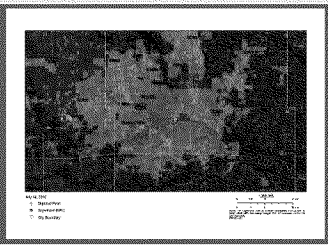
Des Moines TCE Superfund Site Des Moines, Polk County, Iowa



Community Involvement Plan

Des Moines TCE

December 2016

SECTION 1
Overview of the Community Involvement Plan

EPA will use the information in this Community Involvement Plan to help identify and address current matters of concern, and to review past community involvement efforts as the cleanup project progresses. The CIP will also provide guidance to EPA staff and help to ensure that community needs are addressed throughout the cleanup process.

The CIP is intended to:

- Encourage community interest and participation throughout EPA's involvement at the site.
- Initiate and support two-way communication between EPA and the community.
- Help ensure that community members understand the Superfund process, and the opportunities it presents to participate in the decision-making process regarding site cleanup.

This Community Involvement Plan identifies issues of concern and interest to the community potentially affected by the Des Moines TCE Superfund Site located in Des Moines, Polk County, Iowa. A glossary listing and technical term definitions can be found in Appendix D, and/or identified within the acronym list in Appendix E of this CIP. This CIP contains information from the files of the U.S. Environmental Protection Agency Region 7 office, as well as information gathered by EPA during community interviews and conversations with other interested parties and regulatory authorities.

EPA Invites Your Comments	In This Plan
If you have comments on this community involvement plan, please contact: Pamela Houston Community Engagement Specialist Phone: (913) 551-7699 Email: houston.pamela@epa.gov U.S. EPA Region 7 Enforcement Coordination Office 11201 Renner Boulevard Lenexa, Kansas 66219	Section 1 – Overview of the Community Involvement Plan Section 2 –Community Involvement Plan Objectives Section 3 – Community Involvement Activities to date Section 4 – EPA Background Section 5 – Site Background Section 6 – Community Background Appendix: A-F

Community Engagement Specialist, Pamela Houston developed this CIP for the Des Moines TCE Site. EPA Region 7 is conducting activities at the site under the guidelines of the Comprehensive

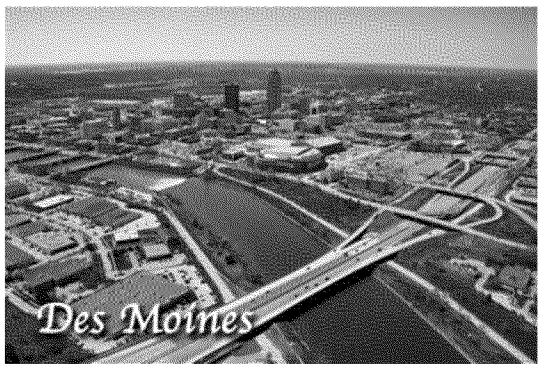
Environmental Response, Compensation, and Liability Act, a federal law passed in 1980 and commonly known as Superfund; the Superfund Amendments and Reauthorization Act, enacted in 1986; and the National Oil and Hazardous Substances Pollution Contingency Plan, revised in 1990.

Cleanup Responsibility: Federal and state regulatory authorities each have a role to play in cleaning up hazardous waste sites.

When EPA has the primary responsibility for Superfund activities at a site, the state provides technical and regulatory guidance and support to EPA, as needed. In some cases, the state takes the lead while EPA provides regulatory and technical support.

SECTION 2
Community Involvement Plan Objectives

Throughout the investigation and cleanup of the site, EPA will endeavor to keep community members informed of and involved in the cleanup process. To do this, EPA may employ a variety of tools and techniques, some of which are described in the next section. The specific communication effort will be based on the level of community interest, identified community issues and concerns, and the complexity and duration of the site investigation and cleanup. The level of participation sought by some communities or individual community members varies. EPA encourages those who want a greater level of participation to consider forming a Community Advisory Group and/or applying for Technical Assistance Plan funding. For additional details on the TAP and CAG programs contact the Community Engagement Specialist listed in Appendix A.



The CIP for this site is intended to provide general Superfund program information to interested community members, as well as help them identify the many participation opportunities and options available to them throughout the cleanup. The CIP is also intended to be an information resource for EPA staff members assigned to the site team. The following community involvement objectives help to ensure that avenues of communication between EPA and the community are established and maintained.

Objectives include:

- Provide timely, site-specific information to community members so that they are able to participate in, or closely follow, site-related activities to the maximum extent they desire and the process allows.
- Provide a direct contact for community members by assigning a CES for this site. The CES will act as a liaison between the community and EPA.
- Provide opportunities for community input that are tailored to the needs and concerns of the community.
- Help ensure that community members are well informed, so that they are knowledgeable about site activities and the Superfund process.
- Enhance communications between EPA and local officials to help ensure that officials are

informed of site-related activities and that EPA benefits from the officials' insights regarding the community and its concerns, the site and its history, and local regulatory issues.

- Enhance communications between EPA and the media to help ensure reporters are provided timely information about site-related activities and events, and are aware of site-related pertinent topics.

SECTION 3
Community Involvement Activities

By performing the following activities, EPA can help ensure community members know about the Superfund process and the actions taking place at the site, and that they are aware of the opportunities for the community to participate in site-related decisions. By providing accurate information about the site investigation and cleanup, EPA will enable interested parties to make recommendations regarding the site that are appropriate for their community.

- Assign an EPA Community Engagement Specialist (CES).
  A site-assigned CES provides community members a direct link to EPA Region 7 and acts as a liaison between EPA and the community. As a member of EPA's site team, the CES can often respond to inquiries as they are received. Should an inquiry require specific information the CES does not have, the CES can obtain the information or refer the inquiry to an appropriate specialist, such as the remedial project manager or toxicologist assigned to the site. Interested parties may contact the CES at any time, whenever questions or concerns arise, and the CES will make every effort to respond promptly and accurately to all inquiries. (See Appendix A for all related EPA contact information, including the RPM.)

