

*** Proof of Publication ***

State of Iowa
Black Hawk County

Iowa DNR - Contaminated Sites - legals
Brad Davison
502 E. 9TH ST.
DES MOINES IA 50319

ORDER NUMBER 232829

The undersigned, being duly sworn, on oath, do depose and say that I am an authorized employee of the Waterloo Cedar Falls Courier, that The Waterloo Cedar Falls Courier is a weekly newspaper regularly published and printed in the English language in the City of Waterloo, Black Hawk County, Iowa, and has a general circulation in the said city and county; and that I personally know that the notice, a true copy of which is hereto affixed, was published in the Waterloo Cedar Falls Courier on the following days, to-wit:

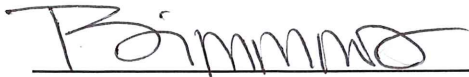
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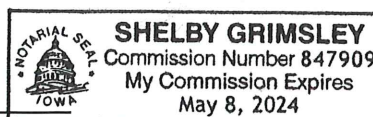
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That the issues of said paper containing said notice were duly circulated in the regular manner.




Notary Public in and for Said County



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IOWA DEPARTMENT OF NATURAL
RESOURCES
ENVIRONMENTAL SERVICES DIVISION
LAND QUALITY BUREAU
CONTAMINATED SITES SECTION
502 East 9th Street
Des Moines, Iowa 50319

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

For the

River Place Plaza
(formerly Weissman Steel)
204 State Street
Cedar Falls, Blackhawk County, Iowa

The Iowa Department of Natural Resources (IDNR) has been monitoring environmental assessment and remedial activities under the Iowa Land Recycling Program (LRP) for the River Place Plaza (formerly Weissman Steel) site located at 204 State St, Cedar Falls, IA hereinafter referenced as the 'site'.

Eagle View Partners LC (EVP) has developed the site for as a common use open space and amphitheater. Historically the site belonged to Central Iowa Power & Light Company until 1928. After which the became a scrap metal and smelting business that operated from the 1928 to the 1980s. It then became a laundromat until 1993 when the building on site was demolished. The site remained vacant until 2020 when an open space and amphitheater were constructed.

Environmental assessments at the site identified and delineated elevated concentrations of antimony, arsenic, barium, cadmium, chromium, lead, silver manganese, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo[a,h] anthracene, in soils. Elevated levels of acenaphthene, anthracene, lead, manganese, and naphthalene were observed in groundwater. Many of the contaminants were above the IDNR statewide standards.

Exposure pathways deemed complete or potentially complete at the site include:

i) exposure to or ingestion of dust from soil; and ii) groundwater ingestion. A prohibition of residential land use by an environmental covenant is planned for the site.

Proposed and executed response actions:

Soil: A Soil and Groundwater Management Plan (SGMP) was prepared in 2012 to help address the contamination on site. Beginning 2015 soils were excavated, stockpiled, tested, treated, and disposed of at the Black Hawk County Sanitary Landfill ending in 2016. Environmental controls instated at time of construction include engineered landscaped areas having two feet of clean cap material. An environmental covenant prohibiting residential land use will be executed and recorded for the site to eliminate this exposure pathway.

Groundwater: an environmental covenant restricting groundwater usage on-site will be executed and recorded for the site to eliminate this exposure pathway.

Upon successful implementation of the response actions, and reporting of favorable results from the verification sampling, IDNR will issue a 'No Further Action' certificate for the site.

All documents concerning the former River Place Plaza (formerly Weissman Steel) site file can be viewed over the internet at: <https://programs.iowadnr.gov/contaminatedsites/Site/Documents/22>

Once at the website click on Doc ID for the file you wish to view. Questions or comments regarding this site should be directed to Brad Davison, IDNR's project manager for this project. Please feel free to contact Mr. Davison at the address above, (515) 415-1331, or brad.davison@dnr.iowa.gov. If requested, a public hearing can be scheduled prior to the issuing of the no further action certificate. If no comments are received within 15 days of the publication date of this notice the no further action certificate will be issued for the site at the appropriate time.

