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Omaha, NE 68144
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F (402) 330-7606
Terracon.com

October 28, 2025

NEW Cooperative, Inc.
2626 1st Avenue South
Fort Dodge, Iowa

Attn: Mr. Jon Wells

Re: Groundwater Monitoring Work Plan
Former United Farmers Mercantile Coop - UAN (currently NEW Cooperative, Inc.)
Northeast corner of East 8th St and South 3rd Ave, Villisca, Iowa
IDNR Spill ID #073015-RPY-1430
Terracon Project No. 05157678

Dear Mr. Wells:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this work plan to conduct a groundwater monitoring services at the above-referenced site as discussed with NEW Cooperative and the Iowa Department of Natural Resources (IDNR). The following sections provide our understanding of the project, safety, scope of services, schedule, and fees.

1.0 PROJECT INFORMATION

The site is located at the Northeast corner of East 8th St and South 3rd Ave, Villisca Iowa. The site was formerly operated by United Farmers Mercantile Cooperative (UFMC) and has been acquired by NEW Cooperative, Inc. The site location is depicted on the attached Exhibit 1. Pertinent site features and the historical layout of the site are depicted on the attached Exhibit 2.

Terracon understands that on July, 2015 an estimated 150 tons of urea ammonium nitrate (UAN) fertilizer were released from an aboveground storage tank at the site. Clean up efforts including over excavation and storm drain flushing were conducted in response to the spill. Two site assessments that included temporary and permanent monitoring well installations, slug testing, a receptor survey and soil and groundwater sampling were conducted between 2016 and 2017. Since that time, additional work has not been conducted at the site.

A letter from IDNR dated October 6, 2025 requested documentation of any environmental actions that may have occurred at the site since their January 2017 approval of the Site Assessment Work Plan and to provide an updated timeframe to address conditions at the site. Terracon contacted IDNR on October 9, 2025 to discuss prior work completed at the site to date and a proposed work scope. Terracon also provided the IDNR with a copy of the Site Assessment Report dated July 18, 2018. This work plan is being submitted to evaluate current conditions onsite and next steps to address the identified impacts from the 2015 release.

2.0 SCOPE OF SERVICES

2.1 Commitment to Safety

Terracon has a 100% commitment to the safety of all its employees. As such, and in accordance with our Incident and Injury Free® safety culture, Terracon will develop a safety plan to be used by our personnel during field services. Prior to commencement of on-site activities, Terracon will hold a meeting to review health and safety needs for this specific project. At this time, we anticipate conducting fieldwork in a USEPA Level D work uniform consisting of a hard hat, safety glasses, protective gloves, reflective vest, and steel-toed boots. If conditions are encountered that present an increased risk for personal exposure, it may become necessary to upgrade this level of protection.

2.2 Proposed Services

Terracon proposes the following site assessment services to begin within 30 days upon authorization of this work plan.

- A health and safety Plan will be prepared for field-related activities. Terracon project personnel and subcontractor personnel assigned to the project will have completed at a minimum required OSHA training in accordance with 29 CFR part 1910.120.
- Terracon proposes to mobilize to the site and perform a site visit. During the site visit Terracon will conduct a receptor survey that will reevaluate receptors that could be at risk from the impacts identified at the site.
- Terracon will attempt to locate monitoring wells using a metal detector and hand tools as needed. If any of the monitoring wells cannot be located both NEW Cooperative, Inc. and IDNR will be notified to determine the necessity of replacement of the well(s). Wells will be observed for damage or if in need of repair. Each well will be measured with a water level indicator to record total well depths and depths to water.
- Terracon will redevelop wells until groundwater fluids appear relatively free of fine-grained sediment or until the well is bailed dry once. The monitoring wells will be allowed to stabilize for at least one week prior to sampling activities. Development

groundwater will be containerized and may be incorporated by the client into a fertilizer/water storage tank for process use.

- After a stabilization period of at least one week, Terracon will remobilize to the site to conduct a groundwater monitoring event of MW-1 through MW-5 if they are accessible and sufficient water is present for sample collection.
- Prior to sampling, wells will be purged of a minimum of three well-casing volumes of groundwater, or until the monitoring well formation fails to recharge (i.e., well runs dry). Subsequent to sufficient recharge, one groundwater sample will be collected from each monitoring well utilizing a disposable bailer. Samples will be placed in a cooler containing ice during field work and sample shipment periods. The samples and completed chain-of-custody forms will be shipped using an overnight courier to Eurofins in Cedar Falls, Iowa for analysis of ammonia as nitrogen and nitrate-nitrite as nitrogen by EPA Methods 350.1 and 353.2, respectively. Duplicate and blank samples will not be collected for laboratory analysis, unless specifically required.
- The groundwater sampling and receptor survey results will be summarized in a monitoring report that will incorporate historical data and recommendations. The groundwater monitoring report will be submitted to NEW Cooperative, Inc. and IDNR within approximately 30 business days following validating laboratory data.