- Establish a toll-free hotline number for the public.
  EPA maintains a hotline for Superfund inquiries. The hotline can be used to reach EPA or the Agency for Toxic Substances and Disease Registry employees located in the EPA Region 7 office. During working hours, the community engagement staff may answer the hotline. When calls are answered by an answering machine, callers should state which site they are calling about in addition to leaving their name, phone number and the reason for their call. Every effort will be made to return calls promptly. The toll-free number is 1-800-223-0425.

- Prepare and distribute fact sheets to residents and interested parties.
  Fact sheets (also referred to as community updates or newsletters) are useful when communicating with large groups about topics of common interest. For example, fact sheets are helpful for explaining specific events and issues, discussing and dispelling rumors, explaining relevant scientific or technological data, or informing interested parties about progress or problems related to the site or the schedule of work.

  Fact sheets should be provided on an as needed or annual basis. An annual fact sheet should be considered when site activities are "invisible" to the community for long periods of time, as is the case when laboratory analyses are being completed, data is being verified, reports are being written, or access and other legal agreements are being negotiated.

- Develop and maintain a mailing, and contact list.
  Mailing and contact lists are developed and maintained to facilitate distribution of materials, such as fact sheets and meeting notices, to interested and potentially affected community members. The lists also provide EPA a quick reference to key community members, such as local officials and community group leaders, in the event EPA wants to provide a timely notice about unanticipated events, such as sudden media interest in site activities.

  Local residents, local businesses, elected officials, and the media are routinely included on mailing and contact lists. Community surveys and local tax maps form the basis of most mailing lists, but the lists are revised to include those who request to be added (or deleted) and those who provide their names and addresses on meeting and event sign-in sheets or correspondence. EPA makes every effort to protect the privacy of community residents, which includes denying requests to share personal information, such as names, addresses and individual residential sampling results with nongovernment persons. The mailing list will be periodically updated and revised throughout the course of the cleanup. Email lists as well as U.S. Postal Service lists may be verified on a regular basis to ensure the most up-to-date information is maintained.

- Make site-related information, including data and documents, available to community members locally.

- Information is always available to community members at EPA Region 7 in Lenexa, Kansas. (See Appendix B for location and contact information for EPA Region 7.) However, EPA must also make information available to local residents. EPA has assessed the ability of the public to access documents for the site through an internet-based repository and has determined that the local community has this ability. Some of the site file information is also posted on the EPA website at: https://www.epa.gov/superfund Documents for the site will be available online for anyone with an internet connection. For community members without internet connections, the Des Moines Public Library has computers available with internet access. Information made available will include documents comprising the Administrative Record, as well as this CIP and other site-related documents. The Administrative Record is accessible at the following website: www.epa.gov/superfund/desmoinestce.

- Keep local officials well informed about site activities and developments.
  By keeping local officials abreast of the work schedule and site-related developments, EPA can promote a collaborative relationship to help ensure that officials are able to respond knowledgeably to citizens' inquiries. When local officials are well informed, they can enhance the flow of accurate information between EPA and concerned community members. (See Appendix A for contact information for local officials.)

- Keep local media well informed about site activities.
  By distributing timely and accurate information to the local media, EPA can minimize misinformation and speculation about site-related risks and cleanup activities. News releases,

written materials, and direct phone calls are all appropriate ways to provide information to media representatives. The media should always be notified of public meetings and similar events, and may be offered opportunities to participate in news briefings or conduct interviews with EPA officials. Upon request, or when circumstances warrant, special information sessions or news conferences can be useful to ensure that complex situations are understood and accurately conveyed to the public. Every effort will be made to address media inquiries quickly. (See Appendix A for media contacts.)

- Conduct public meetings and/or public availability sessions.
  Public meetings are required when EPA is approaching a formal decision, and they are recommended whenever project milestones are reached, such as the start or finish of a remedial investigation. When conducted, public meetings will be held at a convenient location during evening hours so that most interested parties will be able to attend. Public availability sessions are less structured than meetings. Generally, there are no formal presentations. Instead, community members are invited to come at their convenience within the set time frames, and talk one-on-one with EPA and other experts associated with the site cleanup activities. Public availability sessions may include afternoon and evening hours so that interested parties can attend at their convenience. EPA Region 7 is committed to providing reasonable accommodations to individuals with disabilities. If you require a reasonable accommodation to participate, please notify EPA Reasonable Accommodation Coordinator Jonathan Cooper at 800-223-0425, or by email at: cooper.jonathan@epa.gov at least 7 days prior to public meeting and/or public availability sessions. Speech or hearing impaired individuals should email or call using the local relay service.

- Place public notices in local publications.
  Public notices regarding required and elective activities will be selectively placed in the *Des Moines Register* newspaper. (See Appendix A for a list of all local media.) To ensure the widest possible exposure, public notices about Superfund activities are often run as retail display ads, rather than placed in the classified or legal notice sections. Public notices announce important site-related developments, public meetings and availability sessions, the release of site-related documents, or any other information of importance to the community at large.

- Hold public comment periods.
  Superfund law requires EPA to advertise and conduct public comment periods at key points in the cleanup process, such as prior to making official cleanup decisions or significant changes to previously announced cleanup decisions. Although there is no requirement that EPA conduct public meetings during comment periods unless a request is received, EPA Region 7's policy is to do so.

  Meetings held during comment periods allow community members to discuss EPA's rationale for proposed actions with EPA and other regulatory authorities. At public meetings held within public comment periods, community members may express their opinions and concerns for inclusion in the official record, without having to provide a written statement to EPA. A stenographer transcribes all meetings held during official comment periods, and prepares an official transcript of the proceedings for EPA's records. Those who do not attend the official

meetings may still submit their comments via regular mail or email within the announced public comment period time frames.

- Prepare Responsiveness Summaries and Record of Decision.
  A Responsiveness Summary is a required part of the official cleanup decision document, known as the Record of Decision. The RS summarizes all substantive comments submitted to the EPA during the comment period and provides EPA's responses to them. EPA prepares the RS after the public comment period closes.

