

July 20, 2004

Mr. Dan Cook  
Contaminated Sites Section  
Iowa Department of Natural Resources  
900 East Grand Ave.  
Wallace State Office Building  
Des Moines, IA 50319-0034

MWH #1912432.0101

RE: Final Report  
MidAmerican Energy Company  
Former Manufactured Gas Plant Site  
Perry, Iowa

Dear Mr. Cook:

This Final Report has been prepared on behalf of MidAmerican Energy Company (MidAmerican), in accordance with Subrule 567—137.10(7) of the Iowa Administrative Code (IAC), to document the accomplishments set forth in the Risk Evaluation/Response Action Report (RE/RA) for the former manufactured gas plant (FMGP) site located at 902 Warford Street in Perry, Iowa. The enrolled site is shown in Figure 1. Pertinent documents, activities, and associated dates of key completions, commencing with entry into the Land Recycling Program (LRP), are included as follows:

<u>Document</u>	<u>Date</u>
▪ LRP Enrollment Application approved by IDNR.	08-06-01
▪ LRP Work Plan to Iowa Department of Natural Resources (IDNR).	01-14-03
▪ MidAmerican Revised Preliminary Remediation Goal Memorandum submitted to the IDNR.	06-06-03
▪ Site Assessment Report submittal to the IDNR.	07-14-03
▪ Response Action Work Plan submittal to the IDNR	08-22-03
▪ Response to Comments on the Site Assessment Report submittal to the IDNR.	09-04-03
▪ Site Assessment Report approved by IDNR.	09-30-03
▪ Soil removal portion of Response Action completed.	10-06-03

<u>Document</u>	<u>Date</u>
▪ RE/RA Report submittal to the IDNR.	03-15-04
▪ Response to Comments on the RE/RA Report/Request for No Further Action Submittal to IDNR.	05-05-04
▪ Adoption of "Mandatory Connection" Ordinance by City of Perry Council.	05-17-04
▪ Environmental Protection Easement recorded – MidAmerican Parcel.	05-26-04
▪ Environmental Protection Easement recorded – City of Perry Parcel.	05-26-04
▪ RE/RA Report and Response to Comments approved by IDNR.	06-04-04
▪ Newspaper Public Notice issued.	06-17-04
▪ Public notification letter issued to adjacent property owners and IDNR regional office, and notice of opportunity for public participation.	06-18-04

The following is a summary of the proposed response actions for the completed pathways identified in the RE/RA Report submitted to the IDNR on March 15, 2004.

- *Groundwater:* Groundwater impacted above the Statewide Standards for a Protected Groundwater Source extends off the property owned by MidAmerican. The response action to address risks associated with impacted groundwater consists of institutional controls. Institutional controls, in the form of environmental protection easements have been recorded which address the remaining on-site impacted groundwater pathway. The environmental protection easements prohibit installation of water wells of any type or use, with the exception of monitoring wells. An ordinance regarding use of private water was adopted by the Perry City Council in May 2004 and serves as an institutional control for the areas of affected off-site groundwater. A notification letter, including the groundwater monitoring data and a depiction of the groundwater plume has been provided to the local water well permitting authority, the Dallas County Health Department.
- *Soil:* Institutional controls, in the form of environmental protection easements, have been recorded which address on-site impacted soil. The easements state the properties shall not be used for purposes described in the definition of a "residential land-use area" as defined in IAC Section 567-137.2 (455H).

The environmental protection easements will remain in place with the properties until such time it can be demonstrated through sampling, using best-practices, that Statewide Standards have been achieved to the satisfaction of the IDNR or its successor. Copies of the recorded environmental protection easements are included as Attachment A.

As part of the enrolled site's investigation, an area of groundwater contamination was identified underlying properties located southwest of the enrolled site, as identified in Figure 2. Since the source area has been removed from the enrolled site, the groundwater plume should continue to decrease with time. With the exception of several fuel-related compounds in wells located adjacent to a former leaking underground storage tank (LUST) owned and operated by the City of Perry, statistical analysis of the groundwater monitoring data demonstrates the groundwater plume is under steady or decreasing conditions.

