

PLANNING & DEVELOPMENT

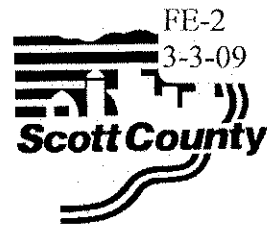
500 West Fourth Street

Davenport, Iowa 52801-1106

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Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: May 9, 2009

Re: Approval of contract with Seneca Companies for preparation of site monitoring report requesting reclassification of County Tax Deed property, North Pine Service, at 6630 North Pine Street.

The County took a tax deed to the North Pine Service property in June of 1996. It is listed by the Iowa DNR as Leaking Underground Storage Tank Site #8LTD26. It is currently classified as a high risk site and has been going through monitoring, remediation and clean up efforts since the County took the tax deed. All those cost have been paid through a State Underground Storage Tank Board. So far those costs have totaled nearly \$350,000.

Currently Seneca Environmental Services is the firm working for the County to monitor and plan for further action to clean up the site. The current proposed budget for Seneca Companies to complete further site monitoring and a site monitoring report requesting reclassification of the site is \$10,665 and has been approved by GAB Robbins. With the approval of this budget all costs incurred will be paid by the Underground Storage Tank Board.

Staff recommends that the Board of Supervisors approve the contract with Seneca Companies for further monitoring of the site, preparation of the appropriate reports and other environmental services associated with the clean up of the former North Pine Service Station.



**Seneca
Companies**

BRANCH ADDRESS
17851-244 Avenue
Bettendorf, IA 52722
Phone: 563-332- 8000
Toll-Free: 800-728-6900
Fax: 563-332-8000

HEADQUARTERS
Des Moines, Iowa
P.O. Box 3360
Des Moines, Iowa
50313-0360
Toll-Free: 800-369-5500

The Complete Solution

February 3, 2009

Scott County Planning & Development
Attn: Mr. Tim Huey
518 West Fourth Street
Davenport, IA 52801-1106

Subject: Seneca Proposal No. 80127
Proposal for Reclassification/Site Monitoring
Frm. North Pine Service
6630 Northwest Boulevard, Davenport, Iowa
LUST # 8LTD26, UST # 8603488

Dear Mr. Huey:

Seneca Environmental Services has received the Iowa DNR's September 26, 2008 letter regarding the subject site. Based on the contents of that letter, Seneca is proposing the following scope of work:

Scope of Work:

- Work with City of Davenport and Scott County on implementation of a water well ordinance for the area encompassing the Groundwater Ingestion-PGWS and Soil Leaching-PGWS receptor ID plumes (approximately 1000 feet around subject property).
- Replace destroyed monitoring wells MW3, MW4, MW8 and MW9 as they are part of the Tier 2 monitoring plan.
- Collect two rounds of groundwater samples from monitoring wells MW1, MW2, RMW3, RMW4, RMW5, RMW6, MW7, RMW8, RMW9, MW16, MW13, MW14, MW15 and MW17. Sampling events will be separated by six months. Groundwater will be analyzed for OA1 and MTBE constituents.
- Collect static water levels from site monitoring wells quarterly for a period of one year to document soil plume submergence.
- Complete a Site Monitoring Report requesting a reclassification to Low Risk or No Further Action for submittal in Spring 2010.

Other Branch Locations

Jackson, MS ♦ Oreana, IL ♦ Omaha, NE ♦ Baldwin, MS ♦ Grandview, MO ♦ Sioux City, IA

www.senecacompanies.com

Petroleum Equipment ♦ Petroleum Construction ♦ Petroleum Service ♦ Automotive Service Equipment ♦ Industrial Fluids Handling Systems ♦ Car Wash Systems ♦ Electrical Contracting ♦ Environmental Services Remediation Systems ♦ Waste Solutions/Hydro-Blasting

Cost Estimate

Monitoring Well Sampling OAI/MTBE, 2 events: 28 @ \$160.00/sample	\$ 4480.00
Monitoring Well Replacement, 4 @ \$950 each	\$ 3800.00
Drilling Equipment Mobilization	\$ 500.00
Well Ordinance Preparation/Negotiations: 12 hours @ \$80/hr	\$ 960.00
Static Water Level measurements: 2 quarters @ \$200/quarter	\$ 400.00
Reclassification SMR	\$ 525.00
Total	\$10,665.00

The cost to complete the proposed scope of work is \$10,665.00. Any additional work will be charged as per the attached Rate List. If you find this proposal acceptable, please sign the enclosed contracts and return them to our office. We will countersign the contracts and return one copy to you for your records.

