DETERMINATION OF LEVEL OF REVIEW
ENVIRONMENTAL REVIEW RECORD

Project Name: City of Perry Downtown Water & Sewer Improvements
CDBG Contract Number: 23-WS-017
Project Location: The project location is within the city limits of Perry, Iowa. This is a 2.45 acre plot of city urban property comprised of sidewalks and roads for Warford Street, Willis Avenue, 2nd Street and an undesignated alley north of Warford Street, south of Lucinda Street, east of 1st Avenue, and west of 2nd Street.
Project Description (Attach additional descriptive information, as appropriate to the project, including narrative, maps, photographs, site plans, budgets and other information.): Downtown Improvements will include full reconstruction of 3 blocks of Downtown Perry: Warford St. from Highway 144/1st Ave. to 3rd St., 2nd St. between Willis Ave. and Warford St.: including the intersections of 2nd St. with Willis Ave. and Warford St., and reconstruction of the north/south alley between Warford St. and Lucinda St. between Highway 144 and 2nd St. Public utilities within the project area will also be replaced, and will include 1,257 LF of sanitary sewer main, 27 sanitary sewer service stubs, 1,130 LF of water main and 1,712 LF of stormwater sewer.

The subject project has been reviewed pursuant to HUD regulations 24 CFR Part 58 "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities," and the following determination with respect to the project is made:

- ☐ **Exempt** from NEPA review requirements per 24 CFR 58.34(a)( )
- ☐ **Categorically Excluded NOT Subject** to §58.5 authorities per 24 CFR 58.35(b)( )
- ☐ **Categorically Subject** to §58.5 authorities per 24 CFR 58.35(a)( ) (A Statutory Checklist for the §58.5 authorities is attached.)
- ☒ An **Environmental Assessment** (EA) is required to be performed in accordance with subpart E of 24 CFR Part 58 is attached.
- ☐ An **Environmental Impact Statement** (EIS) is required to be performed.

The ERR (see §58.38) must contain all the environmental review documents, public notices and written determinations or environmental findings required by Part 58 as evidence of review, decision making and actions pertaining to a particular project. Include additional information including checklists, studies, analyses and documentation as appropriate.

Chief Elected Official:

Dirk Cavanaugh	
Print Name	Signature
Mayor	5-6-2025
Title	Date

All projects will need to submit this form with their ERR to IEDA prior to a release of funds being is issued.

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Perry-Downtown-Improvements

HEROS Number: 900000010403076

Start Date: 06/05/2024

Responsible Entity (RE): City Of Perry, Perry IA,

RE Preparer: Mary Alfson

State / Local Identifier: State of Iowa

Certifying Officer: Dirk Cavanaugh

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Bolton & Menk, Inc.

Point of Contact: Matt Ferrier

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 1198 Warford Street, Perry, IA 50220

Additional Location Information:
The project location is within the city limits of Perry, Iowa. This is a 2.45 acre plot of city urban property comprised of sidewalks and roads for Warford Street, Willis Avenue, 2nd Street and an undesignated alley north of Warford Street, south of Lucinda Street, east of 1st Avenue, and west of 2nd Street. This project area is in the SW 1/4 of Section 10 Township 81 North and Range 28 West in Dallas County.

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
Phase 1 Downtown Improvements will include full reconstruction of 3 blocks of Downtown Perry: Warford St. from Highway 144/1st Ave. to 3rd St., 2nd St. between Willis Ave. and Warford St.: including the intersections of 2nd St. with Willis Ave. and Warford St., and reconstruction of the north/south alley between Warford St. and Lucinda St. between Highway 144 and 2nd St. This effort will include 12,443 SY of removals, 5,100 SY of concrete street and driveway installation, 670 SY or integrally colored concrete street intersection pavement, 2,140 SY of concrete sidewalk, 5,108 SF of concrete paver installation, and 2,185 SY of permeable paver installation for on-street parking and parking in a reconstructed public parking lot. Public utilities within the project area will also be replaced, and will include 1,257 LF of sanitary sewer main, 27 sanitary sewer service stubs, 1,130 LF of water main and 1,712 LF of stormwater sewer. Additionally, 27 streetlights and 489 linear feet of festoon lighting will be installed, along with upgrades to existing electrical control cabinets. Overall, the project will contain 392 CY of structural soil to support 19 overstory trees, 46 CY of engineered soil for bioretention cells, 4 ornamental trees, 24 shrubs, 1,910 perennials and 11 SQ of sod.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
The City of Perry, Iowa needs to improve the downtown area to ensure resilience from derechos (fast-moving, severe thunderstorms with wind gusts between approximately 60 miles per hour and 140 miles per hour) and economic downturns. Improvements will serve the community's interest of bringing in new residents and businesses. In 2018, the City of Perry was designated as an Opportunity Zone, which spurs economic growth in low income/distressed areas by harvesting unrealized gains and injecting capital. The Opportunity Zone designation is enticing to businesses as they search for communities to open in. In previous years, the City has provided successful financial incentives for businesses to relocate to their downtown area.

Now, the City needs to take more drastic steps to improve infrastructure and beautification efforts to the entire downtown area. Additionally, providing improved fire suppression within the downtown area is critical for ensuring the safety of local businesses and residents. The current downtown area has seen drastic road deterioration, localized flooding, building fires, and the damaging effects of derecho storms. The City is confident that the proposed improvements will bring about new economic development in the downtown area, enticing new businesses and upper story housing while improving the overall retention of residents and visitors. Many visitors from out of town come into the Perry as they are riding through on the Raccoon River Valley Trail and High Trestle Trail, or to visit the historic Hotel Pattee. With the proposed improvements, visitors will be more inclined to not only stay in downtown longer but are also more likely to visit the area again.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project area is located primarily along 2nd Street in downtown Perry and within the SW 1/4 of Section 10 Township 81 North and Range 28 West in Dallas County. The project area is within an urban setting comprising commercial blocks lined by sidewalks along portions of Warford Street, Willis Avenue, 2nd Street and an undesignated road north of Warford Street, south of Lucinda Street, east of 1st Avenue, and west of 2nd Street. The project area encompasses approximately 2.45 acres. Minimal physical changes have been made from the 1960s to the current day, with minimal urban redevelopment occurring in the 1990s with the planting of new foliage and trees within the project area. The City of Perry has a goal to bring about social, economic and ecological recovery and growth for its community, its residents, and its businesses. This diverse rural community of approximately 8,100 people has creative art displays throughout the community, is active in celebrating their Hispanic culture, has a great school system (including a community college), has an active recreational trail system, has continued to see job growth in the recent years and has seen increased frequency of natural weather disasters. The project area intersects with the Downtown Perry Historic District, which is a National Register of Historic Places listed Historic District.

Maps, photographs, and other documentation of project location and description:

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-23-CP-IA-0500	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	$1,919,082.00

Estimated Total HUD Funded, Assisted or Insured Amount: $1,919,082.00

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $4,200,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	☐ Yes ☑ No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier	☐ Yes ☑ No	This State of Iowa does not contain CBRS units. Therefore, this project is in

Improvement Act of 1990 [16 USC 3501]		compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☑ No	The proposed project does not involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☑ Yes ☐ No	Asbestos may be encountered during proposed public utility pipe replacement. To ensure mitigation of potential impacts related to asbestos, construction areas will be tested for asbestos and, if encountered, asbestos will be removed according to best management practices and in accordance with all local, state, and federal regulations. The proposed project does not involve new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units, or any other activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	The State of Iowa does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☐ Yes ☑ No	On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended

		use of the property were not found. Potentially contaminated sites identified within Perry, Iowa will not be affected by the project, as project activities will occur entirely within existing public right-of-way. Any unanticipated toxic or hazardous substances encountered during the implementation of the proposed project will be mitigated through the use of best management practices and in accordance with all local, state, and Federal regulations. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☑ No	The potential for impacts to federally-listed endangered species was evaluated using the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system. An official species list for the project area was generated, and the project was evaluated under the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key. This project has been determined to have No Effect on listed species. The project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project neither involves the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries), nor the development, construction, rehabilitation that will increase residential densities, or conversion. The project is in compliance with explosive and flammable hazard requirements.

Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☑ No	This project does not involve the conversion of existing agricultural land to a non-agricultural use. According to the United States Census Bureau, downtown Perry, Iowa is listed as an Urban Area. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	The project area does not contain a FFRMS floodplain. Impacts related to floodplains are not anticipated, and the project is in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☑ Yes ☐ No	In accordance with Section 106 regulations, a request for project review was submitted to the Iowa State Historic Preservation Office (SHPO) on March 12, 2025. As part of the request for project review, the City of Perry proposed a determination of No Adverse Effect to historic districts and historic properties as a result of the proposed project. Additionally, the Tribal Directory Assessment Tool (TDAT) was utilized to determine consulting tribes for the proposed project. On March 19, 2025, SHPO issued a concurrence that no historic properties would be affected by the proposed project. Vibration testing is a condition for the no adverse effect concurrence. Construction vibration testing must be conducted from intersections within the project area to ensure vibrations are within appropriate levels to not physically impact listed or contributing properties. A request for project review was also distributed to interested tribes, and no responses from tribes were received by the April 14, 2025 deadline.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☑ No	The proposed project does not involve activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	The proposed project is in compliance with Sole Source Aquifer requirements. There are no Sole Source Aquifers identified within the State of Iowa.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☑ No	There are no NWI wetlands identified within or adjacent to the proposed project area. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☑ No	The proposed project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☑ No	No compliance required.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	Downtown streetscape improvements are identified as a key goal within the City of Perry, Iowa's 2030 Comprehensive Plan (https://www.perryia.org/comprehensive-plan-2030.html). The project is in compliance with existing plans and is compatible with existing land use and zoning.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	A geotechnical engineering report was completed for the project area in October 2023. A Storm Water Pollution Prevention Plan was completed in March 2024 to ensure the project avoids impacts related to soils, slopes, erosion,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		drainage, and storm water runoff. Construction will occur in compliance with the Storm Water Pollution Prevention Plan. The project is not located within a FEMA floodplain, and no impacts are anticipated.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The project will not be affected by the listed natural hazards, air pollution generators, man-made site hazards, or nuisances. Construction will occur during daytime hours in accordance with City ordinances. The project will not be affected by hazards or nuisances outside of the project area.	
SOCIOECONOMIC			
Employment and Income Patterns	1	The project will enhance and/or expand access to commercial businesses located within downtown Perry, Iowa. The project is anticipated to result in a net positive impact to employment and income patterns in the City of Perry.	
Demographic Character Changes / Displacement	2	The project will not contribute to altering the composition of the community. The project will not directly or indirectly displace people, businesses, or community facilities.	
Environmental Justice EA Factor	2	No compliance required.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	1	The project will enhance access to educational and cultural facilities located within downtown Perry, Iowa.	
Commercial Facilities (Access and Proximity)	1	The project will enhance access to commercial facilities located within downtown Perry, Iowa.	
Health Care / Social Services (Access and Capacity)	1	The project will enhance access to health care and social services facilities located within downtown Perry, Iowa.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Solid waste generated during construction will be disposed of in compliance with relevant best management practices and in accordance with all local, state, and Federal regulations.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Waste Water and Sanitary Sewers (Feasibility and Capacity)	1	With the impact that comes along with street reconstruction, replacement sanitary sewer infrastructure is a key consideration. Its one of the few times these utilities are exposed due to the depth needed to keep flow lines below the frost line, to avoid other utilities and infrastructure and to ensure positive drainage on sewer lines. Perry's infrastructure mirror the historic structures comprising the Downtown Cultural District, they've been replaced, revised and mended over decades. Reconstruction of this critical infrastructure while the street and walks are removed will allow the city to ensure that main lines and service line connections meet modern standards and are sized to provide the needs that come with modern conveniences. Another positive outcome is a reduction in system maintenance; new infrastructure requires less management. This should lead to better and more reliable service for property owners and tenants. While contractors are removing materials to prepare for new construction it also provides and opportunity to remove outdated and abandoned piping. Services like steam tunnels were once common and have been largely abandoned over the last fifty years. These pipes not only take up space, they can also cause shifting to surface infrastructure if they collapse, leading to costly repairs that cause street closures or disruption to services. While there are plenty of benefits to replacing these structures, reconstruction of these systems is not cheap. And in some cases where elements have been replaced more recently, some of the materials that will be removed may not be reaching the end of their lifespan.	
Water Supply (Feasibility and Capacity)	1	The project will result in a net positive to water supply, improving the City's fire suppression capability within the downtown area. With the impact that comes with street reconstruction, replacement of utilities like water mains and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		services is a key consideration. Its one of the few times these utilities are exposed due to the depth needed to keep flow lines below the frost line, to avoid other utilities and infrastructure and to ensure positive drainage on sewer lines. Perry's infrastructure mirrors the historic structures comprising the Downtown Cultural District, they've been replaced, revised and mended over decades. Reconstruction of this critical infrastructure while street and walks are removed will allow the city to ensure that main lines and service line connections meet modern standards and are sized to provide the needs that come with modern conveniences. In the case of water lines this includes providing a larger connection to buildings in addition to traditional service connection to allow property owners to more easily connect to a larger line in the future capable of supporting fire suppression. Installing this infrastructure provides an easy to find option that will prevent newly poured sidewalk or street from being dug up and replaced to accomplish this connection in the future. Another positive outcome is a reduction in system maintenance; new infrastructure requires less management. This should lead to better and more reliable service for property owners and tenants. While contractors are removing materials to prepare for new construction it also provides and opportunity to remove outdated and abandoned piping. Services like steam tunnels were once common and have been largely abandoned over the last fifty years. These pipes not only take up space, they can also cause shifting to surface infrastructure if they collapse, leading to costly repairs that cause street closures or disruption to services. While there are several benefits to replacing these structures, reconstruction of is not cheap. And in some cases reconstruction will be removing relatively new materials.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Public Safety - Police, Fire and Emergency Medical	1	The project will enhance access to downtown Perry, Iowa for all public safety services.	
Parks, Open Space and Recreation (Access and Capacity)	2	The project will not have adverse effects on existing park, open space, and recreational facilities. While these improvements are anticipated to increase use of these amenities in the downtown, and adjacent areas, it is not expected to cause these facilities to become overloaded.	
Transportation and Accessibility (Access and Capacity)	1	The project will improve the downtown Perry, Iowa streetscape for vehicles and pedestrians.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no NWI wetlands, other surface water resources, or other unique natural features identified within or adjacent to the proposed project area. The project is located within an urbanized downtown area. A Storm Water Pollution Prevention Plan (SWPPP) has been prepared to ensure the project does not result in adverse impacts related to storm water runoff. The SWPPP will be updated as needed as detailed construction plans and site plans are developed, and construction will occur in compliance with the SWPPP.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	This project has been determined to have No Effect on federally-listed species and habitat.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	No compliance required.	
Energy Efficiency	1	Municipal utilities will be upgraded as part of the project, resulting in a net positive impact to energy efficiency.	