- Promote information sources available through EPA.
  EPA provides various sources of information to assist community members in understanding the Superfund process and site-related activities. EPA representatives may be contacted directly by phone, mail, or email. Information may also be accessed through EPA websites at: http://www.epa.gov/superfund.

  A toll-free hotline (1-800-223-0425) is available for questions or concerns. Additionally, EPA has established a local repository to store site-related information and documents for public viewing. Contact information and additional information resources will be included in all materials that are distributed to community members.

- Provide support for Community Advisory Groups.
  CAGs are community-lead groups intended to represent and include all interested members of the community, including representatives of the potentially responsible parties. By meeting regularly to discuss the cleanup and the community's issues and concerns, CAGs often help to keep the community informed and involved in the cleanup process. CAGs can also provide valuable information to EPA and to local governments concerning the future use of Superfund properties and the communities' collective long-term goals. Although these groups are not funded by EPA, the agency can assist interested community members in forming CAGs and can also provide support services to the groups, such as assistance with production and mailing of newsletters they develop. To learn more about CAGs visit the following website: https://www.epa.gov/superfund/community-advisory-groups

- Provide information about the Superfund Job Training Initiative.
  The SuperJTI program is designed to provide job training for residents living near Superfund sites, particularly residents in disadvantaged communities. EPA has partnered with the National Institute of Environmental Health Sciences to support pre-employment training and classroom instruction. SuperJTI is a valuable program that can enhance community involvement and benefit the local economy. SuperJTI can help residents gain career job skills and may provide an employment base for Superfund site cleanup contractors. To learn more about SuperJTI visit the following website: https://www.epa.gov/superfund/superfund-job-training-initiative

- Revise community involvement plan as needed

Superfund projects can take several years to complete. It is important that the CIP is periodically updated to reflect changing concerns of the community as the site cleanup progresses. The CIP contact list should be revised whenever elections result in a change in elected officials, or when personnel changes affect nonelected official contacts. This is the first CIP for this site.

The Superfund Community Involvement Toolkit Files are available online and can be accessed at the following website: https://www.epa.gov/superfund/community-involvement-tools-and-resources

SECTION 4
EPA Background

Superfund Program

Superfund cleanups are very complex and require the efforts of many experts from numerous disciplines. Experts in various sciences, engineering, construction, public health, management, law, community and media relations, and numerous other fields will be called upon to participate. The Superfund program is managed by EPA in cooperation with individual states and tribal governments. The program locates, investigates, and cleans up hazardous waste sites and responds to hazardous materials emergencies and the threat of hazardous materials releases. An example of a threat of release is an abandoned, or poorly maintained, facility where hazardous substances are stored in deteriorating, or inappropriate, containers and are unprotected from vandalism; and/or the facility is without emergency response capabilities, such as alarms or fire suppression systems.

Superfund is a federal program. It was created in 1980 under the Comprehensive Environmental Response, Compensation, and Liability Act, which was amended in 1986 by the Superfund Amendments and Reauthorization Act. Superfund is guided by the National Oil and Hazardous Substances Pollution Contingency Plan. The National Contingency Plan outlines the procedures that EPA must follow when investigating or addressing a release of hazardous materials into the environment. Under CERCLA, EPA has the authority to:

- Prevent, control, or address actual or possible releases of hazardous substances.
- Require parties responsible for environmental contamination to conduct or pay for cleanup.
- Provide funding for cleanup activities when money is not available from responsible parties.

Potentially responsible parties currently fund about 70% of all Superfund cleanups nationwide, and frequently conduct cleanup activities under EPA oversight. Funding for the remaining site cleanups has, historically, come from a trust fund (a.k.a. the Superfund) established by Congress with revenue from a tax levied on the chemical and petroleum industries. However, EPA's authority to collect the tax expired in 1995, and fund monies are being depleted. Since the tax expired in 1995, Congress has not reauthorized it. EPA does not have the authority to reinstate this tax.

EPA currently funds cleanup actions with what monies remain in the trust fund, as well as with monies from other sources, such as general revenue funds and funds that become available when other funded projects are delayed, discontinued, or completed under budget. Careful prioritization of cleanup projects ensures sites that pose a significant risk to human health or the environment will continue to be funded for the foreseeable future. As always, EPA will continue to seek reimbursement of cleanup costs from polluters whenever possible.

Identifying Sites for Cleanup

EPA investigates hazardous waste sites throughout the U.S. and U.S. Territories. A preliminary assessment/site inspection is performed at each site to determine whether hazardous contaminants pose a significant risk to human health or the environment, such that additional investigation or cleanup is needed.

Each site is evaluated using the Hazard Ranking System. The HRS is a measurement tool that calculates a site-specific score based on the potential for a hazardous substance to reach a receptor. It is a numerically-based screening system that uses information from the Preliminary Assessment/Site Inspection to assess the relative potential of a site to pose a threat to human health or the environment. Part of the HRS calculation considers exposure pathways. EPA places sites with an HRS score of 28.50 or higher on the National Priorities List. HRS scores do not determine the priority in funding EPA remedial activities, or the ranking place of a site on the NPL.

Selecting and Implementing a Cleanup Plan

After a site is placed on the NPL, EPA performs a remedial investigation and a feasibility study. The RI identifies the types, concentrations, and extent of contamination, and defines subsurface conditions at the site. A risk assessment is then performed to determine the threat these findings pose to human health and the environment. The risk assessment is incorporated into the RI report. The FS considers the physical characteristics of the site and evaluates possible cleanup technologies that could be used to control, remove, or reduce the contamination identified by the RI. Information from these studies is used to develop several possible cleanup alternatives that could be used at the site. After comparing the alternatives, EPA will recommend the cleanup method believed to be the best for the site in a Proposed Remedial Action Plan. A 30-day public comment period begins when the PRAP is released to the public. The community is asked to review the plan and offer comments on EPA's proposed actions. All pertinent comments received during the comment period must be considered by EPA before a final decision is made. After reviewing the community's comments, EPA will prepare a Responsiveness Summary to summarize the comments received, as well as EPA's responses. The summary is attached to the document that records the cleanup alternative selected by EPA for the site. This document is called a Record of Decision.