3.0 FEES

Terracon's estimated fees for conducting services noted in this work plan are itemized on the attached Table 1. Actual costs will be invoiced on a time and materials basis per the attached fee schedule.

4.0 CONDITIONS

If there are any restrictions or special requirements regarding the site (i.e. security check-in, on-site safety requirements, scheduling, etc.), these should be made known to us prior to commencing fieldwork. Furthermore, Terracon has assumed field personnel will use Level D health and safety protection. If for any reason, conditions warrant an upgrade in personal protective equipment, Terracon will contact the client to discuss this situation along with a revised cost estimate to conduct the field services.

5.0 AUTHORIZATION

Terracon will proceed with the proposed scope of services following notice to proceed from NEW Cooperative, Inc. through execution of the attached Master Services Agreement (MSA) Task Order and work plan approval from IDNR.

We appreciate the opportunity to provide this work plan and look forward to working with you on this project. If you have any questions or comments regarding this work plan, please contact Michaela Brewster at (402) 384-7008.

Sincerely,
Terracon Consultants, Inc.



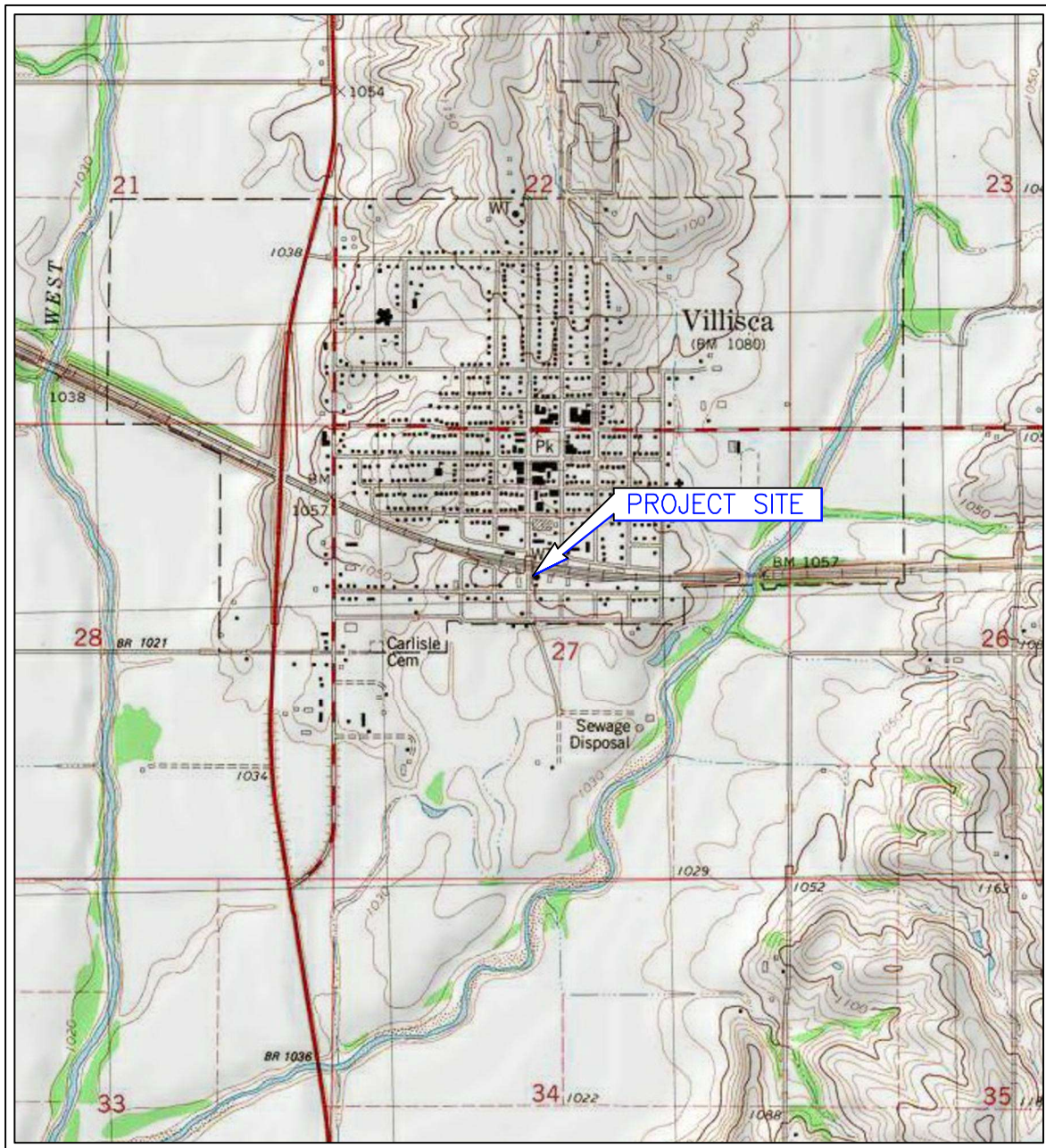
Patrick Boulas, P.G. (Nebraska)
Project Manager