Perry-Downtown-Improvements	Perry, IA	900000010403076

Supporting documentation
Perry Downtown - Phase 1 SWPPP - Combined.pdf
PerryDowntownImprovements_Phase1Geotech.pdf

Additional Studies Performed:
- 2004 Downtown Cultural District Master Plan - 2004/2005 Downtown Cultural District Step 1 Revitalization Project - 2006/2007 Downtown Cultural District Step 2 Revitalization Project - 2011 Iowa Living Roadways Community Visioning - 2012 Perry Sustainability Study - 2014 Iowa Energy Bank Lighting Project

Field Inspection [Optional]: Date and completed by:
Nicholas E Lehde 5/8/2024 12:00:00 AM

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:
Iowa State Historic Preservation Office (SHPO). United States Fish and Wildlife Service Information for Planning and Consultation (IPaC). Tribal Directory Assessment Tool (TDAT) interested tribes: Apache Tribe of Oklahoma; Iowa Tribe of Kansas & Nebraska; Iowa Tribe of Oklahoma; Menominee Indian Tribe of Wisconsin; Sac & Fox Tribe of Mississippi in Iowa; Sac & Fox Nation of Missouri in Kansas and Nebraska; Sac & Fox Nation Oklahoma.

List of Permits Obtained:
-Iowa DOT Utility Accommodation - Form 810025 -Iowa DNR Sanitary Sewer Construction Permit - Schedule A and Schedule B -Iowa DNR Watermain Construction Permit - Schedule 1A, 1C, 2A, 2B

Public Outreach [24 CFR 58.43]:
To reach as many residents and visitors as possible, the following engagement tools were identified to collect feedback and distribute project updates. Webpage: Hosted on the City of Perry website, this webpage features project information, links to a public survey conducted during schematic design development, and project progress updates. Handouts: A one-page flyer was developed in June 2023 prior to survey work and has been updated throughout the project, and was hand-delivered to business and property owners in the project area during survey efforts. A condensed version of the flyer was created as a handout for in-person events. Events: Two pop-up events (Latino Fest in August 2023 and the Farmers' Market in September 2023) were held to

inform the public of the project and collect feedback during design development. Table tent: a table tent was developed in the summer of 2024 and distributed to area businesses to keep the community apace of progress. This table tent includes messaging in both English and Spanish and included a QR code to the project website. Sidewalk Decals: Three temporary sidewalk decals were installed on Second Street with a QR code and URL that directs to the project website and online survey. These decals provide messaging in English and Spanish and are located at key points within the downtown to capture different stakeholders about the project. Social Media: Four posts have shared project information to the City of Perry Facebook page and have generated a significant portion of the survey responses.

Engagement Report.pdf

Cumulative Impact Analysis [24 CFR 58.32]:

No significant adverse impacts are anticipated as a result of the proposed project. Potential impacts to the existing historic district within the project area will be mitigated through vibration testing. Asbestos may be encountered during proposed public utility pipe replacement. To ensure mitigation of potential impacts related to asbestos, construction areas will be tested for asbestos. If encountered, materials determined to be asbestos will be removed according to state and federal guidelines and in a manner meeting local, state and federal mitigation procedures. No other adverse environmental impacts have been identified as part of this environmental review process.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

In addition to the no-action alternative, full reconstruction of utilities, sidewalks and roadways, without colored concrete and pavers or added landscaping was also examined. This would ensure that the infrastructure was updated to meet the community's base needs and allow for easier maintenance than city crews currently experience with the older elements. While this would have satisfied base needs, and allowed for added capacity, these improvements wouldn't have developed space catalyzing private investment to strengthen the local economy. Missing placemaking elements anticipated in a downtown streetscape setting also wouldn't have encouraged patrons to spend more time (and dollars) in the district. With the number of historic buildings in Perry's Downtown Cultural District, not including any placemaking elements would be a missed opportunity to re-invest in the cultural and economic center of the community. This exercise solidified the need for proposed improvements to balance both infrastructure improvements, future capacity considerations for utilities and placemaking to effectively meet the current and anticipated needs of the community. With this understanding, the design team shifted to a review of different elements meeting these criteria for consideration in the project. These included street lighting, stormwater best management practices,

landscaping and placemaking elements. The community has long embraced energy efficiency and been progressive in look at stormwater management and energy consumption. There was a strong desire to integrate elements embracing both of these ideals into this plan. In regard to street lighting, we reviewed retention of existing LED lights that were installed in 2016 on existing footings to reduce energy consumption against upgraded fixtures that would provide an opportunity for LED string lights in concert with street lights. Both would meet the illumination needs of the community, while also being critical of energy use. The city ultimately decided to integrate strings lights along 2nd Street as a placemaking measure that would set this block apart as a way to better promote businesses and also reinforce this block as the main areas where community events occur in the downtown block. Similarly, the community decided that integrating colored concrete and permeable pavers in aspects of reconstructed roadways and including pavers in portions of reconstructed sidewalks would be the right level of investment in placemaking to accentuate historic buildings. Colored concrete will form a heightened sense of activity at intersections and will mimic the approach developed with pavers on a previous downtown improvement project. Colored concrete is expected to last longer and be easier for the city to maintain long term. Sidewalk pavers will mimic the approach to prior streetscape projects and will be included as elements near intersections and roadway crossings to emphasize a change in traffic and strengthen the pedestrian scale along streets. Permeable pavers are ultimately being recommended for parking areas along the streets and in the reconstructed public parking lot for both their placemaking and stormwater water quality aspects. Funding for water quality initiatives was made available to the project to integrate materials helping the community meet stormwater requirements and the introduction of permeable pavers and bioretention areas throughout the project allows these needs to be met while integrated placemaking qualities. These efforts will be bolstered by integrating street trees and periodic landscaping to reinforce the pedestrian scale and weave shade and texture into the project. This approach mirrors the approach on previous downtown improvement projects yet integrates new technologies like structural soil to foster healthier long term tree growth.

No Action Alternative [24 CFR 58.40(e)]

Under the No-Action Alternative, existing infrastructure will continue to deteriorate and become less capable of meeting the current needs of area residents and businesses. The added capacity needed to support fire suppression will not be provided and inadequate sidewalks will continue to make walking difficult for those with special needs. Curb ramps will remain out of compliance with ADA requirements. Stormwater infiltration will remain limited and stormwater collection and conveyance systems will remain deficient in areas where growth has resulted in higher volumes of runoff. From an economic perspective, declining infrastructure will continue making it difficult to pull in patrons from outside of the community and businesses will struggle

to remain viable with declining clientele. With this understanding, and the desire for these improvements to improve utilities and infrastructure to bolster economic prosperity, taking no action was not a viable alternative.

Summary of Findings and Conclusions:

No significant adverse impacts are anticipated as a result of the proposed project. Potential impacts to the existing historic district within the project area will be mitigated through vibration testing. Asbestos may be encountered during the proposed public utility pipe replacement. To ensure mitigation of potential impacts related to asbestos, construction areas will be tested for asbestos. If encountered, materials determined to be asbestos will be removed according to state and federal guidelines and in a manner meeting local, state and federal mitigation procedures. No other adverse environmental impacts have been identified as part of this environmental review process. Additionally, the proposed project will provide economic development opportunities for the city by alerting business owners of the city's willingness to invest in their downtown and invest in their success. Additionally, residents will see the value in shopping in a stronger downtown area. Including capacity for fire suppression will provide a sense of ease to building and business owners who take advantage of connecting to this service. The city's financial investment in downtown infrastructure will make for a better, more appealing experience for patrons of local businesses. Additionally, completion of this project will result in a more user-friendly downtown which will bring more people to the downtown area during visits to a festival, sporting event, or on a bike ride. Most importantly, this project will bring community development for all residents by bringing another area of their town that they can be proud of.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Historic Preservation	Vibration testing is a condition for the SHPO no adverse effect concurrence. Construction vibration testing must be conducted from intersections	N/A	Construction vibration testing will be conducted from	

	within the project area to ensure vibrations are within appropriate levels to not physically impact listed or contributing properties.		intersections within the project area to ensure vibrations are within appropriate levels to not physically impact NRHP-listed or contributing properties.	
Air Quality	Asbestos may be encountered during proposed public utility pipe replacement. To ensure mitigation of potential impacts related to asbestos, construction areas will be tested for asbestos.	N/A	All testing reports and truck tickets used for disposal shall be furnished to the engineer to ensure proper documentation of removal and disposal of asbestos contaminated materials. If encountered, materials determined to be asbestos will be removed according to state and federal guidelines and in a manner meeting local, state and federal mitigation procedures.	

Project Mitigation Plan

Construction vibration testing will be conducted from intersections within the project area to ensure vibrations are within appropriate levels to not physically impact NRHP-listed or contributing properties. To ensure mitigation of potential impacts related to asbestos, construction areas will be tested for asbestos. All testing reports and truck tickets used for disposal shall be furnished to the engineer to ensure awareness and proper documentation of removal and disposal of asbestos contaminated materials. If encountered, materials determined to be asbestos will be removed according to state and federal guidelines and in a manner meeting local, state and federal mitigation procedures.

22 05 48 - Vibration Monitoring.pdf

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ **No**

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

Perry Downtown Improvements - Airport Hazrds Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This State of Iowa does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

CBRS Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The proposed project does not involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

Perry Downtown Improvements - FIRMette.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Asbestos may be encountered during proposed public utility pipe replacement. To ensure mitigation of potential impacts related to asbestos, construction areas will be tested for asbestos and, if encountered, asbestos will be removed according to best management practices and in accordance with all local, state, and federal regulations. The proposed project does not involve new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units, or any other activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

Supporting documentation

Are formal compliance steps or mitigation required?

✓ Yes

No

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Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Screen Summary

Compliance Determination

The State of Iowa does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Supporting documentation

Coastal Zone Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

✓ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.
For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

The EPA "Envirofacts" Multisystem search tool was consulted to identify potential existing contaminated and/or toxic substances that may be located in the vicinity of the Proposed Project. Potentially contaminated sites identified within Perry, Iowa will not be affected by the project, as project activities will occur entirely within existing public right-of-way.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.
** Utilize EPA's Enviromapper, NEPAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice CPD-23-103?

✓ Yes

Explain:

Project activities will occur entirely within existing public right-of-way and will not impact surrounding buildings.

No

* Notes:
- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project

does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.

- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

Screen Summary

Compliance Determination

On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Potentially contaminated sites identified within Perry, Iowa will not be affected by the project, as project activities will occur entirely within existing public right-of-way. Any unanticipated toxic or hazardous substances encountered during the implementation of the proposed project will be mitigated through the use of best management practices and in accordance with all local, state, and Federal regulations. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

Perry Downtown Improvements - Contamination Hazards - EPA Multisystem Search.xlsx

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect specifies or habitats?

✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.
Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

The potential for impacts to federally-listed endangered species was evaluated using the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system. An official species list for the project area was generated, and the project was evaluated under the Northern Long-eared Bat and Tricolored Bat

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Range-wide Determination Key. This project has been determined to have No Effect on listed species. The project is in compliance with the Endangered Species Act.

Supporting documentation

Perry_IA_IPAC_Species List_ Illinois-Iowa Ecological Services Field Office.pdf
20250320 NE TA TRI_CLR_BAT_RW.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project neither involves the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries), nor the development, construction, rehabilitation that will increase residential densities, or conversion. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not involve the conversion of existing agricultural land to a non-agricultural use. According to the United States Census Bureau, downtown Perry, Iowa is listed as an Urban Area. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Census Urban Area Map.pdf
2020_Census_Urban Areas.xlsx
NRCS_20250417_13311501377_28_Soil_Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

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Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:
(1) The property is cleared of all existing buildings and walled structures; and
(2) The property is cleared of related improvements except those which:
(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);
(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and
(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information[1] to determine flood elevation. Include documentation and an explanation of why this is the best available information[2] for the site. Note that newly constructed and substantially improved[3] structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

✓ CISA for non-critical actions. If using a local tool , data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

[1] Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

[2] If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your local environmental officer with additional compliance questions.

[3] Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at 24 CFR 55.2(b)(12).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

The project area does not contain a FFRMS floodplain. Impacts related to floodplains are not anticipated, and the project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

Perry Downtown Improvements - FIRMette(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

✓ State Historic Preservation Offer (SHPO) Completed

✓ Advisory Council on Historic Preservation Completed

✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Apache Tribe of Oklahoma	In progress
✓ Iowa Tribe of Kansas and Nebraska	In progress
✓ Iowa Tribe of Oklahoma	In progress
✓ Menominee Indian Tribe of Wisconsin	In progress
✓ Sac and Fox Nation of Missouri in KS/NE	In progress
✓ Sac and Fox Nation Oklahoma	In progress
✓ Sac and Fox Tribe of Mississippi in Iowa	In progress

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

In accordance with Section 106 regulations, a request for project review was submitted to the Iowa State Historic Preservation Office (SHPO) on March 12, 2025. As part of the request for project review, the City of Perry proposed a determination of No Adverse Effect to historic districts and historic properties as a result of the proposed project. Additionally, the Tribal Directory Assessment Tool (TDAT) was utilized to determine consulting tribes for the proposed project. On March 19, 2025, SHPO issued a concurrence that no historic properties would be affected by the proposed project. Vibration testing is a condition for the no adverse effect concurrence. Construction vibration testing must be conducted from intersections within the project area to ensure vibrations are within appropriate levels to not physically impact listed or contributing properties. A request for project review was also distributed to interested tribes, and no responses from tribes were received by the April 14, 2025 deadline.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes
No

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**
   See attached map.

   In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

   Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
Carnegie Library	Listed	Yes	✓ Not Sensitive
Downtown Perry Historic District	Listed	Yes	✓ Not Sensitive

   Additional Notes:

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

   ✓ Yes

   Document and upload surveys and report(s) below.
   For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

   Additional Notes:

   No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as

per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.
Document reason for finding:

On March 19, 2025, SHPO issued a concurrence that no historic properties would be affected by the proposed project.

Does the No Adverse Effect finding contain conditions?

✓ Yes (check all that apply)

Avoidance

Modification of project

✓ Other

Describe conditions here:

Vibration testing is a condition for the SHPO no adverse effect concurrence. Construction vibration testing must be conducted from intersections within the project area to ensure vibrations are within appropriate levels to not physically impact listed or contributing properties.

No

Adverse Effect

Screen Summary

Compliance Determination

In accordance with Section 106 regulations, a request for project review was submitted to the Iowa State Historic Preservation Office (SHPO) on March 12, 2025. As part of the request for project review, the City of Perry proposed a determination of No Adverse Effect to historic districts and historic properties as a result of the proposed project. Additionally, the Tribal Directory Assessment Tool (TDAT) was utilized to determine consulting tribes for the proposed project. On March 19, 2025, SHPO issued a concurrence that no historic properties would be affected by the proposed project. Vibration testing is a condition for the no adverse effect concurrence. Construction vibration testing must be conducted from intersections within the project area to ensure vibrations are within appropriate levels to not physically impact listed or contributing properties. A request for project review was also distributed to interested tribes, and no responses from tribes were received by the April 14, 2025 deadline.

Supporting documentation

Sac Fox Tribe of the Mississippi in Iowa - Johnathan.pdf
Sac Fox Tribe of Mississippi in Iowa Vern Jefferson.pdf
Sac Fox Nation Oklahoma - Sandra Massey(Resend).pdf
Sac Fox Nation of Missouri in Kansas and Nebraska.pdf
Menominee Indian Tribe of Wisconsin - Gena Kakkak.pdf
Menominee Indian Tribe of Wisconsin - David Grignon.pdf
Iowa Tribe of Oklahoma - Jacob Keyes.pdf
Iowa Tribe of Oklahoma - Candace Pershall(Resend).pdf
Iowa Tribe of Kansas and Nebraska - Timothy Rhodd.pdf
Iowa Tribe of Kansas and Nebraska - Lance Foster.pdf
Apache Tribe of Oklahoma.pdf
Section 106_SHPO Determination Letter.pdf
Section 106_No Impact Letter.docx
Section 106_Cover Letter.docx
Perry IA_Downtown Improvements_APE.pdf
Downtown Perry Road Improvement_Historic Architectural Survey_compressed(1).pdf
2024-05-14_DowntownPerry_Phase1A(1).pdf

Are formal compliance steps or mitigation required?