Implementing EPA's Cleanup Decision

When a ROD is signed, EPA must decide whether to conduct the next steps itself or to seek cooperation from PRPs. If financially-viable PRPs are available, EPA may negotiate their participation in the remedial design and remedial action. Remedial design refers to the period when a work plan is written, and drawings and specifications are developed for the cleanup alternative selected by the ROD. This period can take several months depending on the complexity of the design and other factors, such as the need to conduct pilot studies, obtain permits, or conclude legal negotiations. When the remedial design is completed and approved, the remedial action may begin. Remedial action refers to the actual work that will turn the cleanup design into a reality. Some typical activities that are conducted during remedial actions include fence and field office installation, vegetation clearing, well drilling and installation, general construction, and earthmoving activities. EPA may seek reimbursement from the PRPs for the cost of any work performed by EPA at any time during the cleanup process.

When the remedial action is completed, Operation & Maintenance will begin, unless all contaminants have been removed from the site. In addition to site-specific Operation & Maintenance and routine monitoring, sites not ready for unrestrictive use are thoroughly reviewed by EPA every five years to ensure the remedy is operating as planned, that it remains protective of human health and the environment, and that it is in compliance with any applicable or relevant and appropriate requirements.

Once a site is listed on the NPL, it will remain a Superfund site, even after the cleanup is completed, until the site is formally deleted from the list. A site can be removed from the NPL only after the cleanup goals established for it have been reached and confirmed, and EPA certifies that the cleanup is complete. When this point is reached, EPA must publish a Notice of Intention to Delete a site in the *Federal Register*. The notice will also be published in one or more local newspapers, announcing the NOID and the public comment period regarding the NOID.

- Site-Related EPA Offices and Branches
  EPA has 10 regional offices across the nation and a headquarters located in Washington, D.C. Each regional office has both community involvement and technical staff involved in Superfund site cleanups. EPA Region 7 comprises Missouri, Kansas, Iowa and Nebraska and nine Tribal Nations. The EPA Region 7 office is located in Lenexa, Kansas. It houses several different offices and branches that work on a number of hazardous waste sites.

  Descriptions of the EPA offices involved in the site include:

  Superfund - Superfund is responsible for cleaning up some of the nation's most contaminated land and responding to environmental emergencies, oil spills and natural disasters. To protect public health and the environment, the Superfund program focuses on making a visible and lasting difference in communities, ensuring that people can live and work in healthy, vibrant places.

  Removal – Removals are generally short-term actions to prevent, minimize, or mitigate damage to human health and welfare or the environment. Removals can be triggered by fires, leaks, explosions, or other releases or threats of releases of hazardous substances. Removal responses may be conducted as emergency or time-critical situations if the release or threat of a release poses a threat to public health, welfare, or the environment. Removals also can be non-time-critical. This type of an action allows for a longer time period (six months or more) for planning the response.

  Remedial – Remedial actions are designed to provide permanent solutions to mitigate risk to human health and the environment from the release of hazardous substances to the maximum extent practicable. Remedial sites typically have contamination of more than one environmental medium (soil, surface water, or groundwater) by many types of chemicals. Common remedial actions include the excavation and treatment of contaminated soil, containment and treatment of leachate, or the extraction and treatment of contaminated groundwater.

Enforcement Coordination Office – Region 7's Enforcement Coordination Office supports all divisions and programs with national and regional enforcement priorities and policy implementation, the implementation of environmental justice guidelines and policies, and activities to ensure meaningful community engagement. The office works closely with EPA's Office of Enforcement and Compliance Assurance, the Office of Regional Counsel, the Superfund Division, the Office of Public Affairs, the Office of Policy and Management and the Region 7 Enforcement Programs under the direction of the Regional Administrator and Deputy Regional Administrator.

Office of Public Affairs – The primary office for all EPA communications. The Director of the Office of Public Affairs is the principal advisor to the regional administrator on all issues concerning short-term and long-term strategic communications.

Environmental Sciences and Technology Division – Conducts research, development, and technology transfer programs to increase the understanding of environmental exposures to human and ecological receptors.

Office of Regional Counsel - EPA Offices of Regional Counsel are located within each EPA regional office and provide day-to-day support to each region and headquarters for all general legal matters, including defensive litigation and counseling issues. Specifically, these responsibilities entail counseling regional program staff and managers on the application of statutes, regulations, case law, and policies, as well as any other legal issues that arise.

- The Agency for Toxic Substances and Disease Registry
  ATSDR is an agency of the U.S. Department of Health and Human Services. It was created in 1980 under CERCLA to prevent adverse human health effects and diminished quality of life associated with environmental pollution. ATSDR is not a regulatory agency like EPA. It is a public health agency that advises EPA on the health effects associated with exposure to hazardous materials. ATSDR is required, under Superfund law, to become involved with all sites proposed to the NPL. Specifically, ATSDR conducts public health assessments of and/or health consultations with NPL site (or proposed NPL site) communities.

- State Role
  Superfund cleanups require EPA and states to work together. In most cases, EPA is the lead regulatory agency conducting cleanups, but states may choose to take the lead. Typically, however, states provide support to EPA by bringing their technical expertise and resources to bear and providing regulatory guidance. In addition, states are responsible for 10% of the cost of the cleanup, and for Operation & Maintenance of cleanup technologies in place after the cleanup construction is completed. The state agency cooperating in the cleanup of this site is the Iowa Department of Natural Resources. (See Appendix A for contact information for the state representative for this site.)

  The Iowa Department of Health and Human Services is the state health agency associated with this site. The EPA and ATSDR consult with state health authorities on site-related health matters, as needed, to keep each entity informed of issues that may be of concern to local residents.

- Local Role
  EPA has been and will continue to consult with city officials during the cleanup process, to ensure that cleanup activities are conducted in accordance with local ordinances. The city and county officials can provide EPA with information concerning the operating history of sites and regulatory issues, as well as community concerns and demographics. They also may act as a conduit of information to concerned community members who may contact them for site-related news and updates. (See Appendix A for contact information for local officials.)