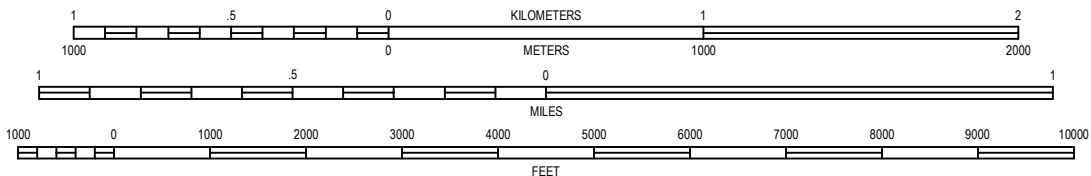
Michaela T. Brewster, CPG
Principal

Distribution: Addressee (pdf)
Mr. Brad Davison, Iowa Department of Natural Resources (pdf)
(excluding Table 1 - Cost Estimate, Fee Schedule and MSA Task Order)

Attachments: Exhibit 1 – Topographic/Location Map
Exhibit 2 – Site Diagram
Table 1 – Cost Estimate
Fee Schedule
MSA Task Order



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

VILLISCA, IOWA
QUADRANGLE
1993
7.5 MINUTE SERIES (TOPOGRAPHIC)



Project Mng:	RWF
Drawn By:	PAI
Checked By:	RWF
Approved By:	MBR

Project No.	05157678
Scale:	AS SHOWN
File No.	05157678C04
Date:	6/8/17

Terracon
Consulting Engineers and Scientists

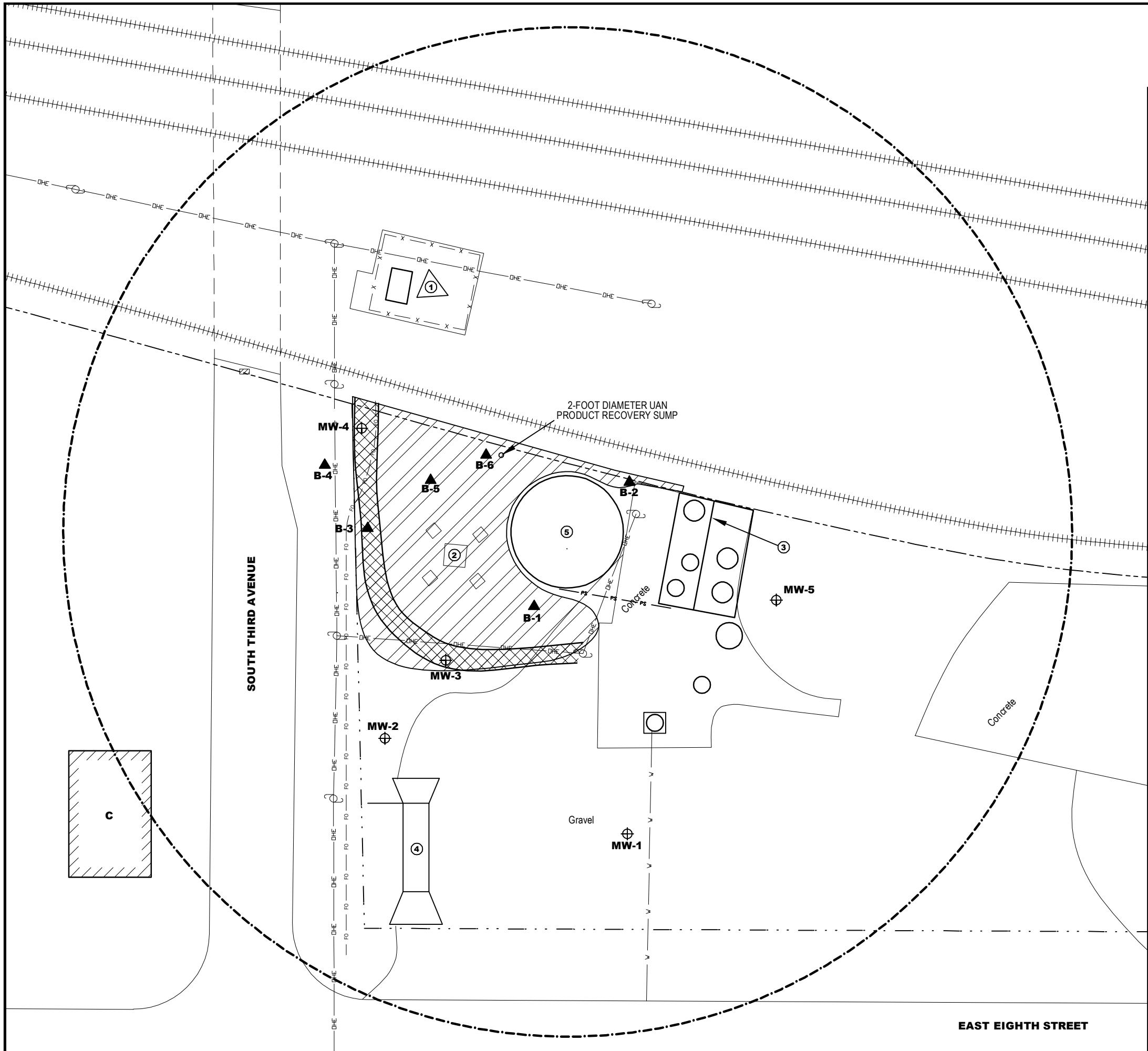
15080 A CIRCLE OMAHA, NE 68144
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TOPOGRAPHIC / LOCATION MAP

UNITED FARMERS MERCHANTILE COOP-UAN
EAST 8th STREET & SOUTH 3rd AVENUE

VILLISCA IOWA

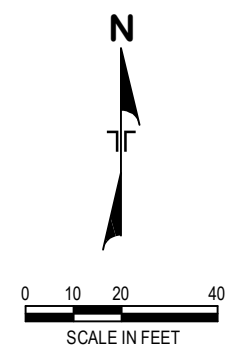
Exhibit #	1
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GENERAL LEGEND

	BUILDING
	BNSF RAILROAD TRACKS
	CITY R.O.W.
	CHAINLINK FENCE
	BNSF R.O.W.