Through a "Public Notification of Actions to be taken as per the IAC 567—137, Land Recycling Program and Response Action Standards" document dated June 18, 2004 (Attachment B), the property owners were informed directly by the IDNR that impacted groundwater underlies their property. No comments were received by the IDNR as of the July 19, 2004 closing date for comments

Because the response actions for soil and groundwater have been fully implemented, MidAmerican formally requests a "No Further Action Certificate" for the enrolled property.

If you have any questions, or need additional information, please contact Michelle Wei of MidAmerican or me.

Sincerely,



Kevin G. Armstrong, C.P.G.  
Project Manager

/trw:vas

Enclosures

cc: Michelle Wei - MidAmerican

# FIGURES



MWH

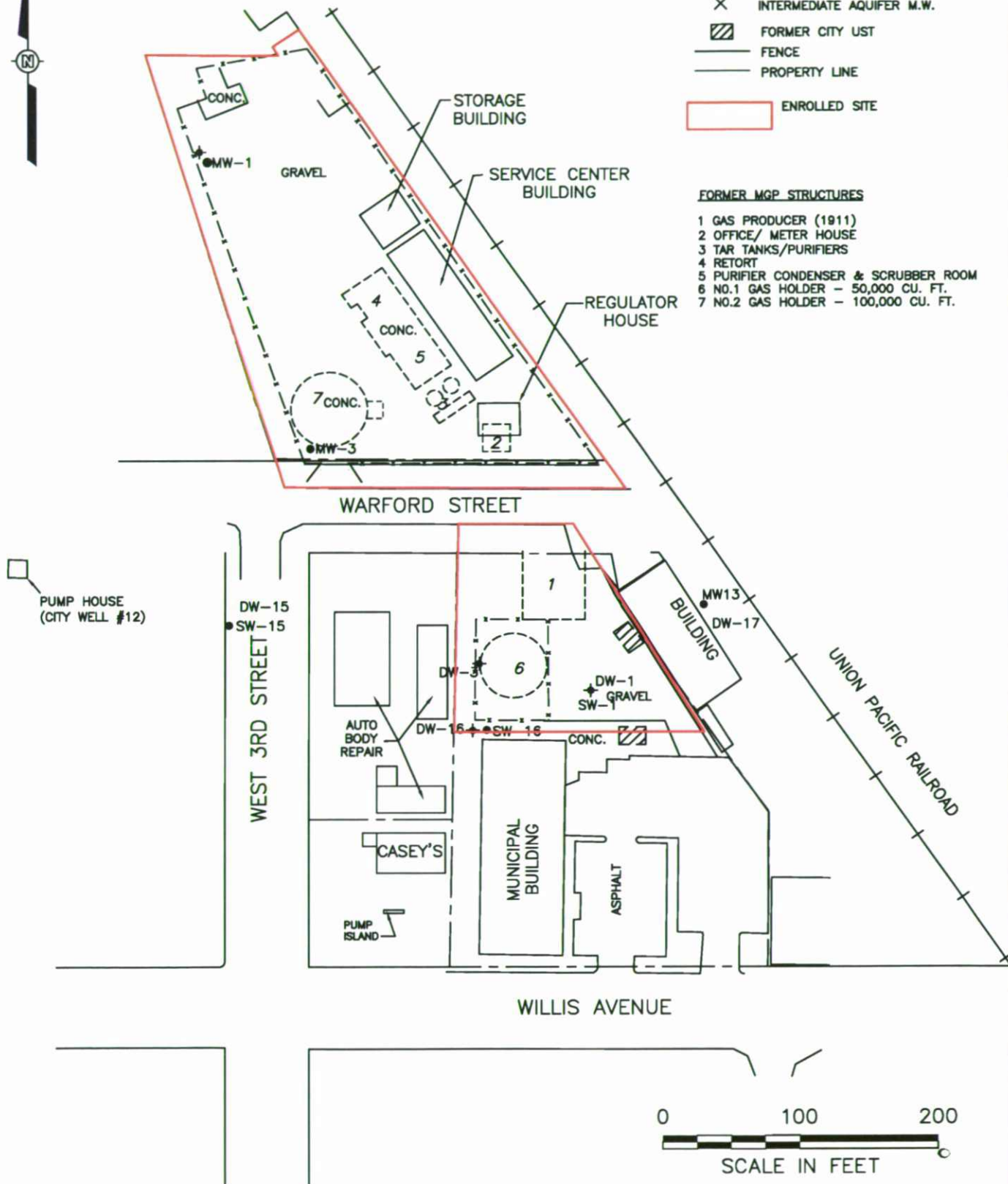


**LEGEND:**

- + UPPER WATER TABLE AQUIFER M.W.
- x LOWER WATER TABLE AQUIFER M.W.
- INTERMEDIATE AQUIFER M.W.
- FORMER CITY UST
- FENCE
- PROPERTY LINE
- ENROLLED SITE

