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**Re: Price Oil Company Bulk Plant (927 5<sup>th</sup> St, Durant, IA 52747)  
Contaminated Sites Database Site ID No. 2886  
Phase II Report Review – Initial Site Screening**

Mr. Bischoff and Mr. Price

The Iowa Department of Natural Resources (DNR) has received your Phase II ([Doc #43193](#)) report for the above referenced property. Thank you for the submission. The DNR has reviewed the report 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. The decision to defer assessment at this Site is based on the limited extent and concentrations of contaminants documented in the Phase II.

Based on the report findings, soil samples collected during the assessment were under laboratory reporting levels for volatile organic compounds (VOCs). Total extractable hydrocarbons (TEH) as diesel and waste-oil were detected in both samples, but were under applicable standards. Resource Conservation and Recovery Act (RCRA) metal analysis resulted in arsenic, barium, chromium, lead, mercury, and selenium detections, with only arsenic concentrations above Iowa Statewide Standards (SWS). While natural occurring arsenic can often exceed the SWS in soil, it is unclear if concentrations found during this assessment are natural in origin. Groundwater sampling indicate VOC concentrations below laboratory detection levels along with TEH waste-oil. Diesel concentrations exceeded the SWS for a protected groundwater source (PGWS) but were below the non-PGWS standard.

Future intended use does not appear to be residential in nature and no known wells exist on the property or were identified within 1000' of the site. The City of Durant nor Cedar County has an Iowa DNR approved ordinance that restricts installation of wells in areas with known contamination. Therefore, with groundwater TEH-diesel concentrations above the Iowa PGWS SWS, an environmental covenant (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.

The site information and reports have been reviewed as part of the Initial Site Screening (ISS) program. The site has been assigned a **Priority 3**, which constitutes a low level of concern. With consideration of the conditions noted above, the Department does not require any follow-up action based on these findings **other than establishment of the aforementioned EC**. 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 ([567 IAC 137](#)) may be possible but would require additional assessment.

Since there are no regulatory requirements for the conduct of a Phase II report, the DNR also does not approve, reject or otherwise make judgment on the quality or adequacy of the report. Instead, the DNR evaluates the information provided as well as other available information about the property (e.g., geology, well locations, local land use) for evidence of a potentially hazardous condition as defined in 567 Iowa Administrative Code Chapter 131 ([567 IAC 131](#)).

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,

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Environmental Specialist  
Land Quality Bureau

cc: Iowa DNR Field Office #6,  
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