- ✓ Yes
- No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

✓ None of the above

Screen Summary

Compliance Determination

The proposed project does not involve activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The proposed project is in compliance with Sole Source Aquifer requirements. There are no Sole Source Aquifers identified within the State of Iowa.

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Supporting documentation

Perry Downtown Improvements - Aquifers Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Perry-Downtown-Improvements	Perry, IA	900000010403076

Compliance Determination

There are no NWI wetlands identified within or adjacent to the proposed project area. The project is in compliance with Executive Order 11990.

Supporting documentation

Perry Downtown Improvements - NWI Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

The proposed project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

Perry Downtown Improvements - WildScenicRivers Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No compliance required.

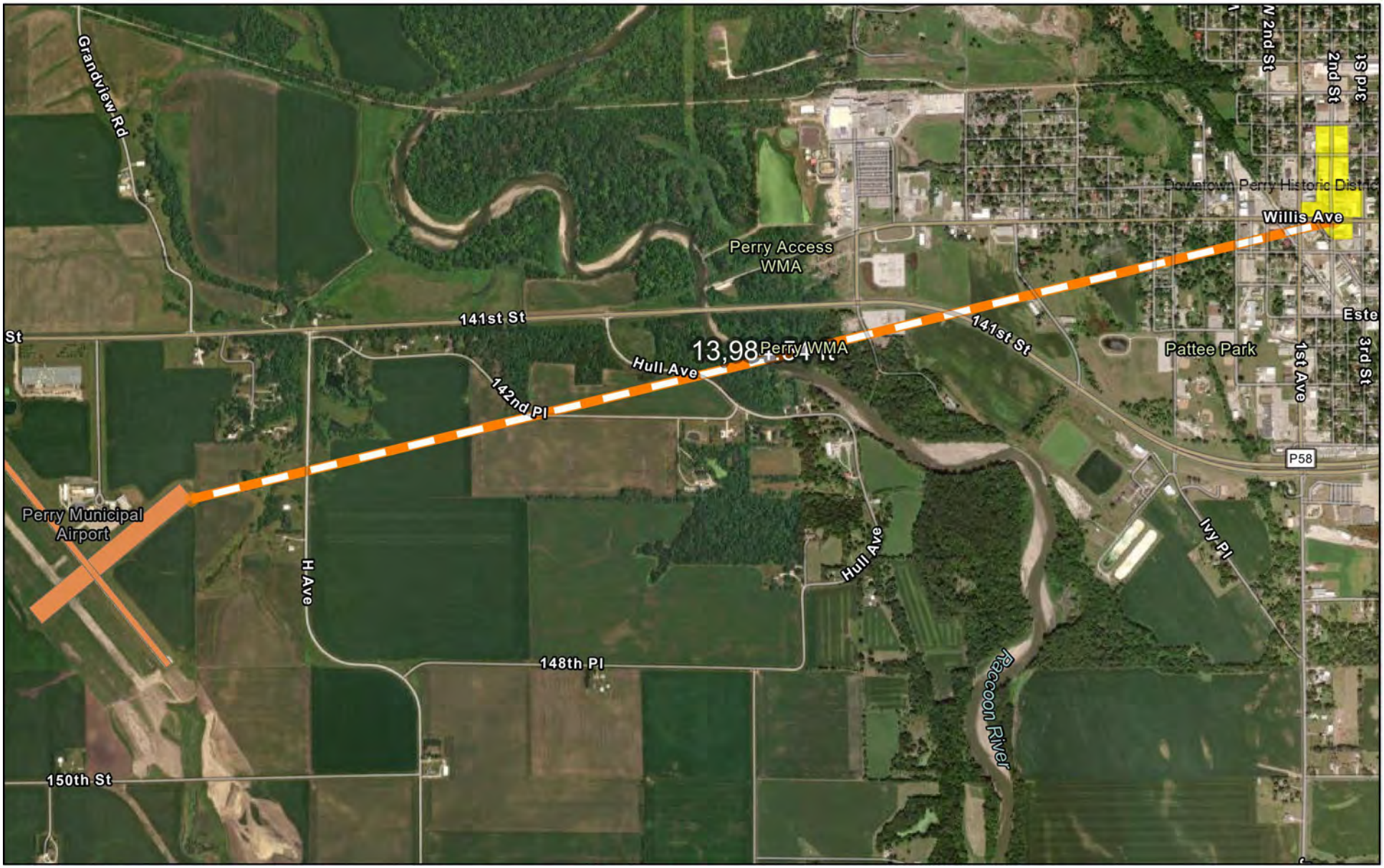
Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Perry Downtown Improvements - Airport Hazards Documentation



6/21/2024

Runways

National Register Historic

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

4.8m Resolution Metadata

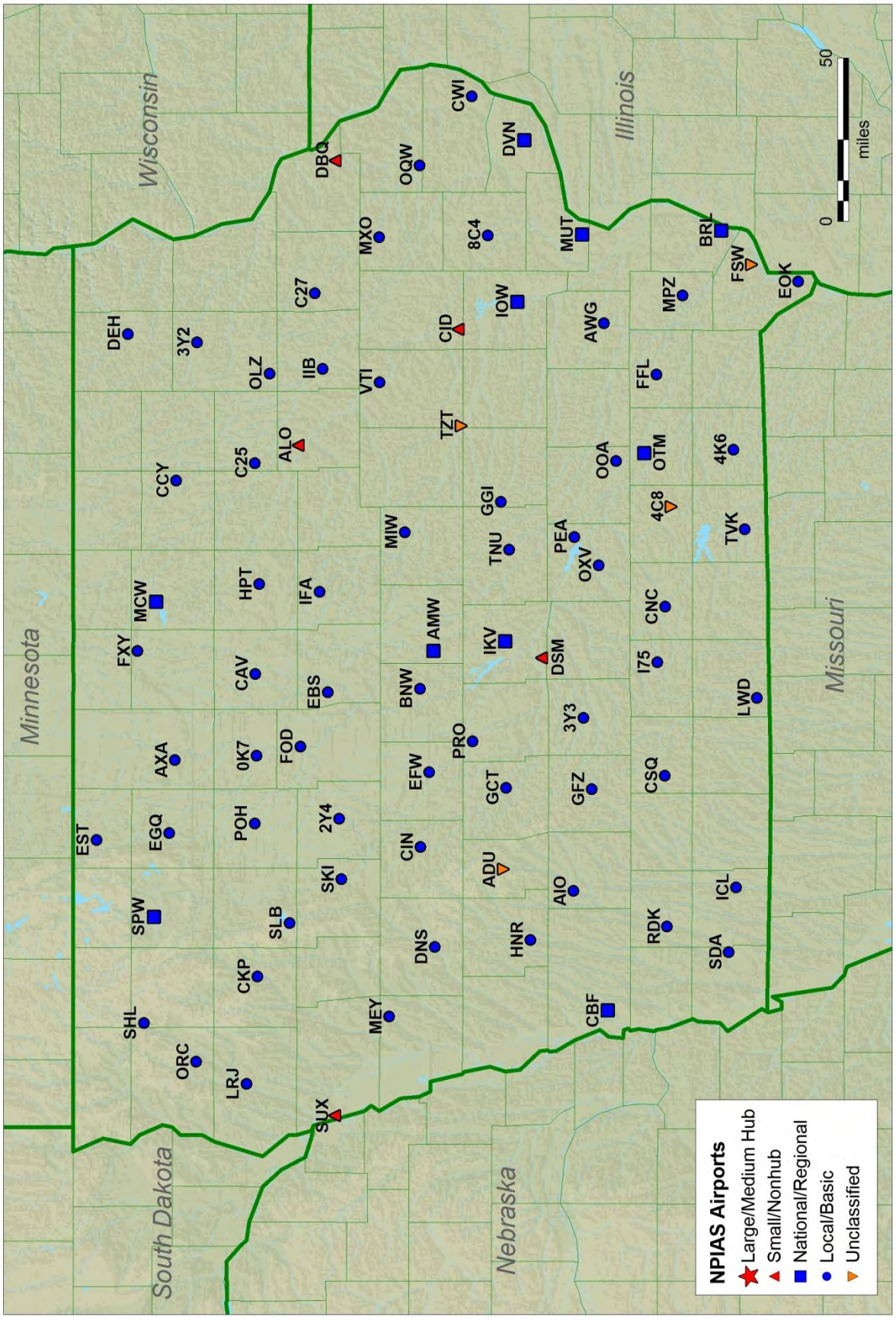
1:26,332

0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

http://archaeology.uiowa.edu/i-sites, Maxar, Dallas County, Iowa, Iowa DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

Iowa


Minnesota
Wisconsin
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South Dakota
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DBQ
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Small/Nonhub
National/Regional
Local/Basic
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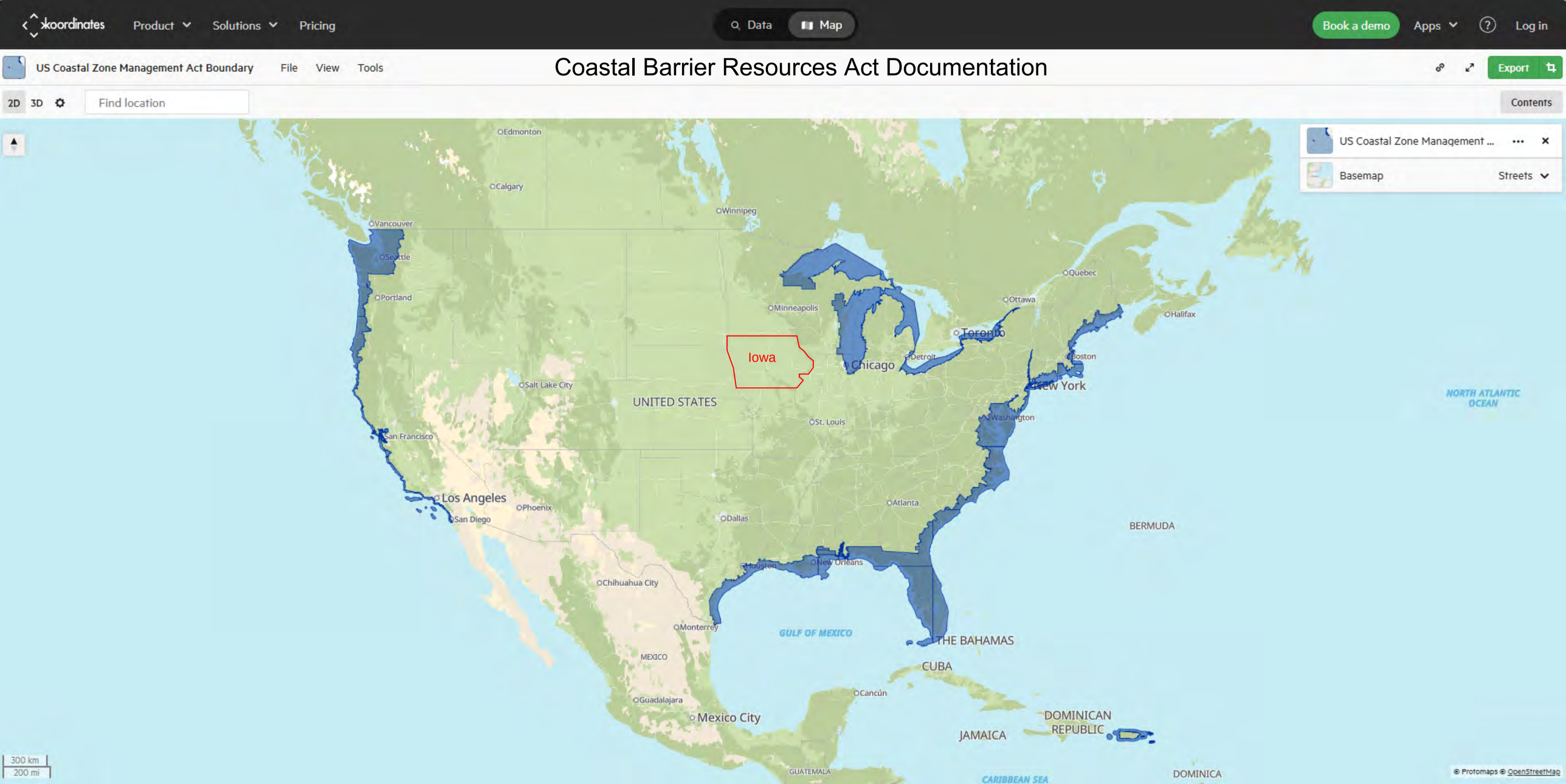
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Coastal Barrier Resources Act Documentation
Export
2D
3D
Find location
Contents
US Coastal Zone Management ...
Basemap
Streets
Edmonton
Calgary
Winnipeg
Vancouver
Seattle
Portland
Minneapolis
Quebec
Ottawa
Halifax
Toronto
Iowa
Chicago
Detroit
Boston
New York
Salt Lake City
UNITED STATES
St. Louis
Washington
NORTH ATLANTIC OCEAN
San Francisco
Los Angeles
Phoenix
San Diego
Dallas
Atlanta
BERMUDA
Houston
New Orleans
Chihuahua City
Monterrey
GULF OF MEXICO
THE BAHAMAS
MEXICO
CUBA
Cancún
Guadalajara
Mexico City
DOMINICAN REPUBLIC
JAMAICA
GUATEMALA
CARIBBEAN SEA
DOMINICA
300 km
200 mi
© Protomaps © OpenStreetMap

Report generated by the Federal Flood Standard Support Tool on Mon May 05 2025. For more information on FFRMS and the data, visit https://floodstandard.climate.gov.

Summary

Based on the user-defined location and non-critical designation, the proposed action is not in the coastal or riverine FFRMS floodplain. However, there are additional resilience measures you might consider. Check on the resources below to learn more.

Projects located in the FFRMS floodplain should be designed consistent with the applicable policies and directives of the agency taking or approving the action.

Proposed Action Details

Location centroid (Latitude, Longitude): X: -94.105190 Y: 41.839430

Service criticality: Non-critical Service Life: Through 2090

Consult with the applicable agency to identify any agency-specific policies, guidance, protocols, or direction on the critical action determination. The services of a professional engineer, architect, or other licensed design professional are recommended for designing critical actions or assets with long intended service life, and for other situations where risk tolerance is low because of unique characteristics of the action.

Considerations of Freeboard approach at this location

No additional considerations at this location.