**FORMER MGP STRUCTURES**

- 1 GAS PRODUCER (1911)
- 2 OFFICE/ METER HOUSE
- 3 TAR TANKS/PURIFIERS
- 4 RETORT
- 5 PURIFIER CONDENSER & SCRUBBER ROOM
- 6 NO.1 GAS HOLDER - 50,000 CU. FT.
- 7 NO.2 GAS HOLDER - 100,000 CU. FT.



DES MOINES  
IOWA

MIDAMERICAN ENERGY COMPANY  
FORMER MANUFACTURED GAS PLANT  
PERRY, IOWA

ENROLLED SITE

FIGURE  
1



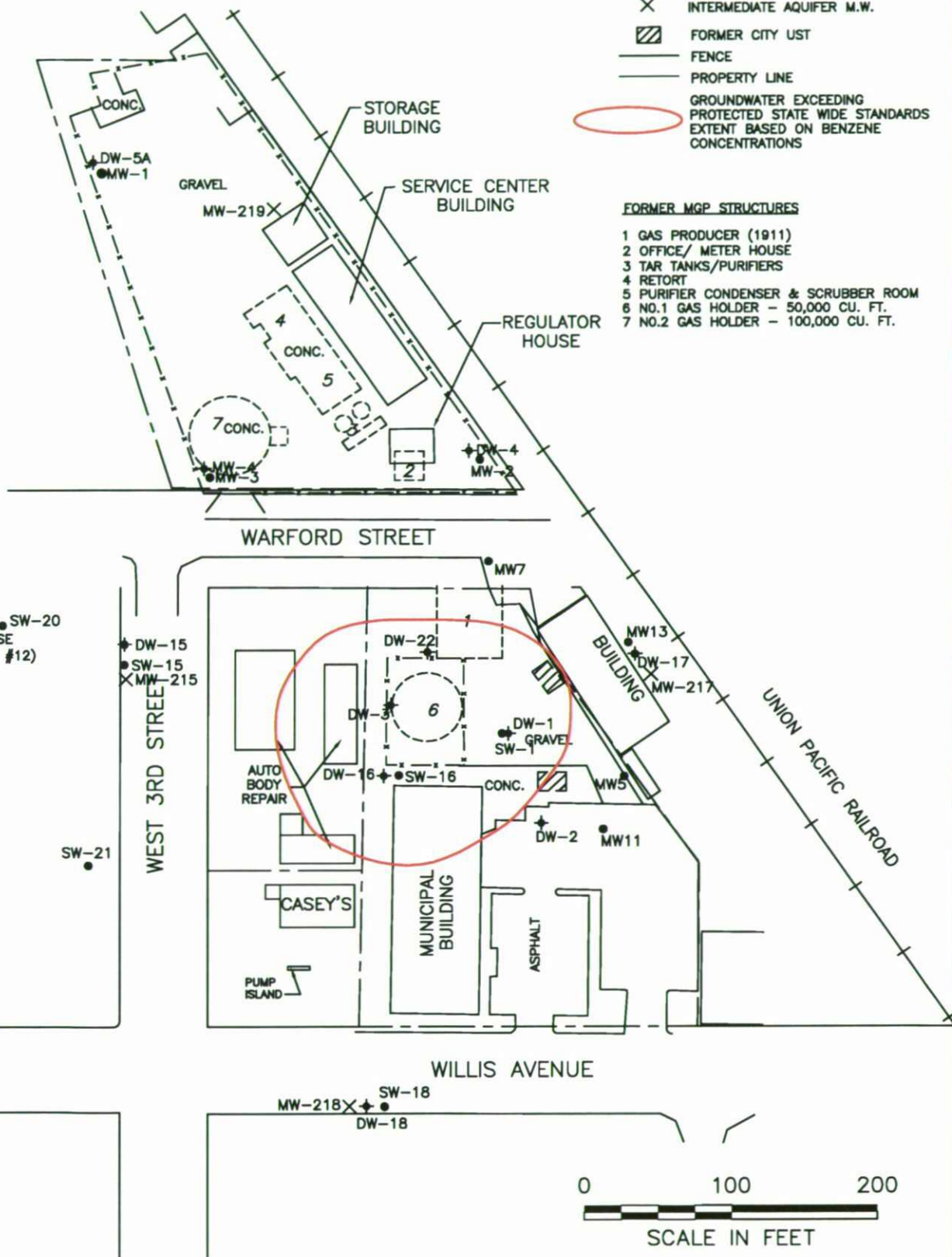


**LEGEND:**

- UPPER WATER TABLE AQUIFER M.W.
- + LOWER WATER TABLE AQUIFER M.W.
- × INTERMEDIATE AQUIFER M.W.
- ▨ FORMER CITY UST
- FENCE
- PROPERTY LINE
- GROUNDWATER EXCEEDING PROTECTED STATE WIDE STANDARDS EXTENT BASED ON BENZENE CONCENTRATIONS

**FORMER MGP STRUCTURES**

- 1 GAS PRODUCER (1911)
- 2 OFFICE/ METER HOUSE
- 3 TAR TANKS/PURIFIERS
- 4 RETORT
- 5 PURIFIER CONDENSER & SCRUBBER ROOM
- 6 NO.1 GAS HOLDER - 50,000 CU. FT.
- 7 NO.2 GAS HOLDER - 100,000 CU. FT.



**MWH**

DES MOINES  
IOWA

MIDAMERICAN ENERGY COMPANY  
FORMER MANUFACTURED GAS PLANT  
PERRY, IOWA

AFFECTED AREA FOR  
GROUNDWATER

FIGURE  
2



# ATTACHMENT A



MWH



Book 2004 Page 7664

Document 7664 Type EASE Pages 4  
Date 5/26/2004 Time 9:14 AM  
Rec Amt \$26.00

Carol "Cindy" Hol, Recorder  
Dallas County IOWA

RETURN TO:

MWH  
ATTN: TIM WINELAND  
11153 AURORA AVENUE  
DES MOINES, IA 50322

DATE  
TIME

Peg Roy , Senior Attorney, MidAmerican Energy Company, 666 Grand Avenue, Des Moines, IA 50309, 515-281-2779			
Preparer	Address	City, State	Telephone

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## ENVIRONMENTAL PROTECTION EASEMENT

MidAmerican Energy Company, ("Grantor"), grants to the State of Iowa acting through the Iowa Department of Natural Resources, a state agency, ("Department") an environmental easement under the terms and conditions as described below:

### I. RECITALS

1. Soil or groundwater contamination is present on property described as

*Lots Five (5), Six (6), Seven (7), and Eight (8) in Block Thirty-six (36) of the Original Town, now City of Perry, Dallas County, Iowa.*

*Lot One (1) of the NE 1/4, SE 1/4, Section Nine (9), Township Eighty-one (81) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Dallas County, Iowa*

and locally known as 902 Warford Street, Perry, Iowa.

(hereafter "property"). The property is enrolled in the Iowa Department of Natural Resources land recycling program established under Iowa Code Chapter 455H. Under this program, an investigation of the soil or groundwater has been conducted and the site has been evaluated to determine a reasonable corrective action response designed to reduce the risks to health, safety and the environment. The Department has approved a corrective action response which includes the use restrictions contained in this agreement.

2. The purpose of this easement is to restrict and control specified land use activities at this property as one method of reducing the risks of present and future exposure to contaminants identified at the property.

3. Grantor(s) are the owner(s) of the property and it is the intent of the parties to establish a valid and enforceable environmental easement as provided in Iowa Code section 455H.206. This environmental easement is intended to be perpetual until terminated as provided in this

agreement, Iowa Code section 455H.206 and Department administrative rules. The easement is intended to run with the land such that it is binding on the Grantor(s) as current owner(s) of the described real estate and all successors, assigns and other persons claiming an interest in the property.

