ul style="list-style-type: none"> <li>• Presentations/open houses at City Council meetings or community events</li> <li>• Agendas, attendance lists and meeting notes</li> </ul>	<ul style="list-style-type: none"> <li>• Improve community awareness, understanding and participation in assessment and redevelopment process</li> </ul>
<b>Community Involvement Plan</b>		
<ul style="list-style-type: none"> <li>• Develop Community Involvement Plan with key project information for public review.</li> </ul>	<ul style="list-style-type: none"> <li>• Community Involvement Plan available community wide for review/comment</li> </ul>	<ul style="list-style-type: none"> <li>• Improve community understanding and participation in assessment and planning process</li> </ul>
<b>Outreach Materials</b>		
<ul style="list-style-type: none"> <li>• Create brownfields website</li> <li>• Develop program-specific brochure</li> <li>• Develop success story upon successful project completion</li> </ul>	<ul style="list-style-type: none"> <li>• Easy to navigate and attractive website for current information</li> <li>• Brochure will be available on brownfields program website, available at City Hall, and available at City meetings</li> <li>• Success stories write up with high quality photographs and sustainability information</li> </ul>	<ul style="list-style-type: none"> <li>• Up-to-date marketing tools to promote project work and disseminate information and promote the EPA Brownfield process</li> </ul>



## 7. Schedule

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The following table lists when community involvement activities will occur throughout the grant program.

Date	Event
December 2023 – January 2024	Create Perry Brownfields Website
January - March 2024	Develop Project Specific Brochure & FAQ
January – March 2024	Kick-off Presentation/Open House at City Council Meeting
June – August 2024	Public Meeting/Open House
September – December 2024	Public Meeting/Open House
September - December 2024	City Council Update Year 1
June – August 2025	Public Meeting/Open House
September – December 2025	City Council Update Year 2
June – August 2026	Public Meeting/Open House
September – December 2026	City Council Update Year 3
June – August 2027	Public Meeting/Open House
June – December 2027	Develop Project Success Story
September – December 2027	Project Wrap-up Presentation at City Council Meeting

## 8. Involvement Strategy

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This CIP will utilize the Inform and Involve two-step strategy for engaging all relevant stakeholders throughout the project. The table below outlines each of the steps that constitute a holistic approach to community involvement.

Inform	Involve
<b>Objective</b>	
To provide the public with balanced and objective information to assist them in understanding the project activities and opportunities for involvement.	To work with the community to ensure stakeholder concerns are understood and considered where possible.
<b>Tools and Activities</b>	
Kick-off Meeting Public Meetings/Open House Events Brownfields Website Program Brochure Press Releases	City Website Kick-off Meeting Public Meeting/Open House Events Stakeholder Mailings

Brownfield program documents generated as part of this project will be available for review at Perry City Hall. The information repository will be available at the following address.

**Perry City Hall  
1102 Willis Avenue  
Perry, IA 50220**