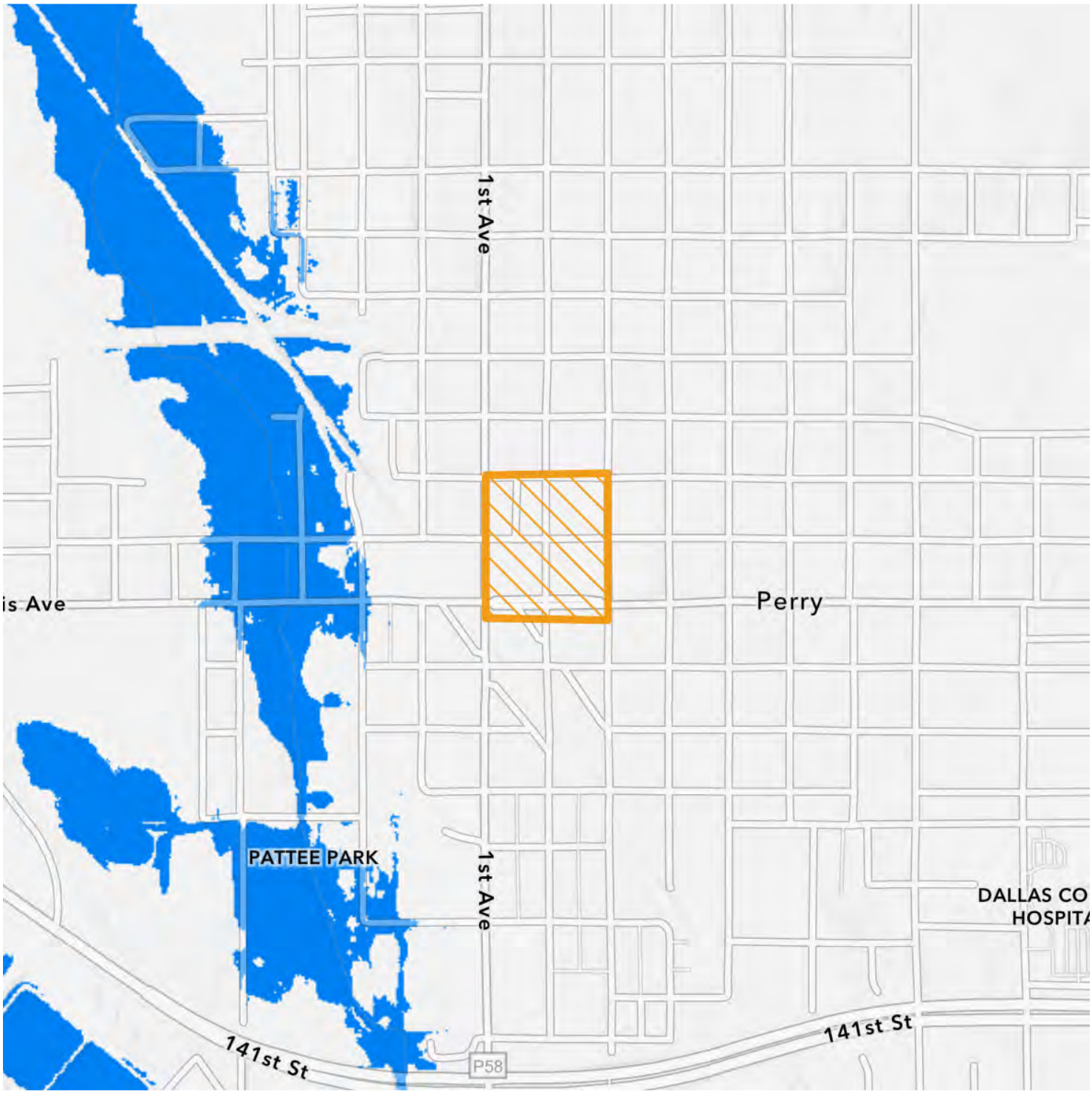
Next Steps

This is the Step 1 of the 8-step decision-making process required in section 2(a) of Executive Order 11988, Floodplain Management (Determine if the proposed action within the FFRMS floodplain). Follow the remainder of the 8-step process outlined in the Implementation Guidelines (2015), page 4, including Step 5 which include minimizing harm and restoring and preserving natural and beneficial values. (Please refer to the Nature Based Solutions section). A licensed design professional should be contacted for the design or engineering of the action. If an action is in the FFRMS floodplain and its location is the only practicable alternative, then you may need the services of a professional engineer, architect, or other licensed design professional to determine how to minimize the impacts of flood and make the action resilient (e.g., elevation, flood-proofing and/or nature-based solutions), especially when dealing with critical actions.

Assistance

To contact the FEMA Regional Floodplain Management & Insurance FFRMS Point of Contact for assistance, e-mail FEMA at FEMA-FFRMS-SUPPORT-REQUEST@fema.dhs.gov.

Project Location



1:18,056

Project Location

FFRMS Floodplain

National Flood Hazard Layer FIRMette

FEMA

94°6'38"W 41°50'34"N

94°6'W 41°50'7"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

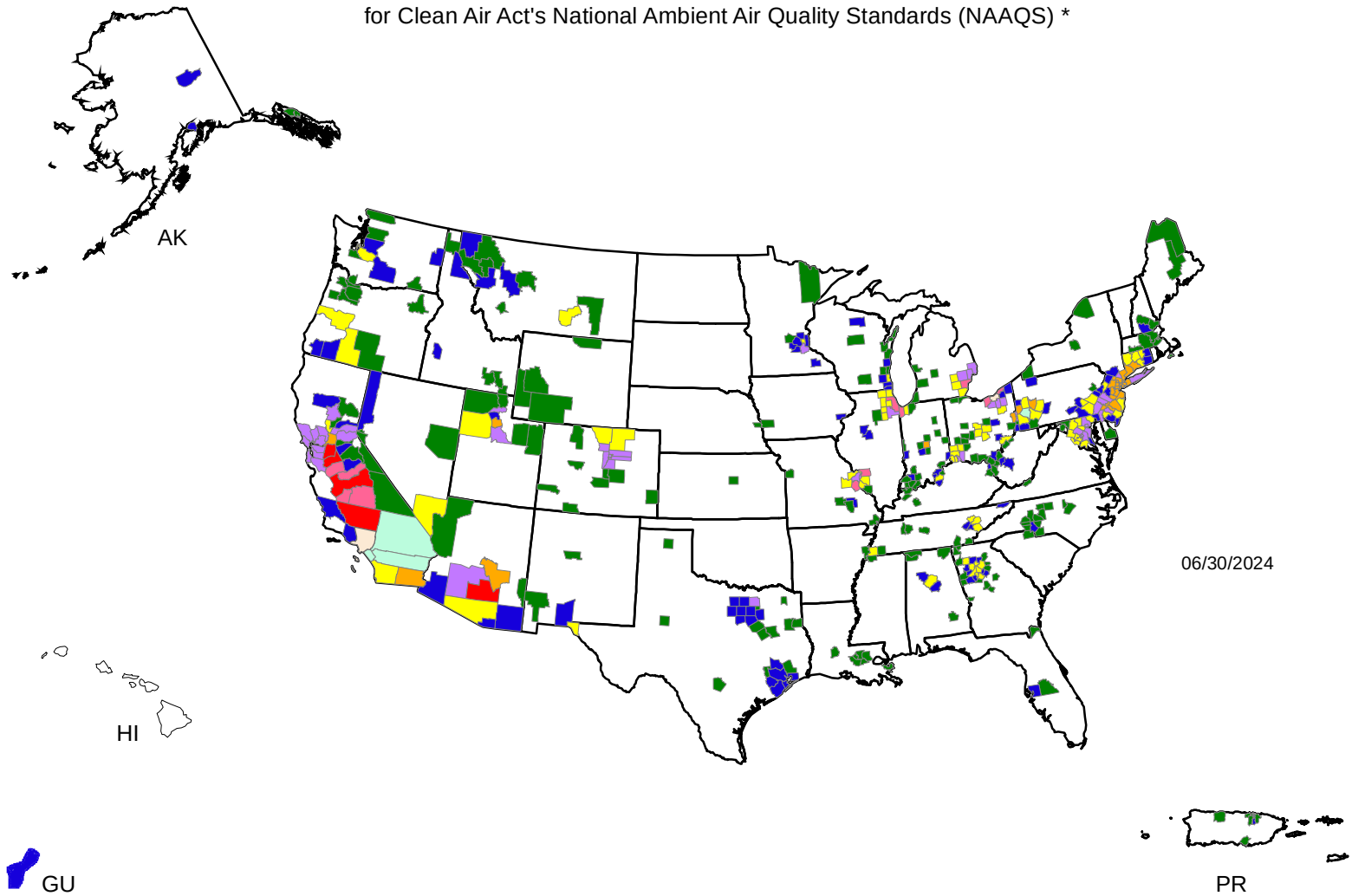
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/21/2024 at 1:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Counties Designated "Nonattainment" or "Maintenance"

for Clean Air Act's National Ambient Air Quality Standards (NAAQS) *



Legend **

- County Designated Nonattainment or Maintenance for 9 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 8 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 7 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 6 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 5 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 4 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 3 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 2 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 1 NAAQS Pollutants

* The National Ambient Air Quality Standards (NAAQS) are health standards for Carbon Monoxide, Lead (1978 and 2008), Nitrogen Dioxide, 8-hour Ozone (2008), Particulate Matter (PM-10 and PM-2.5 (1997, 2006 and 2012), and Sulfur Dioxide.(1971 and 2010)

** Included in the counts are counties designated for NAAQS and revised NAAQS pollutants. Revoked 1-hour (1979) and 8-hour Ozone (1997) are excluded. Partial counties, those with part of the county designated nonattainment and part attainment, are shown as full counties on the map.

IOWA DEPARTMENT OF NATURAL RESOURCES
Underground Storage Tanks Database

5/5/2025 11:11 AM user: Login

Advanced search UST Registration Number for Go

Advanced Search

UST LUST AST UST 3rd Party Inspections UST Certifications

Leak Number:	
Leak Risk Classification:	High Risk
Site Name:	
Site Address:	
Site City:	PERRY
County:	--County--
Site Status:	--Status Type--

Search

Export Results

No Lust Records Found

DISCLAIMER: The information on this website represents data provided to the DNR from outside entities. Although believed to be generally reliable, its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use. The Tanks database does not display nor contain all the records submitted for a site. Additional information may be obtained from the DNR Records Center at 515-725-8480 or DNR.Records@dnr.iowa.gov.

The Above Ground Storage Tank (AST) information on this website is no longer maintained. The DNR does not regulate ASTs. For additional information on ASTs, please contact the State Fire Marshal office at (515)-725-6145.

4.1.525.13227

State of Iowa Home DNR Home Site Policy
webmaster@dnr.iowa.gov

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MENU

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ECHO Enforcement and Compliance History Online <https://echo.epa.gov/>

Search Options | Analyze Trends | Find EPA Cases | Data Services | Help

Login | Contact Us <https://epa.gov/resources/general-info/contact-us>

Facility Search Results

Georgia, Michigan, Nebraska, North Carolina, Pennsylvania, Vermont, Washington, West Virginia, and Wisconsin are working with EPA to fix problems with their Clean Water Act violation data. Read More...

Report Violation <https://epa.gov/report-environmental-violations>

Help <https://epa.gov/help/facility-search/facility-search-results-help>

Map Legend Zoom To: Perry Iowa

Basemap Options

Search as map moves

Facility Summary

Select a facility row from the search results table.

Current Search

15 Facilities Found

Selected Criteria

Media Selected: All Media Programs
City, State, and/or ZIP Code: Perry Iowa ✕
Active/Operating: Yes ✕

Explore Enforcement and Compliance Criteria

0 Facilities with Current Violations

Customize Columns **Download Data** **Quick CSV Download**

Source Data <https://epa.gov/resources/echo-data/about-the-data>

Results Guide <https://epa.gov/help/facility-search/all-data-search-results-help#results>

Reports Legend <https://epa.gov/help/facility-search/search-results-reports-legend>

Facility Name	Mapped	Street Address	City	State	FRS ID	Reports	Compliance Monitoring Activity (5 years)	Significant Violations
BAUER BUILT TIRE		1201 1ST ST	PERRY	IA	110005750295	■	0	No
FAREWAY STORES INC-PERRY		1315 WILLIS AVE	PERRY	IA	110001361008	■	0	No
PERRY HIGH SCHOOL		1200 W 18TH ST	PERRY	IA	110064138785	■	0	No
PERRY WATER TREATMENT PLANT		1101 WEST THIRD STREET	PERRY	IA	110057000114	■■	0	No
PERRY WATER WORKS		1109 W 3RD ST	PERRY	IA	110028006743	■	0	No
PETERS AUTO SUPPLY INC		1007 RAILROAD ST	PERRY	IA	110005762763	■	0	No
PROGRESSIVE FOUNDRY INC		1518 1ST AVENUE	PERRY	IA	110001753111	■	0	No

☐ **0** Facilities with Significant Violations
☐ **1** Facilities with Violations (3 years)
☐ **0** Facilities with Formal Enforcement Actions (5 years)
☐ **0** Facilities with Informal Enforcement Actions (5 years)

View Search Form for More Criteria...

Filter Facilities

Not Filtering on 15 Facilities

☑ Only Show Matches

Facility Characteristics

Facility Type
☐ **1** Major ☐ **14** Non-Major

Facility Permit/ID
☐ **2** Has Water Permit (ICIS-NPDES)
☐ **6** Has ICIS-Air ID ☐ **10** Has RCRA ID
☐ **3** Has TRI Releases

Enforcement and Compliance Characteristics

☐ **1 Facilities with Violations (1 or more quarters within the past 3 years)**

1 2 3 4 5 6 7 8 9 10 11 12

Facilities with Formal Enforcement Actions (5 yrs)
☐ **0 Yes** ☐ **15 No**

1 2 3 4 5

Facilities with Informal Enforcement Actions (5 yrs)
☐ **0 Yes** ☐ **15 No**

1 2 3 4 5

Facility Name	Mapped	Street Address	City	State	FRS ID	Reports	Compliance Monitoring Activity (5 years)	Significant Violations

Facilities with Compliance Monitoring Activities within Date Range

☐ 0 Yes ☐ 15 No

mm/dd/yyyy mm/dd/yyyy

Layers –

Each map layer requires a specific map scale for display. Layers are only available for selection if the map is zoomed in to a sufficient scale. Zoom in further to enable selection of additional layers. Note that adding multiple overlapping map layers may cause performance issues in the browser and display.

☐ Do not show again

Current Zoom: 78%

- ▶ **Air Maps**
- ▶ **Water Maps**
- ▶ **Places**
- ▶ **Boundaries**
- ▶ **Endangered Species Act Critical Habitat**
- ▶ **Extreme Weather**

Top of Page

Discover.

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No FEAR Act Data
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Privacy <https://www.epa.gov/privacy>

Privacy and Security Notice
<https://www.epa.gov/privacy/privacy-and-security-notice>

Connect.

Data.gov <https://www.data.gov/>

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<https://www.epa.gov/office-inspector-general/about-epas-office-inspector-general>

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Frequent Questions
<https://www.epa.gov/aboutepa/frequent-questions-specific-epa-programstopics>

Follow.

