



November 21, 2019

CON12-15
DOC# 36618Teri Messerschmitt
South Ottumwa Savings Bank
320 Church Street
Ottumwa, Iowa 52501Re: Phase II Environmental Review of Peoples State Bank, 215 South Main Street, Albia, Iowa

Dear Ms. Messerschmitt,

This letter is to inform you that the Iowa Department of Natural Resources (Iowa DNR) has completed review of the Phase I and Phase II Environmental Site Assessment report for the Peoples State Bank building located at 215 South Main Street Albia, Iowa. Soil and groundwater samples collected during the Phase II were analyzed for metals, petroleum hydrocarbons and volatile organic compounds (VOCs) and the results compared to the Iowa Department of Natural Resources Land Recycling Program Statewide Standards (SWS). The Iowa DNR reviewed the report for evidence of the existence of a hazardous condition as defined by Iowa Administrative Code (IAC) 567. The result of that review has identified evidence of contamination representing a potential hazardous condition.

Several metals were detected in soil including arsenic which was detected above SWS. Multiple VOCs were also identified, however only benzene and toluene were below SWS. Similarly, arsenic was detected in groundwater above the SWS at all four groundwater sample locations. Multiple VOCs were also detected. Six of those VOCs (ethyl-benzene, naphthalene, toluene, 1, 2, 4-trimethylbenzene and 1, 3, 5-trimethylbenzene) exceeded SWS and two petroleum products (TEH as diesel fuel and waste oil) also exceeded SWS.

As is customary for a Phase II review, a risk calculation for potential exposure to indoor from VOC vapor was conducted by Iowa DNR utilizing the EPA Vapor Intrusion Screening Level (VISL) model and the Iowa DNR Cumulative Risk Calculator. The maximum concentration for benzene in groundwater was used to determine the potential for exposure to indoor air. The results of the vapor intrusion screening indicate that the site poses an unacceptable risk for the site resident and site worker exposure scenarios.

Based on the results discussed above, additional groundwater assessment for the aforementioned petroleum products and other VOCs is required at the Peoples State Bank site. The additional assessment will provide the necessary additional data to characterize the extent of contamination and determine how to address the indoor vapor exposure concern. As prescribed in Iowa Administrative Code (IAC) 567: Chapter 133, please submit a work plan to the Iowa DNR for review and approval within 45 days of receipt of this notification letter. If you wish to discuss the results of the Phase II review or required guidance from Iowa DNR regarding the objectives of the additional assessment please feel free to contact me at 1-515-725-8337.

Sincerely,



Matt Culp
Senior Environmental Specialist
Contaminated Sites Section -Iowa Department of Natural Resources

CC: Amie Davidson Supervisor Solid Waste and Contaminated Sites Section, Iowa DNR
Ed Bertch, EB Solutions Inc., 5060 4th Street SW, Cedar Rapids, Iowa 52404
Iowa DNR Field Office, Washington, Iowa