



September 6, 2023

LARRY MOLLIN  
WINTERSET OIL COMPANY  
810 US HIGHWAY 30  
CARROLL IA 51401

**Re: Monitoring Report  
Winterset Bulk Fuel Storage Facility (1201 East Court Ave, Winterset, Iowa)  
DNR Review**

Dear Mr. Mollin:

The Iowa Department of Natural Resources (DNR) has reviewed a monitoring report for the Winterset Oil Company bulk fuel facility, located in Winterset, Iowa. The report was prepared, and submitted on your behalf, by EcoSource LLC. The report was received on August 15, 2023.

The report was completed as part of a required extended site screening (ESS) and details environmental conditions in soil and groundwater in the vicinity of the Winterset Oil bulk fuel storage location in Winterset, Iowa. The site was initially investigated by Evora Consultants, and DNR reviewed a report under the initial site screening (ISS) program. It was determined that additional work was required in order to fully assess risk at the site.

Results show that exceedances of statewide standards occur for some analytes associated with fuels. These exceedances appear to be concentrated near the center of the facility, and do not appear to leave the property boundaries. Groundwater at the site was monitored quarterly for the period of one year for the present report. Concentrations of chemicals of concern in monitoring wells with exceedances show a declining trend during this period.

Given that benzene and diesel fuel in groundwater remain above applicable statewide standards, an environmental covenant will be required in order to consider the site closed. No additional monitoring of groundwater or soil are required at this time provided that meaningful progress is made toward an executed covenant.

Your consultant has been previously provided with guidance on preparation and execution of environmental covenants related to petroleum sites. The covenant should include prohibitions on plastic water lines, enclosed residential spaces, and water wells. The covenant is a living document, and can be amended in the future with the approval of both parties should land-use interests change. **Submit an unsigned DRAFT covenant to DNR Contaminated Sites within 90 days of receipt of this letter.**

If you have any questions or if we may be of further assistance, please contact me at [matthew.graesch@dnr.iowa.gov](mailto:matthew.graesch@dnr.iowa.gov) or by phone at [\(515\) 725-8331](tel:515-725-8331). Thank you for your cooperation with this site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Graesch", with a long horizontal flourish extending to the right.

Matthew Graesch, P.G.  
Environmental Specialist  
Land Quality Bureau

cc: Michael Sullivan  
Iowa DNR Land Quality  
502 East 9<sup>th</sup> St  
Des Moines, IA 50319

Jordan Lowry  
EcoSource LLC  
6424 University Ave  
Windsor Heights, IA 50324