SECTION 5
Site Background

- Site Description
  The Des Moines Trichloroethylene site is located in downtown Des Moines, Iowa, adjacent to the Raccoon River. The site is approximately 200 acres, with 40 acres specific to the Dico property. The site was zoned for industrial usage when the Record of Decision was put in place. Effective June 13, 2005, the majority of the Dico property was rezoned to the Central Business Mixed Use District C-3 B designation. This allows for a variety of uses including residential, office, commercial and retail. Development in the area consists of mostly businesses and apartments. Small portions of the area remain zoned as floodway. Surface water across the site generally drains from north to south, and is carried by a drainage ditch just east of the Dico property. The South Pond Area on the Dico property is a wetland.

- Site History and EPA Actions to Date
  In the mid-1970s, TCE-impacted groundwater was found in the city's public water. Afterward, the Des Moines Water Works north gallery was closed. Extensive investigations were performed to determine the source of the TCE. The main source of the contamination was found to be the Dico property. During the investigations, contaminated material found at the site included: groundwater, soil, onsite buildings materials (brick, concrete, insulation, etc.), building foundations, sediment, and surface water. The site was proposed for the NPL on December 30, 1982, and was finalized on the NPL on September 8, 1983. In order to easily manage the site, the contamination was split into four operable units.

  - OU1 – Groundwater contamination
  - OU2 & OU4 – South Pond Area, source soil and onsite buildings. Over time, OU2 and OU4 were combined because they influence one other.
  - OU3 – Upgradient groundwater contamination.

  Several activities were performed at the site to reduce contamination or prevent people from being exposed. Examples of these include, but are not limited to:

  - A pump and treat system was installed in 1987 to contain the contaminated groundwater to the site. This prevented contamination from entering the Des Moines Water Works gallery on the west side of the river.
  - Epoxy was applied to the interior of the buildings to limit exposure to pesticides and

PCBs.

- Contaminated buildings were boarded to prevent access after the plant ceased operations.
- Dredging activities were performed at the South Pond Area to reduce the amount of pesticides in the sediment. The areas were covered with an asphalt cap to prevent access to the remaining contamination.

Additional investigation is needed to assess the risk associated with the South Pond Area. In 2015, an unacceptable ecological risk was found due to pesticides and polychlorinated biphenyls in sediment and surface water. Soil exposures may be associated with feeding, nesting, or burrowing. Surface water exposures also exist. As a result, further investigations are underway to determine any potential risk to human health.

For several years, Des Moines has worked to redevelop the downtown area. A study was also performed in 2005 to determine what environmental issues needed to be resolved to develop the area, which includes the Dico property. Both the redevelopment plan and the study require that any new construction be approved by the City. At this time, it is uncertain whether the Dico property will be redeveloped.

EPA must be involved in any plans for the redevelopment of the Dico property since contamination remains in place. EPA supports redevelopment of the Dico property. The property would be good for a wide variety of uses as long as the remaining contamination is properly addressed for future potential use. This includes existing contamination within the buildings that remain on the property.

- Site Contamination
  The main chemicals of concern at the site include; PCE, TCE (and breakdown products such as) 1,2-dichloroethene, vinyl chloride, 1,1-DCE, chloroform, and 1,1,1-trichloroethane). Collectively, these are called chlorinated volatile organic carbons. Other chemicals of concern include: pesticides (aldrin, dieldrin, chlorodane, and dioxin), herbicides, PCBs, and metals. These chemicals of concern are found around the site in the soil, groundwater, surface water, sediment, and building materials (brick, concrete, insulation, etc.) for most of the remaining buildings on site. Additional information about these chemicals of concern can be found at: https://www.atsdr.cdc.gov/

  Investigations revealed the Dico property has been used for a variety of industrial uses. Dico received approximately 120,000 gallons of TCE per year between 1946 and 1980. Dico's main production building housed a large underground degreasing vat in a concrete containment pit. The vat leaked unknown quantities of TCE into the ground. Dico applied some of the oily sludge from the vat to the ground surface around the site for dust control. Dico also disposed of the sludge directly onto the ground and covered it with dirt. Dico stopped these disposal practices in 1979, which accounts for the source for contamination across the site.

From the mid-1950s through the early 1970s, Dico conducted pesticide and herbicide formulation onsite. This accounts for the pesticide and herbicide contamination onsite. All manufacturing operations have been discontinued at the site.

SECTION 6
Community Background

- Community Profile
  Des Moines, Iowa Demographics
  Per the Des Moines, Iowa, website http://www.desmoinesmetrodata.com/acs-des-moines-metro/:
  Population: 204,192
  County: Polk
  Median Household Income: $62,446
  Median Earnings for Workers: $36,108
  Median Age: 35.7

- Environmental Justice (EJ)
  EPA prepared an EJSCREEN for this site. None of the 12 indicators were above the level at which EPA would classify this site to be an EJ community. EJSCREEN is a tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. (See Appendix C for EJSCREEN Map)

  Community Interests and Concerns
  EPA conducted interviews with members of the local community on July 27, 2015. Interviews revealed community concerns focused on human health and groundwater. Interviews conducted were informational and provided an update of ongoing EPA actions at the site.

  Some key questions about the site included:

  - What is your understanding of the contamination related to the site?
  - What are your concerns about the site and its cleanup?
  - What is the best way to provide information to you?
  - What was the source of your knowledge?
  - Would you like more information about the site?

  EPA staff asked what they knew about the site, who or what was the source of their knowledge, and what they thought about actions conducted by EPA at the site. EPA also asked if they would like more information about the site.

  - What is the best way to provide information to you?
  - What was the source of your knowledge?
  - Would you like more information about the site?

- Response to Community Concerns
  The areas of community concerns were determined primarily during personal interviews conducted with businesses in the area. The business owners appeared to be satisfied with recent EPA actions at the site. The interview process provided EPA an opportunity to update the community on activities at the site. On July 27, 2015, interviews were conducted by EPA with nearby local businesses.