4. The parties acknowledge the terms of the easement may be modified or terminated as provided by law should it prove to be ineffective in serving its intended purpose or no longer necessary to protect against the risks posed to health, safety and environment. Failure of these use restrictions to serve their purpose could result in the reopening of further corrective action on the property.

THEREFORE, The Grantors grant and convey to the Department this environmental easement according to the following terms:

## **II. GRANT OF EASEMENT**

The Grantor(s) warrant they hold the fee title interest in property with the power to convey this easement free of any conflicting claims of third parties. Grantor conveys to Department a perpetual environmental easement running with the land the terms of which are described below.

## **III. RESTRICTIONS**

The property shall not be used for purposes described in the definition of a "residential land-use area." "Residential land-use area" is defined in Iowa Administrative Code Section 567-137.2 (455H). Other than as provided in section IV below, no wells for any purpose may be placed on the property.

## **IV. ACCESS TO PROPERTY**

Reasonable access to the property is granted to the Department or any authorized representative of the Department, public or private, including private parties or their contractors which may be required by law or authorized by the Department, to conduct aboveground or subsurface inspections and investigation of the property. These activities may include but are not limited to repair and maintenance of remedial equipment and technologies, soil caps, groundwater monitoring wells and associated aboveground or subsurface structures, and fencing and other barriers. It may include access to conduct groundwater sampling, monitoring to confirm compliance with the terms of this easement, additional drilling and construction of soil borings or groundwater monitoring wells as directed by the Department, and other activities authorized by the Department. The current owner of the property shall be afforded reasonable prior notice and information as to the reason and scope of the entry.

## V. TERMS OF SUBSEQUENT CONVEYANCES

Grantor shall reference and incorporate the terms of this agreement into any purchase agreement for sale of the property, assignment of an interest in the property or other instruments conveying an interest in the property and include specific contract terms requiring the buyer or assignee to incorporate the terms of this easement into successive conveyance instruments. See Iowa Code section 455H.206(4)

## VI. MODIFICATION OR TERMINATION

The terms of this environmental easement shall only be modified or terminated by execution of an instrument signed by the director of the Department and as provided by Iowa Code 455H.206 and Department administrative rules.

## VII. ENFORCEMENT

The terms of this environmental easement may be enforced by the Grantor or any successor or assign of the Grantor and by the Department, any political subdivision of the state or other party as specified and in accordance with Iowa Code section 455H.206.

## VIII. SEVERABILITY

Invalidation of any portion of the terms of this easement by judgment of any court shall in no way affect the validity and enforceability of any of the other terms.

## IX. CONSTRUCTION

This easement shall be effective upon filing with the county recorder where the property is located. Words and phrases in this easement, including acknowledgments, shall be construed as in the singular or plural number, according to the context.

## X. ACKNOWLEDGMENTS

MIDAMERICAN ENERGY COMPANY

By: \_\_\_\_\_

*Paul J. Lichten*

Its: \_\_\_\_\_

*Vice President*

Grantor

Signed this 20<sup>th</sup> day of May, 2004.

STATE OF IOWA     )  
                                  ) ss:  
COUNTY OF Polk     )

On this 20<sup>th</sup> day of May, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Paul J. Leighton to me personally known, who being by me duly sworn, did say that he/she is the Vice President of said corporation executing the within and foregoing instrument; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Paul J. Leighton acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him/her voluntarily executed.



Connie Sullivan  
Notary Public in and for the State of Iowa

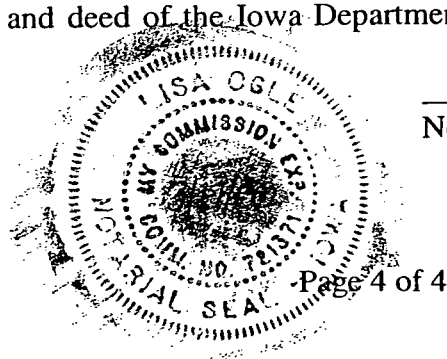
The Iowa Department of Natural Resources accepts the grant of this easement by signature of the Director.

Jeffrey R. Vonk  
Jeffrey R. Vonk  
Director, Iowa Department of Natural Resources

Signed this 7<sup>th</sup> day of May, 2004.