Last updated on May 13, 2024

Data Refresh Information
<https://epa.gov/resources/echo-data/about-the-data#sources>

Search - Contaminated Sites Web Application

ID	Name	Address	City	Program	Alternate Names
2704	Kwik Trip #1180	401 1st Avenue	Perry	CERCLA Preremedial	Kwik Trip #1180,
2463	Casalina Chateau	1507 -1603 8th Street	Perry	CERCLA Preremedial	Casalina Chateau,
2340	Mark Seed Company	701 and 823 West 2nd Street	Perry	CERCLA Preremedial	Mark Seed Company,
1949	City of Perry Shop	Warford Street	Perry	Chapter 133	City of Perry Shop,
806	NPK Soil Service, Sperry	11723 Sperry Road	Sperry	CERCLA Preremedial	NPK Soil Service, Sperry,
774	Wiese Corporation	1501 5th Street	Perry	CERCLA Preremedial	Wiese Corporation, Weise Corporation; Weitz Corporation
757	Brenton Bank	1224 1st Street	Perry	CERCLA Preremedial	Brenton Bank,
721	Chicago Milwaukee & Saint Paul Roundhouse	S1/2 NW1/4 Sec. 9, Spring Valley TS, 81N R28W	Perry	Land Recycling Program	Chicago Milwaukee & Saint Paul Roundhouse, Chicago Milwaukee and Saint Paul RR ; Chicago Milwaukee and Saint Paul Roundhouse Property
698	Progressive Foundry	SE1/4 SW1/4 Sec 5 T81N R28W	Perry	Chapter 133	Progressive Foundry, Devilbliss Property
473	Perry FMGP	Warford Street near West 3rd Street	Perry	Land Recycling Program	Perry FMGP, Perry Maintenance shop

Iowa Department of Natural Resources

Sign in

Contaminated Sites

Brenton Bank
CERCLA Preremedial - Closed
1224 1st Street , Perry , IA
Project Manager:

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	757
Name	Brenton Bank
Alternate Name(s)	---
Origin Type	Environmental Assessment
Site Type	Unknown
Institutional Control(s)	---
Ownership	Municipal
Project Manager	

Iowa Department of Natural Resources

Sign in

Contaminated Sites

Casalina Chateau
CERCLA Preremedial - Closed
1507 -1603 8th Street , Perry , IA
Project Manager:

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	2463
Name	Casalina Chateau
Alternate Name(s)	---
Origin Type	Environmental Assessment
Site Type	Unknown
Institutional Control(s)	---
Ownership	Private
Project Manager	

Iowa Department of Natural Resources

Sign in

Contaminated Sites

Chicago Milwaukee & Saint Paul Roundhouse
Land Recycling Program - Closed
S1/2 NW1/4 Sec. 9, Spring Valley TS, 81N R28W , Perry , IA 50220
Project Manager:

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	721
Name	Chicago Milwaukee & Saint Paul Roundhouse
Alternate Name(s)	Chicago Milwaukee and Saint Paul RR Chicago Milwaukee and Saint Paul Roundhouse Property
Origin Type	IDNR Central Office
Site Type	Industrial
Institutional Control(s)	Environmental Covenant
Ownership	Private
Project Manager	

Iowa Department of Natural Resources

Sign in

Contaminated Sites

City of Perry Shop
Chapter 133 - Closed
Warford Street , Perry , IA
Project Manager:

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	1949
Name	City of Perry Shop
Alternate Name(s)	---
Origin Type	NA
Site Type	Unknown
Institutional Control(s)	---
Ownership	Not Specified
Project Manager	

Iowa Department of Natural Resources

Sign in

Contaminated Sites

Kwik Trip #1180
CERCLA Preremedial -
401 1st Avenue , Perry , IA
Project Manager: Matt Culp

Detail
Documents
Location
Background
Summary
Site Search

Documents

Request Access To This Site

Show 10 entries Search:

Doc ID	Doc Type	Doc Date	Action	Comments
39128	Pre-Remedial	4/6/2022	Sent	ISS: Priority 4, no contamination above a SWS
39122	Pre-Remedial	4/1/2022	Received	Second Phase I report for west parcel
39127	Pre-Remedial	4/1/2022	Received	Phase II for West Parcel
39106	Pre-Remedial	3/30/2022	Received	Phase I
39107	Pre-Remedial	3/30/2022	Received	Phase II: for east parcel

Showing 1 to 5 of 5 entries Previous 1 Next

Initial Site Screening (ISS)

Site Name: VOC - Kwik Trip #1180

Project Manager: Matt Culp Date: 4/6/2022

☐ **3931 - Phase II Assessment Review – Brownfield Funded**
Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

☐ **3837 - Phase II Assessment – Brownfield Grant Funded**
Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination, or

☒ **3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded**
Phase II submitted that is not part of a real estate transaction

Location: (Decimal Degree format)

Latitude: 41.8321 Longitude: 94.1076 **County:** Dallas

USGS Quadrant: Perry, Iowa

Site Size: 5.86 (combined) **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet ☐ Miles ☐ Square Miles

Site Alias Name(s): Alco Discount (1995-2010), Duckwall-Alco Stores (2014), Orscheln Farm & Home (2017)

Congressional District: Iowa 3rd

Grant Recipient Name: NA

Grant Recipient Address: NA

Grant Recipient Phone: NA **Grant Recipient Email:** NA

Current Owner(s): C/O Troy Batzel Kwik Trip Inc.

Current Owner Address: 1626 Oak Street PO Box 2107 La Crosse, WI 54602

If different from current owner:

Responsible Party Name(s): Same

Responsible Party Address: Same

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)

401 1st Avenue Perry, Iowa

Directions to site: From Des Moines travel west on interstate 235 to Interstate 35 north. Travel north to Highway 141 west to Perry.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, SW burial, etc.)

Site History:

The site consists of two contiguous parcels (East and West) located in a commercially developed area in the south part of Perry, Iowa near highway 141 (See Exhibits #1 and #2E and #2W).

Historically, the East Parcel of the site was agricultural land from the 1930s through the 1970s. In 1980s, it was developed as a parking lot with a building on an adjoining property to the south. The northern portion of that building was demolished by 2017. The site is currently still structurally undeveloped or vacant being utilized as a parking lot, and green space.

Historically, the West Parcel was also undeveloped agricultural land with railroad tracks from the 1930s through the 1960s. In the 1970s, the site was developed with grain bins and a warehouse and the railroad tracks were removed. By the 1990s, a propane or anhydrous tank and concrete pad were built. By 2010, the warehouse was razed and the propane tank was removed (concrete pad remains) and the grain bins appear in their current configuration. Currently the West Parcel has six grain bins and a grain feeder, and a storage yard for a dredging company. None of the following features were identified on the two parcels: wells, wetlands, buried solid waste, underground or above ground tanks, lagoons or septic tanks.

Recognized Environmental Conditions (REC):

- No on-site REC were identified on either the East or West parcels (See Exhibits #2E and #2W).
- Off-Site REC for East Parcel: An auto body shop (Holcomb Body Shop and Repp Auto) operated north of the East Parcel between 2005 and 2014. Facilities associated with auto body repair use or store petroleum products and hazardous materials and represent off-site RECs (See Exhibit #2E).
- Off-Site REC for the West Parcel: An automotive collision center (Cherokee Collision Center) was active on the north adjoining property from approximately 2000 to 2017. Facilities associated with automotive repair use and handle petroleum products and hazardous materials and represent off-site RECs (See Exhibit 2W).

Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)

East Parcel:

Seven borings (B-1 through B-7) were installed on the East Parcel to a depth of between 20 to 26 feet for geotechnical and environmental assessment. The objective of the assessment was to evaluate the environmental concerns (RECs) and obtain geotechnical information for possible future development. The soil boring locations were selected based on future planned structures and/or activities and include; the proposed car wash (B-1), the proposed building footprint (B-2 and B-3), the proposed gasoline pump and island canopy (B-4), the proposed underground storage tank (UST) (B-5), the proposed diesel island canopy (B-6) and the proposed semi-truck parking area (B-7). The soil boring locations are presented on Exhibit# 3E.

Soil boring were logged at 1-foot intervals and the soil described on visual and textural properties (sand/silt/clay). Soil samples were field screened for organic vapors using a photoionization detector (PID). Minimal PID readings were observed with a majority less than 1.0 ppm. The highest PID reading observed was 7.0 ppm which was recorded at boring B-3 at the 6-7 foot depth interval. One soil sample was collected from each soil boring at the interval of highest field screening or at the capillary fringe zone if the PID readings were below (<0.1 ppm). Soil samples were collected from 5-6 feet at soil borings B-1, B-4 and B-7; from 7-8 feet at soil boring B-2; from 6-7 feet at soil boring B-3; and from 4-5 feet at soil borings B-5 and B-6 (See Soil Boring Logs). Soil borings were converted to temporary groundwater monitoring wells, developed and sampled.

West Parcel:

Two soil borings (B-8 and B-9) were installed on the West Parcel to a depth of 20 feet for the purposes of geotechnical and environmental assessment for contaminants in soil and groundwater form RECs and to obtain geotechnical information for future development. The soil borings were located at the proposed detention pond (B-8) and parking lot (B-9) (See Exhibit# 3W). Soil samples from the West Parcel were also field screened for organic vapors using a (PID). Minimal PID readings observed with a majority recorded at 0.0ppm. The highest PID reading observed was 1.0 ppm at soil boring B-8 (6-7 and 7-8 feet). One soil sample was collected from each soil boring at the interval of highest field screening or at the capillary fringe zone if field screening readings were (<0.1 ppm). Soil samples were collected from 7-8 feet at boring B-8 and from 8-9 feet at boring B-9 (See soil boring logs attached).

Soil and groundwater samples for the East Parcel were analyzed for volatile organic compounds (VOCs) by US EPA Method 8260. Soil samples from borings B-1 and B-7 were also analyzed for total extractable hydrocarbons (TEH) as diesel and waste oil by Iowa Method OA-2. Soil and groundwater samples on the West Parcel were analyzed for volatile organic compounds (VOCs) by USEPA Method 8260. Soil samples from boring B-9 were also analyzed for concentrations of total extractable hydrocarbons (TEH) as diesel and waste oil by Iowa Method OA-2.

Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.

Soil Findings

East Parcel Soil Results

- VOCs (acetone and toluene) were detected at soil boring B-7. Acetone was reported at 0.145 mg/Kg which **does not exceed SWS** of 68,000(mg/Kg). Toluene was detected at 0.015(mg/Kg) **which did not exceed** the SWS of 6,100mg/kg.

- TEH: (TEH) as waste oil was detected at soil boring B-7; however, the concentrations **did not exceed the SWS**. TEH as waste oil was detected at 10.2 mg/Kg which is below the SWS of 9,400 mg/Kg.

West Parcel Soil Results

- VOC (acetone) was detected at soil boring B-8 at 0.233 mg/kg but **did not exceed the SWS** of 68,000 mg/kg. No other VOCs were detected above respective laboratory method reporting limits.

- TEH as diesel and waste oil were not detected above laboratory method reporting limits at boring B-9.

Groundwater Findings:

East Parcel Groundwater Results

- VOCs and TEH as diesel and waste oil were not detected above laboratory method reporting limits in the groundwater from (B-1 through B-7) sample locations.

West Parcel Groundwater Results:

- West Parcel: VOCs and TEH as diesel or waste oil were not detected above laboratory method reporting limits from sample locations borings B-8 and B-9.

Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.

The area is commercially developed with recreational facilities (baseball diamonds) to the west. There are no potential or actual on-site receptors. Two USTs are located to the east. The site is located just outside of the capture zone for Perry water supply. Frog Creek is located adjacent to the site. (See Potential Sources and Receptors Map).

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.
Priority 4

Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

Contamination was not detected in soil or groundwater above a SWS

Site recommended for:

- [x] No further action under CERCLA Pre-Remedial
- [ ] Additional investigation under state program (activity code 2824)
- [ ] Additional investigation under CERCLA (Extended Site Screening)
- [ ] Transfer to LUST/UST

Form Reviewed: Digitally signed by Michael Sullivan Date: 2022.04.06 09:13:11 -05'00' **Date Reviewed:** 04/06/2022

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer:

Name/Title Matt Culp Senior Environmental Specialist Date 4/7/2022

Address 502 East 9th Street City/State/Zip Des Moines IA 50319

E-mail matt.culp@dnr.iowa.gov Phone 1-515-725-8337

Site Name: VOC - Kwik Trip #1180

Previous Names (if any): Alco Discount (1995-2010), Duckwall (2014), Orscheln Farm & Home (2017)

Site Location:

Address 401 1st Avenue City/State/Zip Perry. IA

Latitude: 41.8321 **Longitude:** 94.1076

Compare the following checklist. If "yes" is marked, please explain below.	YES	NO
1. Does the site already appear in CERCLIS?	☐	☒
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	☐	☒
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	☐	☒
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	☐	☒
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	☐	☒
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	☐	☒
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	☐	☒
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance release have occurred, EPA approved risk assessment completed)?	☐	☒

Please explain all "yes" answer(s), attach additional sheets if necessary:

Site Determination:

☐ Enter the site into CERCLIS. Further assessment is recommended (Explain below).

☒ The site is not recommended for placement into CERCLIS (Explain below).

☐ Further assessment is recommended under PRE-CERCLA (Explain below).

DECISION/DISCUSSION/RATIONALE:

Priority 4: The priority of the site is due contamination was not detected in soil or groundwater above a SWS

Regional EPA Reviewer: _____ _____

Print Name/Signature | Date

State Agency/Tribe: Matt Culp | 3/22/2022

Print Name/Signature | Date

REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM

(Required information marked with a * and in red)

*Site Name: VOC - Kwik Trip #1180 *EPA ID:

*Latitude: 41.8321 *Longitude: 94.1076 Measurement Sequence:
Decimal Decree Format (See Comment A)

*Lat/Long Source:
- ☐ Contractor
- ☐ Dun & Bradstreet
- ☐ EPA Region 7
- ☐ Geograph
- ☐ Other Federal Agency
- ☐ Regulated Entity
- ☐ State
- ☐ EPA Headquarters
- ☐ Epic
- ☒ Other
- ☐ Private
- ☐ SNAP
- ☐ Tribe
- ☐ Unknown
- ☐ (Blank)

Designate Lat/Long:
- ☐ Primary
- ☐ NPL Coordinate

*Collection Method:
- ☐ Address Matching -House Number
- ☐ Address Matching - Block Face
- ☐ Address Matching - Street Centerline
- ☐ Census Block - 1990 - Centroid
- ☐ Census Block/Group 1990-Centroid
- ☐ Census Block/Tract - 1990 - Centroid
- ☐ Census - Other
- ☐ GPS Carrier Phase Static Relative Position
- ☐ GPS Carrier Phase Kinematic Relative Position
- ☐ GPS, with Canadian Active Control System
- ☐ Interpolation-Digital Map Source (TIGER)
- ☐ Interpolation-Map
- ☐ Interpolation -MSS
- ☐ Address Matching -Nearest Intersection
- ☐ Address Matching - Primary Name
- ☐ Address Matching - Digitized
- ☐ ZIP+2 Centroid
- ☐ ZIP+4 Centroid
- ☐ ZIP Code - Centroid
- ☐ GPS Code (Pseudo Range) Differential
- ☐ GPS Code (Pseudo Range) Precise Position
- ☐ GPS Code (Pseudo Range) Standard Position (SA-Off)
- ☐ GPS Code (Pseudo Range) Standard Position Service SA-On
- ☐ Interpolation -Photo
- ☒ Interpolation – Satellite
- ☐ Interpolation - SPOT
- ☐ Address Matching - Other
- ☐ Public Land Survey-Footing
- ☐ Public Land Survey-Section
- ☐ Public Land Survey-Quarter Section
- ☐ Public Land Survey-Eighth Section
- ☐ Public Land Survey-Sixteenth Section
- ☐ GPS-Unspecified
- ☐ Classical Surveying Techniques
- ☐ LORAN
- ☐ Unknown
- ☐ Interpolation-TM
- ☐ Interpolation - Other