EPA Questions	Public Comments
What do you know about the Des Moines TCE Superfund site?	Generally people know the site as an abandoned eye sore that has been a contentious source of debate in the local government. The site also has a reputation for being frequently occupied by the homeless.
What are your concerns about the Des Moines TCE Superfund site and its cleanup?	Most people are concerned about a perceived negative impact the abandoned building has on esthetic value of the area.
What newspapers, newsletters, church bulletins, local websites, or blogs do you read regularly?	Most people read the Des Moines Register and their respective neighborhood newsletters and bulletins.
What languages do people speak in the area?	Spanish and English
How often would you like information about this site?	As needed with updates on significant activities
Is there anything else you would like to share about the site?	Many members of the community viewed the site as being long overdue for development, and expressed hope that the city would soon be able to assist in renovating the space.
Additional comments:	N/A

- Community Involvement Core Principles
  Community involvement at the site will focus on the following core principles:
  1. Timely and accurate responses to questions raised by area residents, local officials, organizations, and the media.
  2. Establishment of an information repository in the community.
  3. Informal public dialogue between EPA representatives and all interested parties.
  4. Preparation of a responsiveness summary.
  5. Revision to this plan as necessary.
  6. Assistance to communities by providing information on the following as necessary:

     - How to apply for a Technical Assistance Grant
     - How to apply for Technical Assistance Services for Communities
     - How to form a Community Advisory Group

Appendix A

List of Contacts

A.1 Federal Elected Officials

Joni Ernst, U.S. Senator
111 Russell Senate Office Building
Washington, DC 20510
Phone (202) 224-3254

Chuck Grassley, U.S. Senator
135 Hart Senate Office Building
Washington, DC 20510
Phone: (202) 224-3744

David Young, U.S. Representative
515 Cannon House Office Building
Washington, DC 20515
Phone: (202) 225-5476

Steve King, U.S. Representative
2210 Rayburn Office Building
Washington, DC 20515
Phone: (202) 225-442

A.2 State Elected Officials

Terry Branstad, Governor
1007 East Grand Ave.
Des Moines, Iowa 50319
Phone: (515) 281-5211

A.3 City/Local Officials

T.M. Franklin Cownie, Mayor
675 Harwood Drive
Des Moines, Iowa 50312
Phone: (515) 283-4944

Christopher Coleman, Council Member
Des Moines, Iowa 50310-2611
Phone: (515) 237-1622

Christine Hensley, Council Member Ward II
675 Harwood Drive
Des Moines, Iowa 50312
Phone: (515) 237-1625

City Hall:
917 3rd Street
P.O. Box 77
Des Moines, Iowa 52730
Phone: (563) 259-8342

A.4 Local Organization

Central Iowa Shelter & Services
1420 Mulberry Street
Des Moines, IA 50309
Phone: (515) 284-5719
Phone: (515) 883-1692

Appendix B
Information Repositories and Potential Meeting Locations

B.1

Repository Locations:

Online Repository: www.epa.gov/superfund/desmoinestce

Records Center
U.S. Environmental Protection Agency Region 7
11201 Renner Boulevard
Lenexa, Kansas 66219
Phone: (800) 223-0425
Hours: 7 a.m. – 5 p.m.

East Side Library (by internet connect)
2559 Hubble Avenue
Des Moines, Iowa 50317
Phone: (515) 283-4152

Local Media Information:

Des Moines Register
40 Locust Street
Des Moines, Iowa 50309
Phone: (515) 284-8000
anash@dmreg.com

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Appendix C

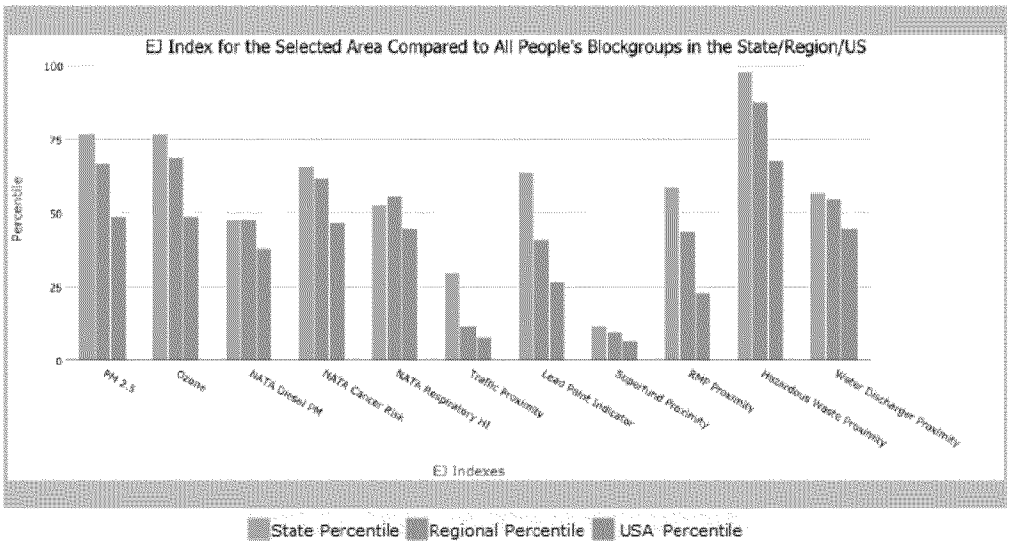
EJSCREEN Report (Version 2016)

1 mile Ring Centered at 41.578100,-93.636000, IOWA, EPA Region 7

Approximate Population: 4,495

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	77	67	49
EJ Index for Ozone	77	69	49
EJ Index for NATA* Diesel PM	48	48	38
EJ Index for NATA* Air Toxics Cancer Risk	66	62	47
EJ Index for NATA* Respiratory Hazard Index	53	56	45
EJ Index for Traffic Proximity and Volume	30	12	8
EJ Index for Lead Paint Indicator	64	41	27
EJ Index for Proximity to NPL sites	12	10	7
EJ Index for Proximity to RMP sites	59	44	23
EJ Index for Proximity to TSDFs	98	88	68
EJ Index for Proximity to Major Direct Dischargers	57	55	45