STATE OF IOWA     )  
                                  ) ss:  
COUNTY OF \_\_\_\_\_ )

On this 7<sup>th</sup> day of May, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jeffrey R. Vonk, to me personally known, who being by me duly sworn, did say that he is the Director of the Iowa Department of Natural Resources; and that the said Director acknowledged the execution of said instrument to be the voluntary act and deed of the Iowa Department of Natural Resources, by it and by him voluntarily executed.



Lisa Oglesby  
Notary Public in and for the State of Iowa



Book 2004 Page 7665

Document 7665 Type EASE Pages 4  
Date 5/26/2004 Time 3:14 AM  
Rec Amt \$26.00

RETURN TO:  
MWH  
ATTN: TIM WINELAND  
11153 AURORA AVENUE  
DES MOINES, IA 50322

Carol "Cindy" Hol. Recorder  
Dallas County IOWA

DuWayne Dalen, City Attorney, City of Perry,  
Preparer

1212 Second Street, Perry, IA 50220,  
Address City, State

515-465-5331  
Telephone

## ENVIRONMENTAL PROTECTION EASEMENT

MTG. \_\_\_\_\_  
REF. \_\_\_\_\_

The City of Perry, Iowa, ("Grantor"), grants to the State of Iowa acting through the Iowa Department of Natural Resources, a state agency, ("Department") an environmental easement under the terms and conditions as described below:

### I. RECITALS

1. Soil or groundwater contamination is present on property described as:

Lots Nine (9) and Ten (10) and a thirty (30) foot strip east of Lot Ten (10), all in Block Thirty-Five (35) of the Original Town, now City of Perry, Dallas County, Iowa.

(hereafter "property"). The property is enrolled in the Iowa Department of Natural Resources land recycling program established under Iowa Code Chapter 455H. Under this program, an investigation of the soil or groundwater has been conducted and the site has been evaluated to determine a reasonable corrective action response designed to reduce the risks to health, safety and the environment. The Department has approved a corrective action response which includes the use restrictions contained in this agreement.

2. The purpose of this easement is to restrict and control specified land use activities at this property as one method of reducing the risks of present and future exposure to contaminants identified at the property.

3. Grantor(s) are the owner(s) of the property and it is the intent of the parties to establish a valid and enforceable environmental easement as provided in Iowa Code section 455H.206. This environmental easement is intended to be perpetual until terminated as provided in this agreement, Iowa Code section 455H.206 and Department administrative rules. The easement is intended to run with the land such that it is binding on the Grantor(s) as current owner(s) of the described real estate and all successors, assigns and other persons claiming an interest in the property.

4. The parties acknowledge the terms of the easement may be modified or terminated as provided by law should it prove to be ineffective in serving its intended purpose or no longer necessary to protect against the risks posed to health, safety and environment. Failure of these use restrictions to serve their purpose could result in the reopening of further corrective action on the property.

THEREFORE, The Grantors grant and convey to the Department this environmental easement according to the following terms:

### II. GRANT OF EASEMENT

The Grantor(s) warrant they hold the fee title interest in property with the power to convey this easement free of any conflicting claims of third parties. Grantor conveys to Department a perpetual environmental easement running with the land the terms of which are described below.

### **III. RESTRICTIONS**

The property shall not be used for purposes described in the definition of a "residential land-use area." "Residential land-use area" is defined in Iowa Administrative Code Section 567-137.2 (455H). Other than as provided in section IV below, no wells for any purpose may be placed on the property.

### **IV. ACCESS TO PROPERTY**

Reasonable access to the property is granted to the Department or any authorized representative of the Department, public or private, including private parties or their contractors which may be required by law or authorized by the Department, to conduct aboveground or subsurface inspections and investigation of the property. These activities may include but are not limited to repair and maintenance of remedial equipment and technologies, soil caps, groundwater monitoring wells and associated aboveground or subsurface structures, and fencing and other barriers. It may include access to conduct groundwater sampling, monitoring to confirm compliance with the terms of this easement, additional drilling and construction of soil borings or groundwater monitoring wells as directed by the Department, and other activities authorized by the Department. The current owner of the property shall be afforded reasonable prior notice and information as to the reason and scope of the entry.