*Reference Point:
- ☐ Administrative Building
- ☐ Air Monitoring Station
- ☐ Air Release Stack
- ☐ Air Release Vent
- ☐ Atmos. Emissions Trtmnt Unit
- ☐ Boundary Point
- ☐ Building Entrance
- ☒ Facility/Centroid Cent
- ☐ Facility/Station Bldg Entrance
- ☐ Intake Point
- ☐ Lagoon or Settling Pond
- ☐ Liquid Waste Treatment Unit
- ☐ Loading Area Centroid
- ☐ Loading Facility
- ☐ Monitoring Point
- ☐ NE Corner of Land Parcel
- ☐ NW Corner of Land Parcel
- ☐ Other
- ☐ Plant Entrance (Freight)
- ☐ Plant Entrance (General)
- ☐ Plant Entrance (Personnel)
- ☐ Process Unit Area Centroid
- ☐ Process Unit
- ☐ Release Point
- ☐ SE Corner of Land Parcel
- ☐ Solid Waste Storage Area
- ☐ Solid Waste Trtmnt/Disp. Unit
- ☐ Storage Tank
- ☐ SW Corner of Land Parcel
- ☐ Treatment/Storage Plant
- ☐ Unknown
- ☐ Water Monitoring Station
- ☐ Water Release Pipe
- ☐ Well
- ☐ Well Protection Area

*Reference Datum: ☐ NAD27 ☐ NAD83 ☐ Other ☒ Unknown ☐ WGS84

*Accuracy Meters +/-: ☒ *Accuracy Unknown *Collection Date:

Verification Method:
- ☐ Ground Truth Conducted
- ☐ Point In Polygon (County)
- ☐ Point in Polygon (Zip)
- ☐ Point in Polygon (Other)
- ☐ Proximity to Alternative Facility Coordinate
- ☐ Proximity to Polygon Centroid (County)
- ☐ Proximity to Polygon Centroid (Other)
- ☐ Proximity to Polygon Centroid (Zip Code)
- ☐ Verified Relative to Map Features (1:100K/Tiger)
- ☐ Verified Relative to Map Features (1:24K)
- ☐ Verified Relative to Map Features (Other)
- ☐ Verified, Unknown Method
- ☒ Not Verified
- ☐ Blank

*Point/Line/Area: ☒ AREA ☐ LINE ☐ POINT ☐ REGION ☐ ROUTE ☐ BLANK

*Source Map Scale:
- ☐ 1:10,000
- ☐ 1:12,000
- ☐ 1:15,840
- ☐ 1;20,000
- ☐ 1:24,000
- ☐ 1:25,000
- ☐ 1:50,000
- ☐ 1:62,500
- ☐ 1:63,360
- ☐ 1:100,000
- ☐ 1:125,000
- ☐ 1:250,000
- ☐ 1:500,000
- ☐ NONE
- ☒ UNKNOWN

☐ OTHER

COMMENTS:

Signatures:

RPM/OSC: **Date:**

Branch Chief: **Date:**

Comment A: A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.

REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

(Required information marked with a * and in red)

NPL Status = O-Not a Valid Site or Incident

*Site Name: VOC - Kwik Trip #1180 *Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

*Address: 401 1st Avenue *County: Dallas

*City, State, Zip: Perry, Iowa State ID (if one exists): Congressional District: Iowa 3rd

NPL Status = O-Not a Valid Site or Incident Federal Facility Indicator: ☐ Federal Facility ☒ Not a Federal Facility ☐ Status Undetermined

*Section:

☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch ☐ L-(EFLR) Enfr/Fund Lead RV Branch ☐ F-(FFSE) Federal Facilities/Special Emphasis Branch
☐ M-(MOKS) MO/KS remedial Branch ☒ I-(IANE) IA/NE Remedial Branch ☐ O-(ER&R) Emergency Response & RV Branch

List Site Alias Name(s): Alco Discount (1995-2010), Duckwall (2014), Orscheln Farm & Home (2017)

Directions to Site: From Des Moines travel west on interstate 235 to Interstate 35 north. Travel north to Highway 141 west to Perry.

Site Description: The site is two parcels one vacant and the other has grain bins

*Latitude: 41.8321 *Longitude: 94.1076 USGS Quadrant: Perry USGS Hydro Unit:

(Decimal Degree Format) (with release of 3.17 see attached required location data form

Lat/Long Accuracy: ☐ Seconds ☒ Degrees ☐ Minutes ☐ Miles ☐ Feet ☐ Kilometers ☐ Meters

*Owner Operator Type:
☐ Bank/Loan Company ☐ Brownfields/Public ☐ County Owned ☐ District Owned
☐ Federally-Owned ☐ Former Federally Owned or Operated ☐ Government Owned/Contractor Operated ☐ Mixed Ownership ☐ Municipality
☐ Other ☒ Private ☐ Privately Owned/Government Operated ☐ Property Defaulted Back to Government ☐ State Owned
☐ Trustee, Federal ☐ Trustee, State ☐ Unknown

*Operational Status: ☐ Active ☒ Inactive ☐ Unknown ☐ Blank Native American Interest: ☐ Yes ☒ No

*Non-NPL Status (Choose one): ☒ Not a Valid Site or Incident ☐ Not a Valid Site or Incident: RCRA Lead ☐ Not a Valid Site or Incident: State Lead ☐ Not a Valid Site or Incident: NRC Lead ☐ Not a Valid Site or Incident: Tribal Lead

*Add Action: OU 00 *PRE-CERCLIS SCREENING: *Planned Complete: *Actual Complete:

*Lead code (choose one) ☐ F-EPA Fund Financed ☐ FF - Federal Facility ☐ S - State, Fund Financed

SCAP Note:

Lead:

Add below Action (if No Further Action): OU 00 ☐ PRE-CERCLIS ARCHIVE Actual Complete:

SCAP Note: Comments: ☐ Site or ☐ Action:

*Site Type: (Choose all that apply; for every main category chosen, in bold, at least one sub-category must be selected; if more than one main and sub-category is selected indicate which is primary)

Primary Designation: OT

☐ **MP-Manufacturing/Processing/Maintenance** - *Applicable sub-categories:*
- ☐ CA-Chemicals and allied products
- ☐ CG-Coal gasification
- ☐ CP-Coke production
- ☐ EP-Electric power generation and distribution
- ☐ FT-Fabrics/textiles
- ☐ EE-Electronic/electrical equipment
- ☐ LW-Lumber and wood products/pulp and paper
- ☐ WP-Lumber and wood products/ wood preserving/ preserving/ treatment
- ☐ MF-Metal fabrication/finishing/coating and allied industries
- ☐ OR-Oil and gas refining
- ☐ OP-Ordnance production
- ☐ OT-Other-Description (needed):
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA-Tanneries
- ☐ TS-Trucks/ships/trains/aircraft and related components

☐ **RE-Recycling** - *Applicable sub-categories*
- ☐ AT-Automobiles/tires
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ DT-Drums/tanks
- ☐ OT-Other-Description (needed):
- ☐ WO-Waste/used

☐ **MI-Mining** - *Applicable sub-categories*
- ☐ CO-Coal
- ☐ ME-Metals
- ☐ NM-Non-metal minerals
- ☐ OG-Oil and Gas
- ☐ OT-Other-Description (needed):

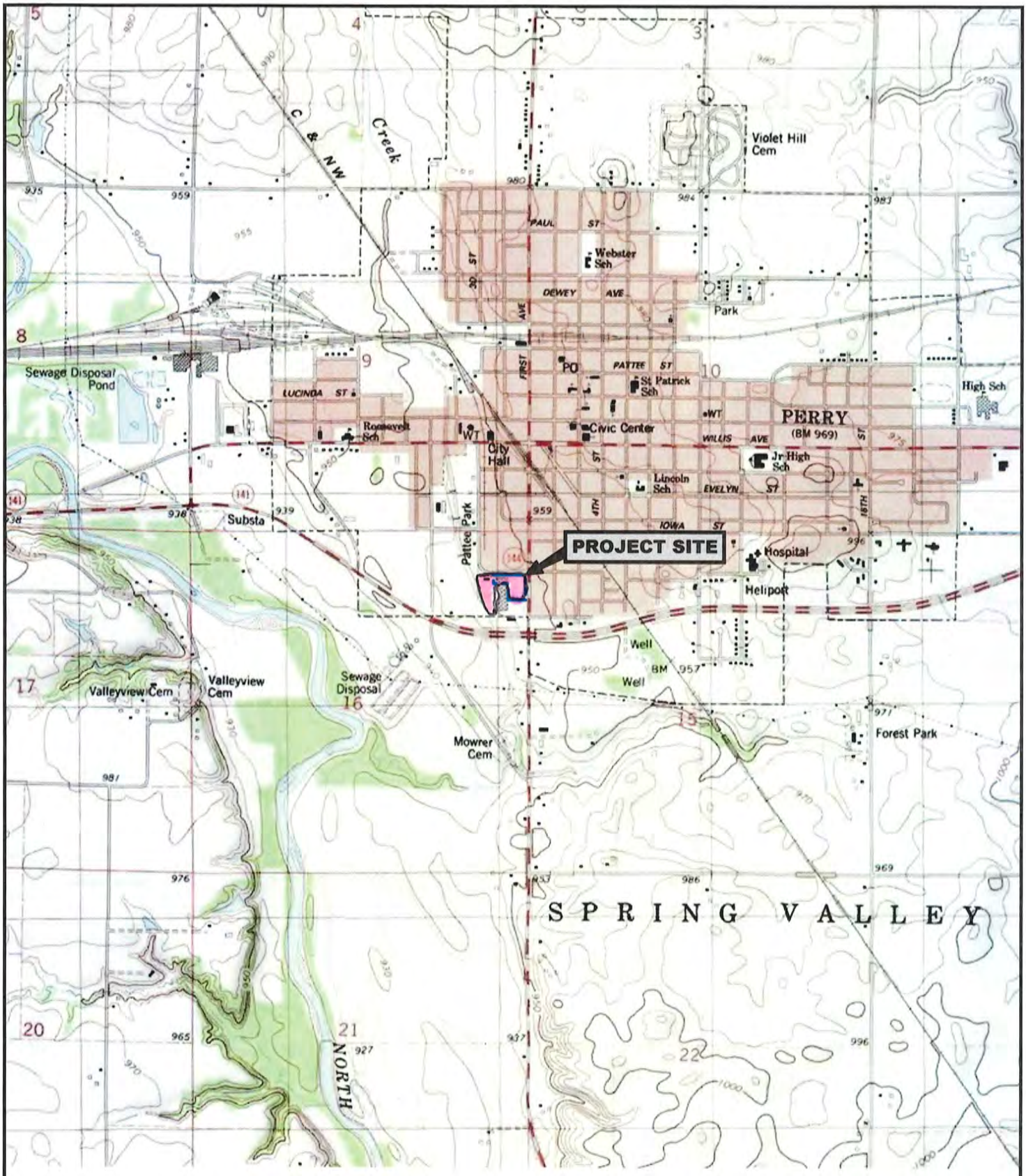
☐ **WM-Waste Management** - *Applicable sub-categories*
- ☐ CL-Co-disposal landfill (municipal and industrial)
- ☐ ID-Illegal disposal/open dump
- ☐ IF-Industrial waste facility (non-generator)
- ☐ MD-Mine tailings disposal
- ☐ OT-Other-Description (needed):
- ☐ ML-Municipal solid waste landfill
- ☐ RW-Radioactive waste treatment, storage, disposal (non-generator)

☒ **OT-Other** - *Applicable sub-categories*
- ☒ AG-Agricultural (e.g., grain elevator)
- ☐ CS-Contaminated sediment site with no identifiable source
- ☐ DC-Dust control
- ☐ OT-Other-Description (needed):
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☐ PS-Product Storage/distribution
- ☒ RC-Retail/commercial
- ☐ RD-Research, development, and testing facility
- ☐ SE-Spill or other one-time event
- ☐ TP-Transportation (e.g., railroad yards, airport, barge docking, site)
- ☐ TW-Treatment works/septic tanks/other sewage treatment

Signatures:

States: Matt Culp Date: 4/06/2022

RPM/OSC/SAM: Date:



TOPO IMAGE FROM ARCGIS MAP SERVER
http://services.arcgisonline.com/ArcGIS/services

LEGEND

- BOUNDARY OF ASSESSED AREA

NORTH

0 2000'

APPROXIMATE DRAWING SCALE

Project No.	Date:
08207336	12/22/2020
Project Mngr:	Drawn By:
JAH	JAL
File Name:	
08207336-01.dwg	
Layout Name:	
E1	

Terracon
Consulting Engineers and Scientists
600 SW 7TH STREET DES MOINES, IOWA 50309
PH. (515) 244-3184 FAX. (515) 244-5249

TOPOGRAPHIC SITE MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT
KWIK TRIP #1180 PERRY
401 1ST AVENUE
PERRY, IOWA 50220

EXHIBIT

1

AERIAL PHOTO FROM GOOGLE EARTH

LEGEND

- BOUNDARY OF ASSESSED AREA

NORTH

0 200'

APPROXIMATE DRAWING SCALE

Project No.	08207336
Date:	12/22/2020
Project Mngr:	JAH
Drawn By:	JAL
File Name:	08207336-01.dwg
Layout Name:	E2

Terracon
Consulting Engineers and Scientists
600 SW 7TH STREET DES MOINES, IOWA 50309
PH. (515) 244-3184 FAX. (515) 244-5249

SITE DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
KWIK TRIP #1180 PERRY
401 1ST AVENUE
PERRY, IOWA 50220

EXHIBIT

2E

AERIAL PHOTO FROM GOOGLE EARTH

LEGEND

- BOUNDARY OF ASSESSED AREA

NORTH

0 200'

APPROXIMATE DRAWING SCALE

Project No.	Date:
08217217	7/16/2021
Project Mngr:	Drawn By:
JAH	JAL
File Name:	
08217217-02.dwg	
Layout Name:	
E2	