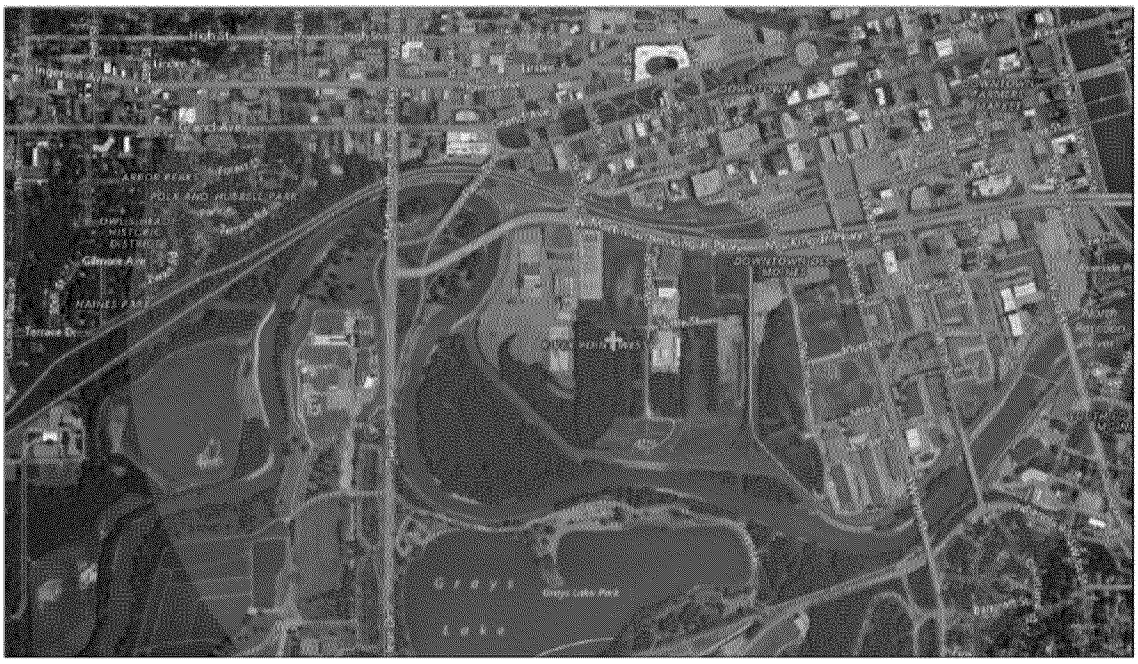
This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

July 14, 2016 1/3

EJSCREEN Report (Version 2016)

1 mile Ring Centered at 41.578100,-93.636000, IOWA, EPA Region 7

Approximate Population: 4,495
Input Area (sq. miles): 3.14



July 14, 2016

Buffer Area

Digitized Point

1:18,056

EPA United States Environmental Protection Agency

EJSCREEN Report (Version 2016)

1 mile Ring Centered at 41.578100,-93.636000, IOWA, EPA Region 7

Approximate Population: 4,495

Input Area (sq. miles): 3.14

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m³)	9.49	9.67	35	9.75	38	9.32	50
Ozone (ppb)	48.6	49.5	21	53	10	47.4	51
NATA* Diesel PM (µg/m³)	0.965	0.585	86	0.779	70-80th	0.937	60-70th
NATA* Cancer Risk (lifetime risk per million)	42	30	95	38	60-70th	40	50-60th
NATA* Respiratory Hazard Index	1.8	1.1	93	1.5	70-80th	1.8	50-60th
Traffic Proximity and Volume (daily traffic count/distance to road)	2400	1400	84	490	95	590	94
Lead Paint Indicator (% Pre-1960 Housing)	0.55	0.44	64	0.36	73	0.3	78
NPL Proximity (site count/km distance)	0.83	0.1	98	0.097	98	0.13	97
RMP Proximity (facility count/km distance)	0.74	0.79	63	0.59	73	0.43	83
TSDF Proximity (facility count/km distance)	0	0.0034	92	0.045	51	0.072	26
Water Discharger Proximity (facility count/km distance)	0.16	0.2	66	0.22	57	0.31	52
Demographic Indicators							
Demographic Index	31%	21%	80	26%	71	36%	51
Minority Population	20%	12%	81	18%	70	37%	40
Low Income Population	41%	30%	75	33%	67	35%	64
Linguistically Isolated Population	1%	2%	72	2%	72	5%	50
Population With Less Than High School Education	7%	9%	51	11%	44	14%	36
Population Under 5 years of age	3%	6%	19	7%	19	6%	23
Population over 64 years of age	8%	15%	16	14%	20	14%	26

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

July 14, 2016 3/3

Appendix D
Glossary of Technical Terms

Administrative Record: The official files containing the remedial investigation report, risk assessment, feasibility study, and all other documents that provide the basis for EPA's selection of a remedial cleanup alternative at a Superfund site.

Applicable or Relevant and Appropriate Requirements: Any state or federal statute that pertains to protection of human life and the environment in addressing specific conditions or use of a particular cleanup technology at a Superfund site.

Cleanup: An action taken to deal with a release or threatened release of hazardous substances that could adversely affect public health and/or the environment. The word cleanup is used to refer to both short-term removal response actions and long-term remedial actions at Superfund sites.

Community Engagement Specialist: An individual EPA assigns to work closely with technical staff to keep the local community informed about, and involved in, a site cleanup.

Community Involvement Plan: A document that assesses a community's concerns about a site, recommends activities that EPA may conduct to address these concerns, and suggests means to foster communication between EPA and the community.

Comprehensive Environmental Response, Compensation, and Liability Act: A federal law (commonly known as "Superfund") passed in 1980 and modified in 1986 by the Superfund Amendments and Reauthorization Act. The law gives EPA the authority to investigate sites where there is a suspected threat to public health or the environment caused by the release or potential release of hazardous substances. The law also created a special tax on the chemical and petroleum industries. Money was collected under the tax until 1995 and deposited into a trust fund to be used to clean up abandoned or uncontrolled waste sites. Under the law, EPA can pay for the site cleanup when the parties responsible for contamination cannot be located or are unwilling or unable to perform the cleanup. EPA can also take legal action to require parties responsible for site contamination to clean up the site or pay back the federal government for the cost of the cleanup.