### **V. TERMS OF SUBSEQUENT CONVEYANCES**

Grantor shall reference and incorporate the terms of this agreement into any purchase agreement for sale of the property, assignment of an interest in the property or other instruments conveying an interest in the property and include specific contract terms requiring the buyer or assignee to incorporate the terms of this easement into successive conveyance instruments. See Iowa Code section 455H.206(4)

### **VI. MODIFICATION OR TERMINATION**

The terms of this environmental easement shall only be modified or terminated by execution of an instrument signed by the director of the Department and as provided by Iowa Code 455H.206 and Department administrative rules.

### **VII. ENFORCEMENT**

The terms of this environmental easement may be enforced by the Grantor or any successor or assign of the Grantor and by the Department, any political subdivision of the state or other party as specified and in accordance with Iowa Code section 455H.206.

### **VIII. SEVERABILITY**

Invalidation of any portion of the terms of this easement by judgment of any court shall in no way affect the validity and enforceability of any of the other terms.

### **IX. CONSTRUCTION**

This easement shall be effective upon filing with the county recorder where the property is located. Words and phrases in this easement, including acknowledgments, shall be construed as in the singular or plural number, according to the context.

X. ACKNOWLEDGMENTS

City of Perry, Iowa

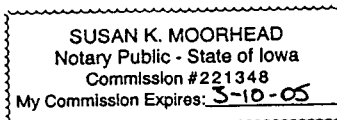
By: Frank Eiteman  
Frank Eiteman, Mayor Pro-Tem

Its: Mayor Pro-Tem  
Grantor

Signed this 2 day of September, 2003.

STATE OF IOWA     )  
                                  ) ss:  
COUNTY OF Dallas )

On this 2nd day of September, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Frank Eiteman to me personally known, who being by me duly sworn, did say that he/she is the Mayor Pro Tem of said corporation executing the within and foregoing instrument; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said notary public acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him/her voluntarily executed.



Susan K. Moorhead  
Notary Public in and for the  
State of Iowa

The Iowa Department of Natural Resources accepts the grant of this easement by signature of the Director.

Jeffrey R. Vonk  
Jeffrey R. Vonk  
Director, Iowa Department of Natural Resources

Signed this 7<sup>th</sup> day of May, 2004.

STATE OF IOWA     )  
                                  ) ss:  
COUNTY OF \_\_\_\_\_ )

On this 7<sup>th</sup> day of May, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jeffrey R. Vonk, to me personally known, who being by me duly sworn, did say that he is the Director of the Iowa Department of Natural Resources; and that the said Director acknowledged the execution of said instrument to be the voluntary act and deed of the Iowa Department of Natural Resources, by it and by him voluntarily executed.



Lisa Ogle  
Notary Public in and for the  
State of Iowa

X. ACKNOWLEDGMENTS

City of Perry, Iowa

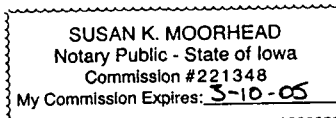
By: Frank Eiteman  
Frank Eiteman, Mayor Pro-Tem

Its: Mayor Pro-Tem  
Grantor

Signed this 2 day of September, 2003.

STATE OF IOWA     )  
                              ) ss:  
COUNTY OF Dallas )

On this 2nd day of September, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Frank Eiteman to me personally known, who being by me duly sworn, did say that he/she is the Mayor Pro Tem of said corporation executing the within and foregoing instrument; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said notary public acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him/her voluntarily executed.



Susan K. Moorhead  
Notary Public in and for the  
State of Iowa

The Iowa Department of Natural Resources accepts the grant of this easement by signature of the Director.

\_\_\_\_\_  
Jeffrey R. Vonk  
Director, Iowa Department of Natural Resources

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

STATE OF IOWA     )  
                              ) ss:  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jeffrey R. Vonk, to me personally known, who being by me duly sworn, did say that he is the Director of the Iowa Department of Natural Resources; and that the said Director acknowledged the execution of said instrument to be the voluntary act and deed of the Iowa Department of Natural Resources, by it and by him voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the  
State of Iowa

# ATTACHMENT B



MWH



CON 12-15  
LRP Perry FMGP  
Perry, Iowa

## STATE OF IOWA

THOMAS J. VILSACK, GOVERNOR  
SALLY J. PEDERSON, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES  
JEFFREY R. VONK, DIRECTOR

June 18, 2004

Wuebker Auto Body  
1120 W 3<sup>rd</sup> Street  
Perry, Iowa 50220

Dear Sir or Madam:

The Iowa Department of Natural Resources, Contaminated Sites Section, is sending you a copy of a public notification for environmental work that has taken place on property adjacent to or owned by you. The public notification is intended to briefly inform you of activities that have taken place in order to insure the safety of the public and the environment. The same public notification has been published in the local newspaper.