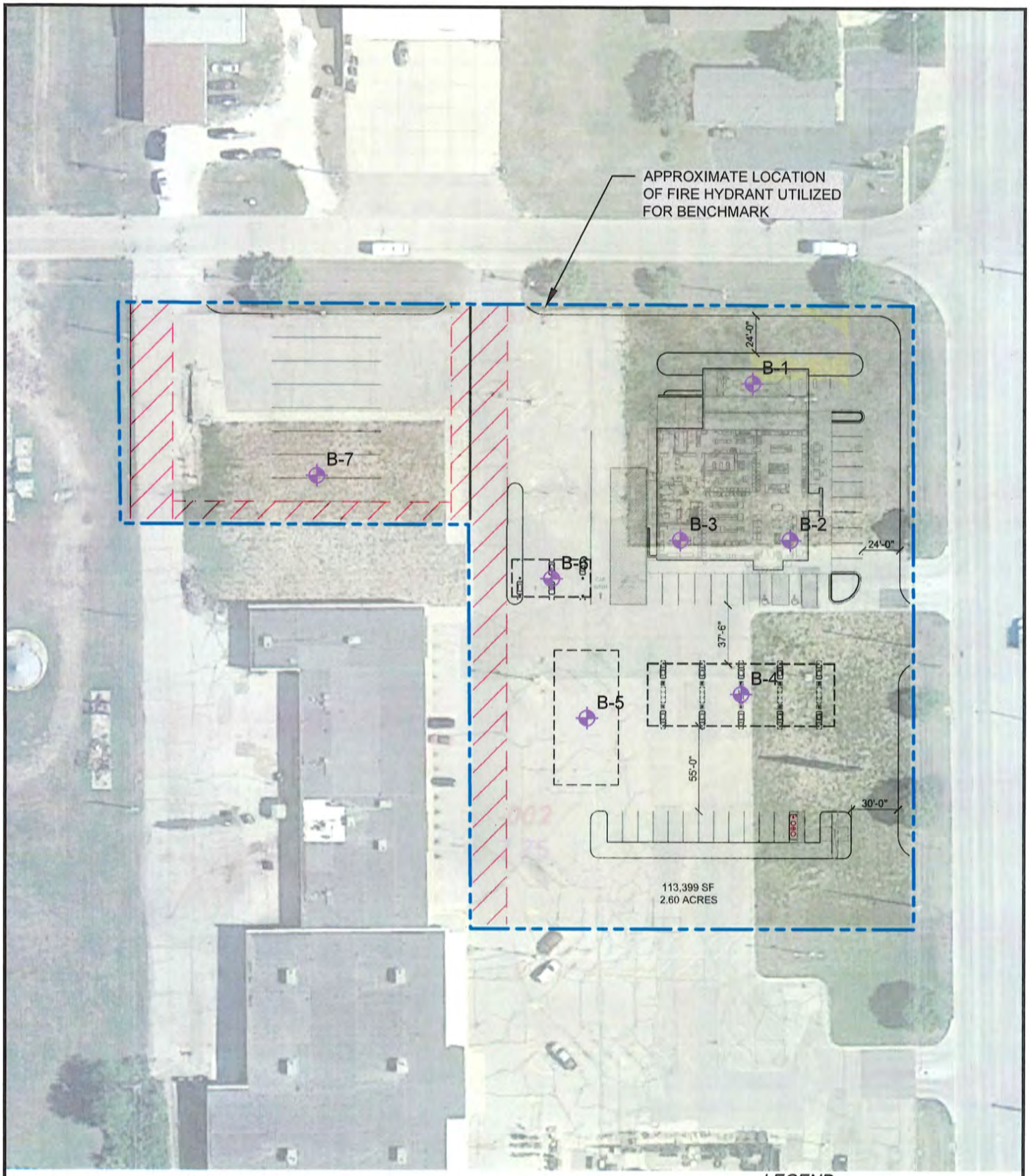
Terracon
Consulting Engineers and Scientists
600 SW 7TH STREET DES MOINES, IOWA 50309
PH. (515) 244-3184 FAX. (515) 244-5249

SITE DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
KWIK TRIP #1180 PERRY (ADDITIONAL LAND)
401 1ST AVENUE
PERRY, IOWA 50220

EXHIBIT

2W



LEGEND

- BOUNDARY OF ASSESSED AREA
- APPROXIMATE BORING LOCATION

AERIAL PHOTO FROM GOOGLE EARTH

NORTH

0 80'

APPROXIMATE DRAWING SCALE

Project No.	08207336A
Date:	1/29/2021
Project Mngr:	ACC
Drawn By:	JAL
File Name:	08207336A-01.dwg
Layout Name:	E3

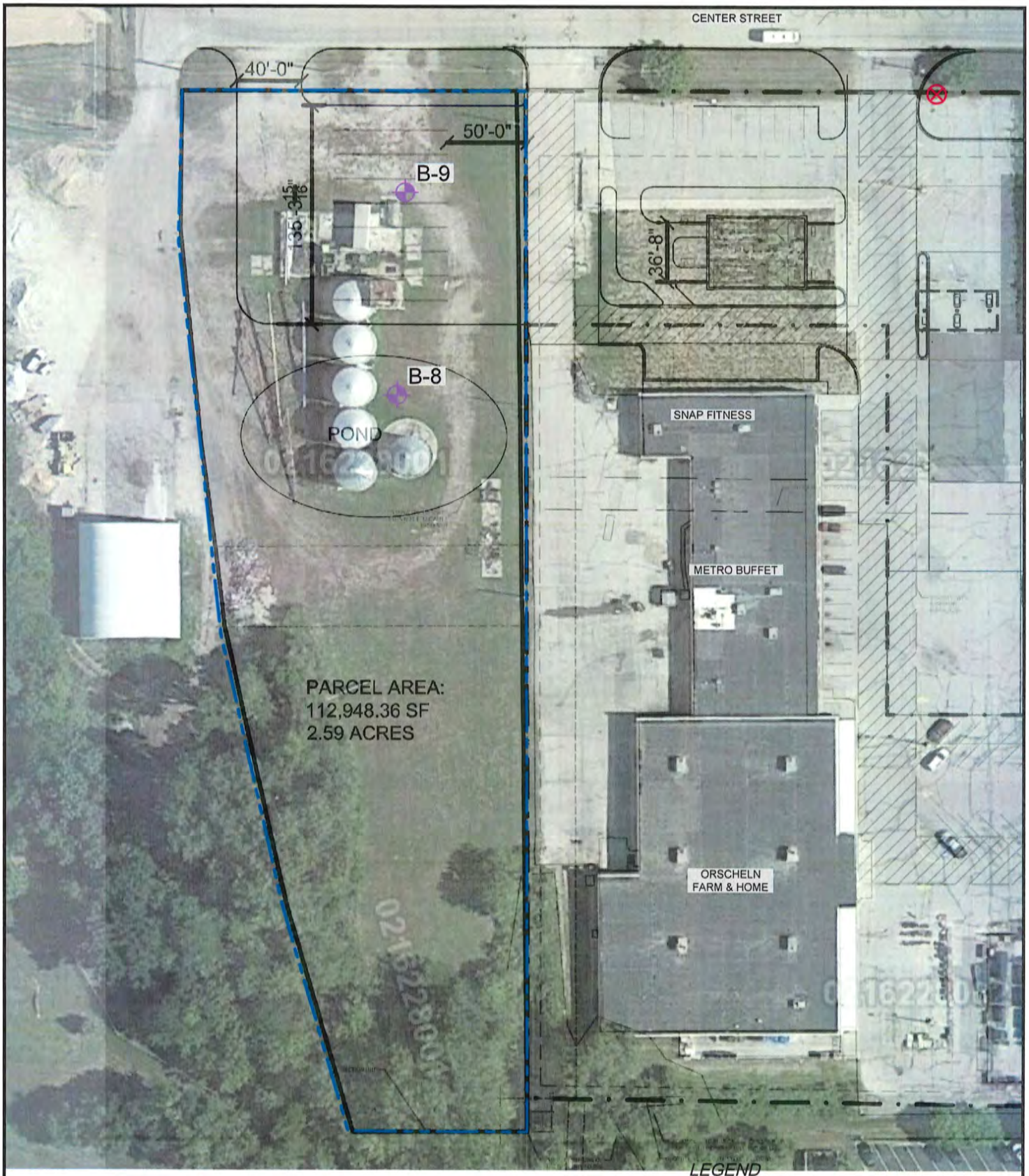
Terracon
Consulting Engineers and Scientists
600 SW 7TH STREET DES MOINES, IOWA 50309
PH. (515) 244-3184 FAX. (515) 244-5249

BORNG LOCATION DIAGRAM

LIMITED SITE INVESTIGATION
KWIK TRIP #1180 PERRY
401 1ST AVENUE
PERRY, IOWA 50220

EXHIBIT

3E



LEGEND

- BOUNDARY OF ASSESSED AREA
- APPROXIMATE BORING LOCATION
- TERRACON BENCHMARK (FIRE HYDRANT)

AERIAL PHOTO FROM GOOGLE EARTH

NORTH

0 80'

APPROXIMATE DRAWING SCALE

Project No.	08217217A
Date:	8/2/2021
Project Mngr:	JAH
Drawn By:	JAL
File Name:	08217217A-01.dwg
Layout Name:	E3

Terracon
Consulting Engineers and Scientists
600 SW 7TH STREET DES MOINES, IOWA 50309
PH. (515) 244-3184 FAX. (515) 244-5249

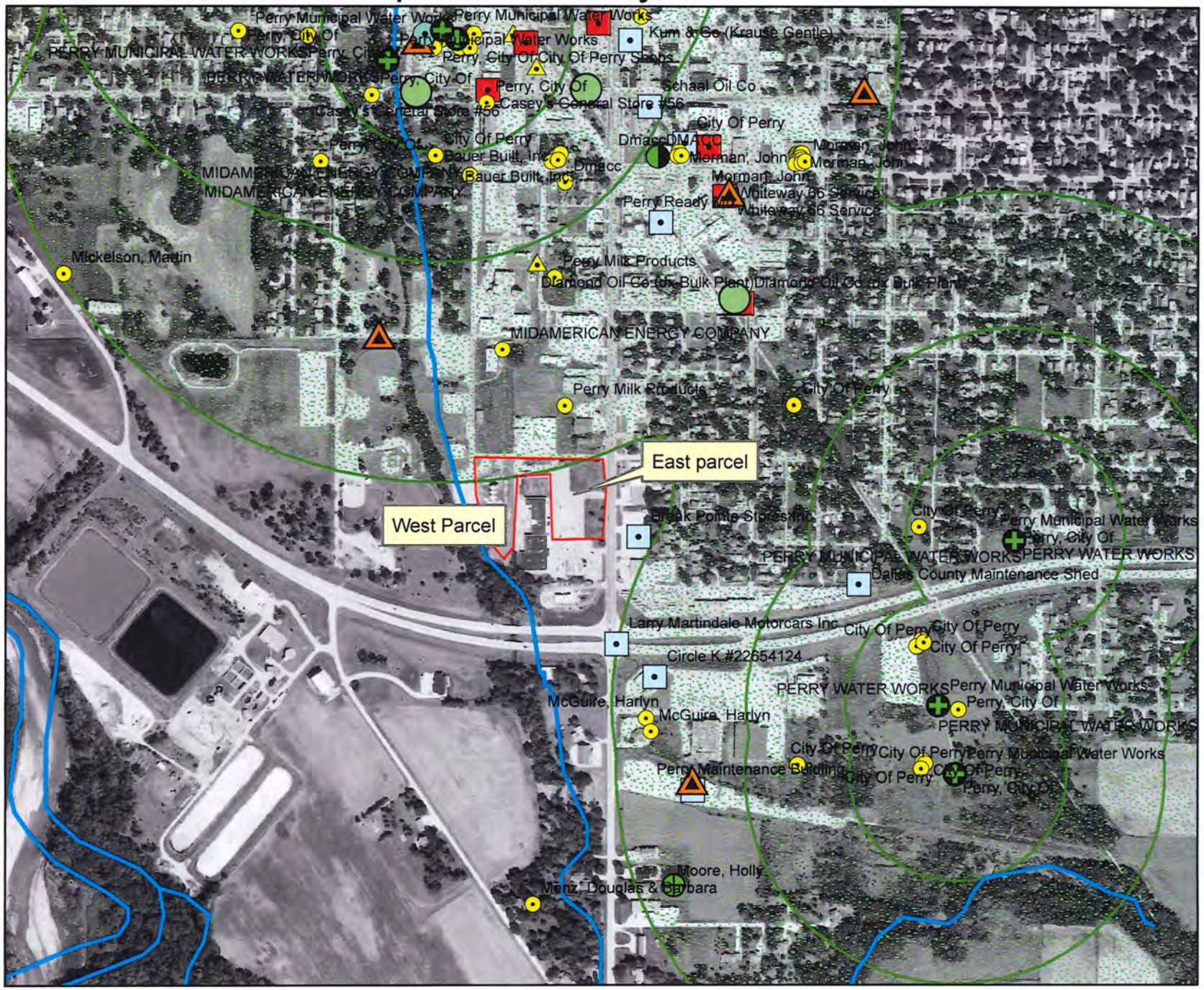
BORING LOCATION DIAGRAM

LIMITED SITE INVESTIGATION
KWIK TRIP #1180 PERRY (ADDITIONAL LAND)
701 W. 2nd Street
PERRY, IOWA 50220

EXHIBIT

3W

Potential Sources and Receptors Map
Kwik Trip #1180 Perry, Iowa



BORING LOG NO. 1

PROJECT: Kwik Trip #1180 Perry Geotechnical

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: Center Street and 1st Avenue
Perry, Iowa

LOCATION See Exploration Plan
Latitude: 41.8328° Longitude: -94.1071°
Surface Elev.: 98.23 (Ft.)

INSTALLATION DETAILS
Top Casing Elev: 99.1

DEPTH	ELEVATION (Ft.)	Stratigraphy	RECOVERY (In.)	FIELD TEST RESULTS	SAMPLE ID	PID (ppm)	WATER CONTENT (%)
0.0	98	**FILL - LEAN CLAY WITH SAND**, trace gravel, dark brown	15	3-6-5-4/-6" 6500 (HP)	1	0.0	21.7
					2	0.0	
2.0	96	**FINE TO MEDIUM SAND (SP)**, trace gravel, brown gray, occasional clay seams	14	3-3-4-4/-6"	3	0.0	12.8
					4	0.0	
			19	2-3-3-4/-6"	5	0.0	3.5
5					6*	0.0	
6.0	92	**COARSE SAND (SP)**, trace gravel, brown gray	18	2-4-4-7/-6"	7	0.0	17.9
					8	0.0	
8.0	90	**SANDY LEAN CLAY (CL)**, trace gravel, dark gray, cobbles at 12 feet to 14 feet	19	2-4-7-7/-6" 5500 (HP)	9	0.0	14.0
					10	0.0	
10				2-4-7-7/-6"	11	0.0	
					12	0.0	
				2-5-7-5/-6"	13	0.0	
					14	0.0	
			24	2-3-5-5/-6" 5000 (HP)	15	0.0	14.8
15					16	0.0	
			23	3-5-6-7/-6" 6000 (HP)	17	0.0	14.4
					18	0.0	
			23	3-5-6-7/-6" 4000 (HP)	19	0.0	14.7
20.0	78				20	0.0	
20		***Boring Terminated at 20 Feet***					

ATTERBERG LIMITS: LL-PL-PI

UNCONFINED COMPRESSIVE STRENGTH (psf)

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

* Sample sent to laboratory for analysis

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Temporary monitoring well installed upon completion

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

- 6.5' While Drilling
- 9.03' at 1:40 PM on 1/19/2021

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 01-18-2021
Boring Completed: 01-18-2021
Drill Rig: 929
Driller: CN
Project No.: 08207336A

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08207336A KWIK TRIP #1180 P.GPJ TERRACON_DATATEMPLATE.GDT 2/2/21

BORING LOG NO. 2

PROJECT: Kwik Trip #1180 Perry Geotechnical

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: Center Street and 1st Avenue
Perry, Iowa

LOCATION See Exploration Plan
Latitude: 41.8326° Longitude: -94.1070°
Surface Elev.: 99.96 (Ft.)

