

April 11, 2025

WILL POFFENBERGER  
DOWNING CONSTRUCTION INC  
509 E SCENIC VALLEY AVE  
INDIANOLA IA 50125

**Re: Fmr. Bulk Oil Storage Site/Proposed Bank (308 Sherman Ave., Ackley, IA 50601)**  
**Contaminated Sites Database Site ID No. 2843**  
**Review of Limited Site Investigation Report**

Dear Mr. Poffenberger:

The Iowa Department of Natural Resources (DNR) has received your Phase I ([Doc #42458](#)) and Limited Site Investigation (LSI) ([Doc #42459](#)) reports for the above referenced property. Thank you for the submissions. The DNR has reviewed the reports for evidence suggesting the existence of a hazardous condition. While contaminants over Statewide Standards (SWS) have been detected, the DNR has not identified evidence suggesting the likely existence of a hazardous condition and is therefore deferring further assessment. However, due to the SWS exceedances an Environmental Covenant (EC) should be placed on the property which restricts installation of drinking and non-drinking water wells. This covenant is necessary to “close” the site from DNR interests. The decision to defer additional assessment at this Site is based on the limited extent and concentrations of contaminants documented in the LSI report.

Based on the report, three (3) soil samples were collected from three (3) soil boring locations around the site. An additional three (3) soil borings were installed but used for geotechnical analysis only. Soil samples collected during the assessment were found to be under Iowa Statewide Standards (SWS) for volatile organic compounds (VOCs) and total extractable hydrocarbons (TEH), although it was noted there were multiple VOC and TEH detections over laboratory reporting limits. The soil borings were converted into temporary monitoring wells and three (3) groundwater samples were collected and analyzed for VOCs and TEH. US Environmental Protection Agency Maximum Contaminant Levels (MCL) and/or applicable State standards were exceeded for benzene, ethylbenzene, naphthalene, 1,1,2,2-tetrachloroethane, 1,3,5-trimethylbenzene, and diesel. Due to the lithology described for the site, which is noted as a sandy lean clay with intermittent sand lenses, it is likely the site would be classified as a protected groundwater source (PGWS). VOC and TEH concentrations for the chemicals listed above exceed the PGWS standards, but are under non-PGWS standards.

The City of Ackley does not have an Iowa DNR approved well ordinance that would serve as an institutional control for the site. While the contamination found at the site does not appear to currently present a hazard to nearby receptors, there is potential for risk associated with future well installation on the property. Therefore, an EC which restricts the installation of drinking water and non-drinking water wells should be placed on the property to “close” DNR interests at the site.

With consideration of the conditions noted above, the Department does not require follow-up action based on these findings other than completing the EC to “close” out the site. This determination should not be construed as an endorsement by the DNR that a hazardous condition does not exist on the property. Instead, it is a

conclusion by the DNR that available information does not suggest the likely existence of hazardous condition on the property based on current or proposed usage. If a No Further Action Certificate is sought for this site, enrollment in the Land Recycling Program may be possible but would require additional assessment.

Please contact me with any questions at [\(515\) 721-7024](tel:5157217024) or by email at [andrew.carver@dnr.iowa.gov](mailto:andrew.carver@dnr.iowa.gov).

Sincerely,

Andrew Carver, CGP  
Environmental Specialist  
Land Quality Bureau

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