If you have any questions regarding the public notification or need further information please feel free to call or e-mail at (515) 281-4171 or [dan.cook@dnr.state.ia.us](mailto:dan.cook@dnr.state.ia.us).

Sincerely,

A handwritten signature in black ink, appearing to read "D. Cook", written over a horizontal line.

Daniel Cook  
Environmental Specialist Senior  
Contaminated Sites Section

Also Sent to:

City of Perry  
908 Willis Avenue  
Perry, Iowa 50220

Wuebker Auto Body  
1901 Southgate Drive  
Perry, Iowa 50220

Union Pacific Railroad  
Attn: Norm Siler  
1416 Dodge Street, Room 930  
Omaha, Nebraska 68179-0930



# STATE OF IOWA

THOMAS J. VILSACK, GOVERNOR  
SALLY J. PEDERSON, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES  
JEFFREY R. VONK, DIRECTOR

June 18, 2004

IDNR Field Office #5  
401 SW 7th Street, Suite 1  
Des Moines IA 50309

Dear Sir or Madam:

The Iowa Department of Natural Resources, Contaminated Sites Section, is sending you a copy of a public notification for environmental work that has taken place at the MidAmerican property in Perry, Iowa. The public notification is intended to briefly inform you of activities that have taken place in order to insure the safety of the public and the environment. The same public notification has been sent to adjoining property owners and published in the local newspaper.

If you have any questions regarding the public notification or need further information please feel free to call or e-mail at (515) 281-4171 or [dan.cook@dnr.state.ia.us](mailto:dan.cook@dnr.state.ia.us).

Sincerely,

A handwritten signature in black ink, appearing to read "D. Cook", written over a horizontal line.

Daniel Cook  
Environmental Specialist Senior  
Contaminated Sites Section

Also sent to:

Dallas County Office of Environmental Health  
907 Court Suite A  
Adel, Iowa 50003

**IOWA DEPARTMENT OF NATURAL RESOURCES  
ENVIRONMENTAL SERVICES DIVISION**

502 East 9<sup>th</sup> 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 5<sup>th</sup> floor of the Wallace State Office Building located at 502 East 9<sup>th</sup> 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](mailto:dan.cook@dnr.state.ia.us).

TABLE 4-1

**AFFECTED PROPERTIES  
MIDAMERICAN ENERGY COMPANY  
PERRY FORMER MANUFACTURED GAS PLANT SITE**

Figure Reference Number	Deed Holder	Deed Holder Address <sup>a</sup>	Affected Property Address	Parcel Identification	Map Identification	Legal Description
1	Iowa Public Service Company (MidAmerican)	Tax Department PO Box 778 Sioux City, Iowa, 51101	902 Warford	677 1098-00-00 00	0209430012	Lot 1 NE SE, Section 9, Township 81, Range 28
				670 0473-00-00 00	0209430013	Lots 5 through 8, Block 36
2	City of Perry, Iowa	908 Willis Ave PO Box 152	908 Willis	677 0462-00-00 00	0209435002	Lots 9 and 10, and a 30' strip east of lot 10, Block 35
				677 0456-00-00 00	0209435005	Lots 1 through 4, adjacent 10' alley, and vacated portion of railroad adjacent to street, Block 35
				Warford Street		Public right of way of Warford Street, North of Block 35
3	Wuebker Auto Body	1901 Southgate Dr	1120 W 3 <sup>rd</sup> Street	677 0460-00-00 00	0209435001	Lots 7 and 8, and north half of adjacent alley, Block 35
				677 0461-00-00 00	0209435003	North 55' of blocks 5 and 6, and south half of adjacent alley, Block 35

Note: All addresses are Perry, Iowa 50220, except as noted.