If you have any questions regarding this proposal or budgetary estimates, please contact our office at (563) 332-8000. A copy of this proposal has been sent to GAB Robins for budget and reimbursement approval.

Sincerely,
Seneca Environmental Services

Scott Killip
Branch Manager

cc: GAB Robins



A Leader In Global Risk Management Services

January 29, 2009

**Our Office Has Moved To:
4685 Merle Hay Rd, Ste 106
Des Moines, IA 50322**

**Tim Huey
Scott County
518 W 4th St
Davenport, IA 52801-1106**

**Re: UST Claim Site Location: 6630 N Pine St, Davenport
UST Site Registration & LUST No.: 8603488, 8LTD26**

Dear UST Owner/Operator or Representative:

We will approve the site monitoring report (SMR) budget by Seneca for \$10,665.00.

Sincerely,

Steve Reinders

SRR/tll

**cc: Iowa Department of Natural Resources (VS)
Seneca Environmental, Bettendorf**

North Pine Service Station

Background

- 1953 Station built with two 4,000 gal. gas storage tank, one 6,000 gal. gas storage tank, and one 500 gal. waste oil underground storage tank (UST) installed.
- 1990 Release of gas discovered and reported to Iowa Department of Natural Resources
- Feb. 1992 Well pit explosion occurs. Likely caused by petroleum vapor in the well pit being set off by electrical equip.
- Mar. 1992 Site Clean-up report (SCR) completed by Seneca Environmental Services resulting in High Risk classification of site.
- April 1992 Copper water lines installed from main to site, ice cream shop, and dance studio.
- 1992 Owner declares bankruptcy
- 1996 Scott County takes Tax Deed to the property with assurances that State would fund all required monitoring, reports and corrective actions.
- 1997 Iowa Underground Storage Tank Board approves funding for the monitoring and clean up of the site.
- Mar. 1997 Station's underground storage tanks, gas pumps and product lines removed.
- Apr. 1997 thru Jan. 2000 – Evaluation of the site through the Tier 2 Risk Based Corrective Action (RBCA) process. The site was assigned a high risk classification and site specific target levels based on concentrations of contaminants and the type and proximity of sensitive receptors. Receptors in this case include: non-drinking water well; protected groundwater source, and any enclosed spaces (sanitary sewers).
- The site is still Classified High Risk
- 1998 On-site well abandoned and plugged
- 2000 thru 2006 - Corrective Action Design Report prepared as a result of the conclusions from the Tier 2 process. Report recommends over-excavation of site.
- Sep. 2004 Iowa Underground Storage Tank (IUST) Fund approves budget for over-excavation (OE) of contaminated soils completed at the site as corrective action. Approximately 4500 cubic yards (6700 tons) of contaminated soils excavated and disposed of at Scott County Landfill. Excavation completed to a depth of 15 feet in places. Excavation leaves some contaminated soil in place that exceeds site specific target levels.
- Following over-excavation site remains classified High Risk

- Aug. 2006 Teleconference held with Scott County, IDNR, IUST Fund, and Seneca Environmental Services to determine best approach to address remaining high risk conditions. Conference resulted in agreement to attempt to remediate site to target level of 2.32 ppm for soil vapor to sanitary sewer concerns. The possible remediation of the site to a target level of 0.57 ppm is determined to be problematic due to off site access and size of plume.
- Nov. 2006 Seventeen direct push borings completed to further delineate extents of 2.32 ppm & 0.57 ppm plumes. Borings determine area of plumes to be shrinking. IDNR requires continued groundwater monitoring until receptor pathways classified as No Further Action Required.
- July 2007 Further over-excavation of the site completed with funding approved by the State Underground Storage Tank Board.
- Feb. 2009 State approves contract for additional site monitoring and preparation of site monitoring report requesting reclassification of the site.

Currently

Final disposition of the site cannot be determined until it is reclassified either low risk or no further action required. Any demolition costs for the building would be at Scott County's expense. If site can be classified as Low Risk or No Further Action Required at some point in the future it could be sold at public Tax Deed Auction by Scott County. If site can not be removed from High Risk Classification the possible use of institutional control to limit the installation of water wells on properties could be considered and request the City to accept the site as public green space.

Remedial costs are 100% funded through the LUST Fund with a maximum allowable of \$1,000,000.00.

To date approximately \$350,000.00 has been spent with an additional \$10,000 budget approved for funding the cost of site monitoring and report requesting reclassification.

Prepared by:
Scott County Planning and Development
February 24, 2009