



BROWNFIELDS ASSESSMENT DECISION
Kansas Department of Health and Environment
Bureau of Environmental Remediation

UNSCANNED
MAR 18 2011


SITE NAME: Schult Homes BTA
ADDRESS: 507 Industrial Road
CITY /COUNTY: Plainville/Rooks County
REFER TO REPORT DATED: March 10, 2011
REPORT TYPE: Phase II Brownfields Targeted Assessment (BTA)
REPORT DEVELOPED BY: Terracon

DECISION DISCUSSION AND RATIONALE


The Kansas Department of Health and Environment (KDHE) conducted a Phase II Brownfields Targeted Assessment (BTA) at the Schult Homes property in Plainville, Kansas. The BTA was conducted for Rooks County Economic Development in response to environmental uncertainties associated with a 28 acre former home manufacturing facility in Plainville. In January 2008, Schult Home manufacturing operations ceased, resulting in nearly 150 lost jobs to the community. Rooks County purchased the facility with hopes of ultimately bringing industry and jobs back to Plainville. In December 2010, the facility was sold to Midland Marketing. Midland plans to expand its agricultural product industry to the Plainville area, creating revenue and jobs for Plainville, Rooks County. "Recognized environmental conditions (RECs)" were initially identified in the Phase I report as hazardous substances and petroleum products associated with: staining in the mechanic shop and air compressor shed and sandblasting of a water tower and historical use of the site and onsite USTs. Due to the aforesaid RECs, Phase II activities were conducted on the property.

The Phase II scope of work consisted of conducting 15 groundwater probes and 24 soil probes at pre-selected judgmental locations determined by KDHE. Analytes varied by location and REC but generally consisted of volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH) diesel range organics (DRO), TPH gasoline range organics (GRO), and RCRA metals. Contaminants of concern were not detected in any of the soil or groundwater samples above KDHE Risk-Based Standards. Rooks County has fulfilled its due diligence obligation and it is recommended that the property be cleared for reuse without any restrictions.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE


Rick L. Bean
Remedial Section Chief
Date 3/14/11


Doug Deubek
State Response Unit Manager
Date 3/14/11


Ryan Weiser
Brownfields Coordinator
Date 3/14/11

The conclusions and recommendations provided herein are based exclusively on the conditions identified through the Brownfields Assessment. Future contaminant releases on the subject property and/or future discovery of additional environmental impacts may warrant subsequent response not discussed in the BTA report or this document.