Contamination: An adverse effect on air, water, or soil caused by any physical, chemical, biological or radiological substance or matter.

Exposure Pathways: Route or way in which humans or the environment may come into contact with contaminants.

Feasibility Study: A study that examines information provided by the remedial investigation activities and evaluates possible cleanup methods that can be used to remove or reduce contamination at a site.

Groundwater: The supply of fresh water found beneath the earth's surface in empty areas between rocks and soil particles. Groundwater is a major source of drinking water.

Hazard Ranking System: A measurement tool used to evaluate the risks to public health and the environment posed by a hazardous waste site. The HRS calculates a score based on the potential of a hazardous substance moving from the site through the air, water or soil. EPA places sites with a HRS score of 28.50 or higher on the National Priorities List.

Information Repository: A collection of documents about a specific Superfund site and the general Superfund process. EPA usually places the information repository in a public building that is conveniently located.

National Priorities List: EPA's list of the nation's most serious hazardous waste sites identified for long-term cleanup under Superfund.

Operation and Maintenance: (1) Activities conducted after a Superfund site action is completed to ensure that the action is effective. (2) Actions taken after construction to ensure the constructed facility is properly operated and maintained to achieve expected effectiveness and efficiency levels.

Potentially Responsible Parties: The companies or people responsible for the contamination at a site. Whenever possible, through administrative and legal actions, EPA requires these parties to clean up hazardous waste sites they have contaminated.

Preliminary Assessment/Site Inspection: The preliminary assessment is the initial process of collecting and reviewing available information about a known or suspected waste site or release. The assessment is followed by the more extensive site inspection. The purpose is to gather information necessary to score the site, using the Hazard Ranking System, and to determine if it presents an immediate threat requiring prompt removal.

Proposed Plan: A plan that discusses the remedial investigation and feasibility study and proposes various cleanup methods for a site. EPA highlights its preferred cleanup method in this plan.

Public Comment Periods: Designated periods of time during which EPA requests the public to review and comment on specific documents and/or EPA actions. For example, EPA holds a minimum 30-day public comment period to allow community members to review and comment on a proposed remedial action plan.

Record of Decision: A formal document that discusses in detail the cleanup plan EPA has decided to implement at a site.

Remedial Action: The actual construction or implementation phase that follows the remedial design of the selected cleanup plan for a Superfund site.

Remedial Design: The engineering phase that follows the Record of Decision. During this phase, technical drawings and specifications are developed for the remedial action at a site. It is similar to a blueprint or work plan.

Remedial Investigation: A study in which EPA identifies the types and amounts of site contamination and determines the threat this contamination poses to human health and the environment.

Remedial Project Manager: EPA or state official responsible for overseeing onsite remedial action.

Responsiveness Summary: A summary of oral and written comments that EPA receives during a public comment period and EPA's responses to those comments. The Responsive Summary is part of the Record of Decision.

Superfund: A fund that can be used to finance cleanup actions at hazardous waste sites. The fund was established under the legislative authority of the Comprehensive Environmental Response, Compensation, and Liability Act with monies received largely from a tax levied on the chemical and petroleum industries. Fund monies can be used by EPA to respond directly to releases or threatened releases of hazardous substances that may endanger public health, welfare, or the environment. The term "Superfund" also refers to the EPA programs which conduct cleanups using these fund monies.

Superfund Amendments and Reauthorization Act: Modifications to the Comprehensive Environmental Response, Compensation, and Liability Act enacted on October 17, 1986.

Appendix E
List of Acronyms

AR	Administrative Record
ARARs	Applicable or Relevant and Appropriate Requirements
ATSDR	Agency for Toxic Substances and Disease Registry
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CAG	Community Advisory Group
CES	Community Engagement Specialist
CIP	Community Involvement Plan
DMWW	Des Moines Water Works
EPA	U.S. Environmental Protection Agency
FS	Feasibility Study
HRS	Hazard Ranking System
IDNR	Iowa Department of Environmental Quality
JTI	(Superfund) Job Training Initiative
MCL	Maximum Contaminant Level
NCP	National Contingency Plan (shortened from National Oil and Hazardous
NOID	Notice of Intent to Delete
NPL	National Priorities List
O&M	Operation & Maintenance
PA/SI	Preliminary Assessment/Site Inspection
PRAP	Proposed Remedial Action Plan
PRP	Potentially Responsible Party (ies)
RI	Remedial Investigation
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RPM	Remedial Project Manager
RS	Responsiveness Summary
SARA	Superfund Amendments and Reauthorization Act
TAG	Technical Assistance Grant
TAP	Technical Assistance Plan
THF	Tetrahydrofuran
VOCs	Volatile Organic Compounds

Appendix F

DICO site from the South

South pond area

Building 3

For health-related questions regarding vapor intrusion, contact your local health department or the Agency for Toxic Substances and Disease Registry at 1-888-422-8737 or visit their website at www.atsdr.cdc.gov.

If you have questions or need additional information, please contact:

Pamela Houston
Community Engagement Specialist
U. S. EPA Region 7
Enforcement Coordination Office
11201 Renner Boulevard
Lenexa, KS 66219
Toll-free: 1-800-223-0425
Email: houston.pamela@epa.gov

Erin McCoy
Remedial Project Manager
U. S. EPA Region 7
Superfund Division
11201 Renner Boulevard
Lenexa, KS 66219
Toll-free: 1-800-223-0425
Email: mccoy.erin@epa.gov

Reasonable Accommodations: EPA Region 7 is committed to providing reasonable accommodation to individuals with disabilities. If you require a reasonable accommodation to participate in the meeting, please notify the EPA Reasonable Accommodations Coordinator, Jonathan Cooper, at 800-223-0425 or cooper.jonathan@epa.gov. Speech or hearing impaired individuals should email or call using the local relay service.