

COMMUNITY FACT SHEET

Planned Remediation Activities: November 2024 – April 2025



PROJECT SUMMARY

Black Hills Energy is planning to remediate our property associated with the former Citizens Gas & Electric Company manufactured gas plant (MGP) located in Council Bluffs, Iowa. We are working with the Iowa Department of Natural Resources (IDNR) to implement the remediation work in late 2024 through early 2025, consistent with Environmental Protection Agency (EPA) guidance. We are working with the Iowa Department of Natural Resources (IDNR) to implement the remediation work in late 2024 through early 2025, consistent with Environmental Protection Agency (EPA) guidance.

Our goal for this site is to remediate impacted soil to meet applicable Removal Action Goals (RAGs) established with the EPA and IDNR. The anticipated approach for meeting these RAGs will include excavation of impacted material up to depths of 25 feet below the surface, proper disposal at an approved landfill and backfilling with clean material.

TIMING

Site remediation activities are anticipated to begin the week of Nov. 11, 2024, and are expected to be completed by April, 2025.

Site activity may occur between 7 a.m. and 7 p.m., Monday through Friday, and 7 a.m.-5 p.m. on Saturdays, as needed to complete the site work..

WHAT TO EXPECT

Noise: The remediation activities will include hammering, earth work and heavy equipment engines.

Site traffic: For the safety of the public and the site workers, some portions of 7th Street between 10th and 11th Avenue will be temporarily closed to support site work.

Crews will be onsite with heavy equipment such as excavators, trucks, bulldozers and similar equipment.

Excavation from 1 to 25 feet below ground surface will be conducted at the site within the fenced remediation boundary. Crews will be excavating and loading material for transportation and disposal, placing asphalt, surveying and collecting environmental samples.

Odor: People in the vicinity of the site may observe intermittent periods with odors similar to roofing tar or moth balls when former MGP materials are removed. Although odors may become noticeable at times, they are generally not considered a health risk.

WORK AREA

The former manufactured gas plant (MGP) property is located at 1023 and 1024 South 7th Street between South 6th and 8th Streets (bounding east and west respectively), and 10th Avenue and a former Chicago, Burlington and Quincy (CB&Q) rail line (bounding north and south respectively) in Council Bluffs.

The location of the work area is shown below:



Legend

- Black Hills Energy property boundary
- Excavation boundary

SITE HISTORY

Citizens Gas & Electric MGP operations began in 1870 and ran to 1930. We acquired the property after operations had ceased. Environmental impacts related to the MGP have been found in proximity to former MGP structures (boilers, retorts, purifiers and gasometers). Many of these structures were demolished as part of the MGP closure after 1930.

Soil and groundwater delineation sampling was conducted at the site in December 2023 and August 2024 to finalize delineation of remediation boundaries and support excavation design.



Scan code to view additional information about the project.

For community and media inquiries, please contact Lynn Kendall, Public Relations Manager, at lynn.kendall@blackhillsenergy.com