

# Proof of Publication

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## Public Notice

### Notification of Actions to be Taken

IOWA DEPARTMENT OF NATURAL RESOURCES  
ENVIRONMENTAL SERVICES DIVISION  
502 East 9th Street  
Des Moines, Iowa 50319

Public Notification of Actions to Be Taken As Per the  
Iowa Administrative Code IAC-567-137, Land  
Recycling Program and Response Action Standards

For the

Former Manufactured Gas Plant Site,  
MidAmerican Energy Company  
902 Warford Street, Perry, Iowa

The Iowa Department of Natural Resources Contaminated Sites Section (Department) has been monitoring the assessment and remedial activities at the above-referenced site completed by the MidAmerican Energy Company (MidAmerican) as required by the Iowa Administrative Code (IAC) 567-137 Land Recycling Program (LRP). As per IAC 567-137.7(4) the Department has prepared this public notice for the general public prior to the approval of a "no further action classification" which is conditioned upon the use of an institutional control as written for this site. A brief history of assessment and remedial activities follows:

- 1992: A leaking underground storage tank (LUST) investigation was conducted on the City of Perry (City) property adjacent to the southern portion of the site in November 1992 following the removal of four gasoline tanks and one diesel tank owned and operated by the City. The investigation was done to satisfy the Site Cleanup Report (SCR) requirements of Chapter 567-135 of the IAC and consisted of a limited subsurface investigation and hydrogeological assessment. FMGP-related contaminants were detected in samples collected from monitoring wells.

- 1993: A Preliminary Investigation was conducted by Midwest Gas (now MidAmerican) consisting of additional soil and groundwater sampling.

- 2001: A Site Investigation (SI) was conducted for MidAmerican and consisted of additional soil sampling and the installation and sampling of additional monitoring wells. During the SI, an Environmental Records Search was conducted to identify potential environmental concerns in the vicinity of the site. Additionally, Iowa Department of Natural Resources Geological Survey Bureau (IDNR-GSB) databases were searched to identify potable water supply wells in the vicinity of the area. A door-to-door well survey was also conducted in the immediate vicinity of the site to identify water supply wells and/or sump pumps which may not have been included in IDNR-GSB's database.

- 2001: In August, MidAmerican enrolled the site into the LRP.

- 2003: In January, a work plan was prepared describing the efforts that would be taken to complete the assessment and remediation. In July, MidAmerican submitted a Site Assessment Report defining the extent of FMGP-related impacts. In September/October, approximately 10,500 tons of impacted soil were removed for off-site treatment.

- 2004: In March, MidAmerican submitted to the Department a Risk Evaluation/Response Action Report (RE/RA) to determine what, if any, risk of exposure to hazardous chemicals existed and the means of eliminating and/or reducing the risk to acceptable levels. Comments made by the Department regarding the RE/RA were addressed in April and the RE/RA was accepted by the Department in June 2004.

MidAmerican has proposed the following response actions to address the remaining contamination at this site.

**Groundwater:** Groundwater contamination above the Statewide Standards extends off the site. The contaminated groundwater plume has been demonstrated to be stable or decreasing and it is expected contaminant concentrations will continue to decrease because the source (contaminated soil) has been removed.

The response action to address risks associated with contaminated groundwater will consist of institutional controls. The institutional controls will be in the form of an environmental protection easement that will prohibit the installation of water wells on the FMGP property (currently owned by MidAmerican and the City). A City ordinance regarding private water wells within the city limits was enacted during May 2004. This ordinance will serve as an institutional control to prohibit the installation of water wells in off-site areas of contaminated groundwater.

**Soil:** Residual soil contamination remains at the site, but the potential risks associated with the residual contamination are within acceptable ranges for nonresidential land use.

To address residual soil contamination, an environmental protection easement has been placed on the MidAmerican and City properties to restrict future land use to nonresidential use only. This is because the assessed risk has been determined to be within the acceptable ranges for commercial/industrial land use. The easement will remain in effect until MidAmerican can demonstrate to the satisfaction of the Department that soil conditions no longer pose human health risks for residential land use.

All documents concerning this site are available for review from 8:00 a.m. to 4:30 p.m. Monday through Friday at the Department's record center on the 5th floor of the Wallace State Office Building located at 502 East 9th Street in Des Moines. The records are located under the file name CON 12-15, LRP-Perry FMGP, Perry, Iowa. Additionally, a public information repository of site-related documents has been established at the Public Library located at 1101 Willis Avenue, Perry, Iowa. Written comments regarding this site should be directed to Dan Cook, the Department's project manager for this project. Concerned individuals or parties can request a public hearing if so desired. The closing date for comments is July 19, 2004.

If you have any questions or need further information please feel free to contact Dan Cook at the address above, (515) 281-4171, or dan.cook@dnr.state.ia.us.

Publisher of THE PERRY CHIEF, a Newspaper printed and published at Perry, Dallas County, Iowa do certify that the attached Notification of Actions to be Taken was published in said newspaper in one issue once each week for 1 consecutive week commencing June 17, 2004 and ending June 17, 2004.

Stephen R Whitehead

Subscribed and sworn to before my by

Stephen R Whitehead this 17 day of June, 2004.



LORI LYNN LOTT  
Commission Number 166761  
MY COMM. EXP. 7/30/2004

Lori Lynn Lott  
Notary Public in and For  
Dallas County, Iowa

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