	OVERHEAD ELECTRIC
	APPROXIMATE LIMITS OF EXCAVATION
	CONTAINMENT BERM
	STORM SEWER INLET
	UTILITY POLE
	BORING LOCATION
	COMMERCIAL BUILDING
	CELL TOWER
	FORMER WATER TOWER FOUNDATION
	CONCRETE SECONDARY CONTAINMENT AREA
	SCALE
	UREA AMMONIUM NITRATE (UAN) AST
	FIBER OPTICS
	WATER SUPPLY
	UNDERGROUND INACTIVE PRODUCT SUPPLY
	MONITORING WELL LOCATION

NOTES:
 1) SITE FEATURES WERE DIGITIZED FROM AN AERIAL PHOTOGRAPH DATED 2014 OBTAINED FROM GOOGLE EARTH PRO. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
 2) UTILITY LOCATIONS AS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 3) GROUNDWATER ELEVATION CONTOURS ARE BASED ON INTERPOLATION BETWEEN WATER LEVELS MEASURED IN MONITORING POINTS ON 5/8/17. ACTUAL SUBSURFACE CONDITIONS MAY VARY.



DESIGNED BY: RWF	EXHIBIT: 2
DRAWN BY: PAI	
APPROV. BY: TMR	
SCALE: AS SHOWN	
DATE: 7/03/2018	
JOB NO: 05157678	
ACAD NO: 05157678C04	

SITE DIAGRAM

United Farmers Merchantile Coop - UAN
 East 8th St and S 3rd Ave

VILLISCA IOWA
 Layout SITE

Terracon
 Consulting Engineers and Scientists

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REV.	DATE	BY	DESCRIPTION