INSTALLATION DETAILS
Top Casing Elev: 100.2

DEPTH	ELEVATION (Ft.)	Description
0.5	99.5	**FILL - LEAN CLAY**, trace sand and gravel, brown
		FILL - LEAN CLAY WITH SAND, trace gravel, dark brown, color change to gray at 2 feet
4.0	96	
		FINE SAND (SP), gray, occasional clay seams
6.0	94	
		COARSE SAND (SP), brown, clay seams at 8 feet to 10 feet
9.5	90.5	
		SANDY LEAN CLAY (CL), trace gravel, dark gray
20.0	80	
		Boring Terminated at 20 Feet

DEPTH (Ft.)	RECOVERY (In.)	FIELD TEST RESULTS	SAMPLE ID	PID (ppm)	WATER CONTENT (%)
	18	3-7-7-5/-6" 5500 (HP)	1	0.0	12.5
			2	0.0	
	23	3-3-5-5/-6" 4000 (HP)	3	0.0	13.2
			4	0.0	
5	17	3-4-5-4/-6"	5	0.0	7.9
			6	0.0	
	19	2-3-5-5/-6"	7	0.0	11.1
			8*	0.0	
	10	3-4-4-4/-6"	9	0.0	19.2
			10	0.0	
10	23	3-4-9-8/-6" 7500 (HP)	11	0.0	10.1
			12	0.0	
	22	4-5-10-10/-6" 8000 (HP)	13	0.0	10.8
			14	0.0	
	21	3-5-11-11/-6" 9000 (HP)	15	0.0	12.2
15			16	0.0	
	14	6-11-18-12/-6" 9000 (HP)	17	0.0	11.1
			18	0.0	
	21	4-7-8-11/-6" 6500 (HP)	19	0.0	11.1
			20	0.0	
20					

ATTERBERG LIMITS: LL-PL-PI

Stratification lines are approximate. In-situ, the transition may be gradual.
* Sample sent to laboratory for analysis

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Temporary monitoring well installed upon completion

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

8' While Drilling

9.38' at 1:10 PM on 1/19/2021

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 01-18-2021 | Boring Completed: 01-18-2021
Drill Rig: 929 | Driller: CN
Project No.: 08207336A

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08207336A KWIK TRIP #1180 P.GPJ TERRACON_DATATEMPLATE.GDT 2/2/21

BORING LOG NO. 3

PROJECT: Kwik Trip #1180 Perry Geotechnical

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: Center Street and 1st Avenue
Perry, Iowa

LOCATION See Exploration Plan
Latitude: 41.8326° Longitude: -94.1073°
Surface Elev.: 98.67 (Ft.)

INSTALLATION DETAILS
Top Casing Elev: 99.9

DEPTH	ELEVATION (Ft.)	Description
0.5	98	**FILL - LEAN CLAY**, trace sand gravel and organics, brown
2.0	96.5	**FILL - SANDY LEAN CLAY**, trace gravel, dark brown
		FINE SAND (SP), gray, occasional clay seams
6.0	92.5	
		COARSE SAND (SP), trace gravel, brown, clay seams from 10 feet to 14 feet
14.0	84.5	
		SANDY LEAN CLAY (CL), trace gravel, dark gray to gray
26.0	72.5	
		Boring Terminated at 26 Feet

DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (In.)	FIELD TEST RESULTS	SAMPLE ID	PID (ppm)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	ATTERBERG LIMITS LL-PL-PI
			23	3-6-7-6/-6" 8000 (HP)	1	0.0		14.7	
					2	0.0			
			23	2-3-3-4/-6"	3	2.3		6.6	
					4	4.5			
5			21	2-3-3-4/-6"	5	4.9		11.6	
					6	5.7			
	▽		17	2-2-2-4/-6"	7*	7.0		15.1	
					8	6.1			
	▽		18	4-6-8-7/-6"	9	1.3		14.4	
					10	0.7			
10			11	7-5-5-5/-6" 5000 (HP)	11	0.0		17.1	
					12	0.0			
			8	5-9-9-9/-6" 2000 (HP)	13	0.0		18.3	
					14	0.0			
15			17	4-6-9-12/-6" 7500 (HP)	15	0.0		14.1	
					16	0.0			
			17	4-7-13-13/-6" 7000 (HP)	17	0.0		13.8	
					18	0.0			
			14	4-6-8-8/-6" 6000 (HP)	19	0.0		14.2	
					20	0.0			
20			13	4-5-7-4/-6" 6500 (HP)	21	0.0		14.6	
					22	0.0			
			13	6-7-8-8/-6" 7000 (HP)	23	0.0		10.7	
					24	0.0			
			12	2-6-6-7/-6" 6000 (HP)	25	0.0		14.9	
25					26	0.0			

Stratification lines are approximate. In-situ, the transition may be gradual.
* Sample sent to laboratory for analysis

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Temporary monitoring well installed upon completion

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

▽ *7' While Drilling*

▽ *9.19' at 12:45 PM on 1/19/2021*

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 01-18-2021 | Boring Completed: 01-18-2021

Drill Rig: 929 | Driller: CN

Project No.: 08207336A

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08207336A KWIK TRIP #1180 P.GPJ TERRACON_DATATEMPLATE.GDT 2/2/21

BORING LOG NO. 4

PROJECT: Kwik Trip #1180 Perry Geotechnical

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: Center Street and 1st Avenue
Perry, Iowa

LOCATION See Exploration Plan
Latitude: 41.8324° Longitude: -94.1071°
Surface Elev.: 98.75 (Ft.)

INSTALLATION DETAILS
Top Casing Elev: 99.2

DEPTH	ELEVATION (Ft.)	DESCRIPTION	RECOVERY (in.)	FIELD TEST RESULTS	SAMPLE ID	PID (ppm)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	ATTERBERG LIMITS LL-PL-PI
0		**FILL - SANDY LEAN CLAY**, trace gravel, dark brown to brown	20	7-7-7-7/-6" 6000 (HP)	1	0.0		13.7	
					2	0.0			
			16	2-2-4-4/-6" 4000 (HP)	3	0.0		12.7	
4.0	95				4	0.0			
		FINE SAND (SP), trace gravel, brown	19	2-4-5-5/-6"	5	0.0		10.1	
5					6*	0.0			
6.0	93	**COARSE SAND (SP)**, trace gravel, brown	18	1-1-1-1/-6"	7	0.0		21.4	
					8	0.0			
			19	1-2-2-1/-6"	9	0.0		25.0	
10					10	0.0			
			20	1-4-5-7/-6"	11	0.0		20.1	
					12	0.0			
			20	5-7-9/-6" 6500 (HP)	13	0.0		15.9	
13.5	85.5				14	0.0			
		SANDY LEAN CLAY (CL), trace gravel, gray to dark gray	16	4-7-11-13/-6" 9000 (HP)	15	0.0		12.5	
15					16	0.0			
			18	8-13-15-23/-6" 9000 (HP)	17	0.0		13.5	
					18	0.0			
				8-15-15-25/-6" 9000 (HP)	19	0.0		13.9	
20.0	79				20	0.0			
20		***Boring Terminated at 20 Feet***							

Stratification lines are approximate. In-situ, the transition may be gradual.
* Sample sent to laboratory for analysis

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Temporary monitoring well installed upon completion

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

- 6' While Drilling
- 9.87' at 2:50 PM on 1/19/2021

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 01-18-2021 | Boring Completed: 01-18-2021
Drill Rig: 929 | Driller: CN
Project No.: 08207336A

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08207336A KWIK TRIP #1180 P.GPJ TERRACON_DATATEMPLATE.GDT 2/2/21

BORING LOG NO. 5

PROJECT: Kwik Trip #1180 Perry Geotechnical

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: Center Street and 1st Avenue
Perry, Iowa

LOCATION See Exploration Plan
Latitude: 41.8325° Longitude: -94.1076°
Surface Elev.: 97.97 (Ft.)

INSTALLATION DETAILS
Top Casing Elev: 99.3

DEPTH	ELEVATION (Ft.)	Description
0.0	98	**FILL - SANDY LEAN CLAY**, dark brown to gray
4.0	94	**FINE SAND (SP)**, with clay seams, gray
6.0	92	**COARSE SAND (SP)**, with clay seams, gray to brown
9.0	89	**SANDY LEAN CLAY (CL)**, trace gravel, gray
20.0	78	***Boring Terminated at 20 Feet***

DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (In.)	FIELD TEST RESULTS	SAMPLE ID	PID (ppm)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	ATTERBERG LIMITS LL-PL-PI
				3-5-5-7/-6" 4000 (HP)	1	0.0		20.4	
					2	0.0			
				2-2-3-3/-6"	3	0.0		11.9	
					4	0.0			
5				2-2-4-5/-6" 2000 (HP)	5*	1.0		13.3	
	▽				6	0.0			
				2-2-2-2/-6"	7	0.0		24.0	
	▽				8	0.0			
				2-3-4-5/-6"	9	0.0		17.1	
					10	0.0			
10				3-4-5-6/-6" 4000 (HP)	11	0.0		20.2	
					12	0.0			
				3-4-4-7/-6" 5000 (HP)	13	0.0		18.0	
					14	0.0			
				4-5-7-8/-6" 6000 (HP)	15	0.0		15.9	
15					16	0.0			
				4-5-7-8/-6"	17	0.0		16.0	
					18	0.0			
				3-5-7-8/-6" 6000 (HP)	19	0.0		17.1	
20					20	0.0			

Stratification lines are approximate. In-situ, the transition may be gradual.
* Sample sent to laboratory for analysis

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Temporary monitoring well installed upon completion

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

▽ *6' While Drilling*

▽ *7.45' at 2:30 PM on 1/19/2021*

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 01-19-2021 | Boring Completed: 01-19-2021

Drill Rig: 929 | Driller: CN

Project No.: 08207336A

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08207336A KWIK TRIP #1180 P.GPJ TERRACON_DATATEMPLATE.GDT 2/2/21

BORING LOG NO. 6

PROJECT: Kwik Trip #1180 Perry Geotechnical

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: Center Street and 1st Avenue
Perry, Iowa

LOCATION See Exploration Plan
Latitude: 41.8323° Longitude: -94.1075°
Surface Elev.: 97.96 (Ft.)

INSTALLATION DETAILS
Top Casing Elev: 99.4

DEPTH	ELEVATION (Ft.)	Description	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (In.)	FIELD TEST RESULTS	SAMPLE ID	PID (ppm)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	ATTERBERG LIMITS LL-PL-PI
		FILL - SANDY LEAN CLAY, trace gravel, dark brown					3-4-4-5/-6" 4000 (HP)	1	0.0		68.4	
								2	0.0			
							2-2-3-4/-6" 4000 (HP)	3	0.0		16.6	
								4	0.0			
4.0	94	**FINE SAND (SP)**, gray, occasional clay seams	5				3-3-4-5/-6" 5000 (HP)	5*	1.0		9.6	
				▽				6	0.0			
6.0	92	**COARSE SAND (SP)**, brown, occasional clay seams		▽			3-4-5-5/-6"	7	0.0		16.4	
								8	0.0			
							3-4-5-5/-6"	9	0.0		18.6	
10.0	88		10					10	0.0			
		SANDY LEAN CLAY (CL), trace gravel, gray to dark gray					3-5-5-6/-6" 6000 (HP)	11	0.0		20.5	
								12	0.0			
							4-5-5-6/-6" 5000 (HP)	13	0.0		15.3	
								14	0.0			
			15				5-6-6-8/-6"	15	0.0		16.2	
								16	0.0			
							4-5-6-7/-6" 6000 (HP)	17	0.0		16.1	
								18	0.0			
							5-5-7-8/-6"	19	0.0		15.4	
20.0	78							20	0.0			
		Boring Terminated at 20 Feet	20									

Stratification lines are approximate. In-situ, the transition may be gradual.
* Sample sent to laboratory for analysis

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Temporary monitoring well installed upon completion

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

▽ *6' While Drilling*

▽ *7.43' at 2:05 PM on 1/19/2021*

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 01-19-2021 | Boring Completed: 01-19-2021

Drill Rig: 929 | Driller: CN

Project No.: 08207336A

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08207336A KWIK TRIP #1180 P.GPJ TERRACON_DATATEMPLATE.GDT 2/2/21

BORING LOG NO. 7

PROJECT: Kwik Trip #1180 Perry Geotechnical

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: Center Street and 1st Avenue
Perry, Iowa

LOCATION See Exploration Plan
Latitude: 41.8327° Longitude: -94.1081°
Surface Elev.: 99.8 (Ft.)

INSTALLATION DETAILS
Top Casing Elev: 100.8

DEPTH	ELEVATION (Ft.)	Description
1.0	99	**FILL -**, trace sand gravel and organics, brown to dark brown
		COARSE SAND (SP), trace gravel, brown, clay seams at 5 feet
6.0	94	
		SANDY LEAN CLAY (CL), dark gray
8.0	92	
		COARSE SAND (SP), trace gravel, brown gray, occasional clay seams
16.0	84	
		SANDY LEAN CLAY (CL), trace gravel, gray
20.0	80	
		Boring Terminated at 20 Feet

DEPTH (Ft.)	SAMPLE ID	FIELD TEST RESULTS	PID (ppm)	WATER CONTENT (%)
	1	3-5-5-6/-6" 4000 (HP)	0.0	14.2
	2		0.0	
	3	4-5-6-6/-6"	0.0	10.6
	4		0.0	
5	5	3-4-5-7/-6" 5000 (HP)	0.0	25.4
	6*		1.0	
	7	2-2-4-5/-6"	0.0	18.9
	8		0.0	
	9	3-4-6-6/-6"	0.0	16.7
10	10		0.0	
	11	4-5-6-7/-6"	0.0	15.0
	12		0.0	
	13	4-6-8-10/-6"	0.0	14.3
	14		0.0	
	15	4-5-8-11/-6"	0.0	14.9
15	16		0.0	
	17	4-4-6-7/-6" 8000 (HP)	0.0	15.5
	18		0.0	
	19	2-4-6-8/-6"	0.0	13.6
	20		0.0	
20				

ATTERBERG LIMITS
LL-PL-PI

UNCONFINED COMPRESSIVE STRENGTH (psf)

Stratification lines are approximate. In-situ, the transition may be gradual.
* Sample sent to laboratory for analysis

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Temporary monitoring well installed upon completion

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

- 6' While Drilling
- 9.05' at 3:00 PM on 1/19/2021

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 01-19-2021
Boring Completed: 01-19-2021
Drill Rig: 929
Driller: CN
Project No.: 08207336A

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08207336A KWIK TRIP #1180 P.GPJ TERRACON_DATATEMPLATE.GDT 2/2/21

BORING LOG NO. B-8

PROJECT: Perry KT #1180 Addition Land LSI

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: 701 W. 2nd Street
Perry, Iowa

LOCATION See Exhibit B

Surface Elev.: 97.86 (Ft.)

DEPTH	ELEVATION (Ft.)	Description
0.0	97.86	**FILL - SANDY LEAN CLAY (CL)**, trace gravel, brown and yellow brown
		sand seam from 2 feet to 4 feet
8.0	90	**LEAN CLAY (CL)**, trace sand, dark gray
10.0	88	**SAND (SP)**, trace gravel, gray
14.0	84	**LEAN CLAY (CL)**, trace gravel, gray
20.0	78	***Boring Terminated at 20 Feet***

INSTALLATION DETAILS
Top Casing Elev: 100.6

DEPTH (Ft.)	SAMPLE ID	PID
1	1	0.0
2	2	0.0
3	3	0.0
4	4	0.0
5	5	0.7
6	6	0.6
7	7	1.0
8*	8*	1.0
9	9	0.8
10	10	0.3
11	11	0.0
12	12	0.0
13	13	0.0
14	14	0.0
15	15	0.0
16	16	0.0
17	17	0.1
18	18	0.0
19	19	0.0
20	20	0.0

WATER LEVEL OBSERVATIONS
SAMPLE TYPE

Stratification lines are approximate. In-situ, the transition may be gradual.
* sample sent to laboratory for analysis

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:

Notes:

WATER LEVEL OBSERVATIONS

- 8' While Sampling
- 7.15' Shortly After Boring

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 07-20-2021
Boring Completed: 07-20-2021
Drill Rig: 546
Driller: SA
Project No.: 08217127A

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08217217A.GPJ TERRACON_DATATEMPLATE.GDT 8/9/21

BORING LOG NO. B-9

PROJECT: Perry KT #1180 Addition Land LSI

CLIENT: Kwik Trip Inc
LaCrosse, Wisconsin

SITE: 701 W. 2nd Street
Perry, Iowa

LOCATION See Exhibit B

Surface Elev.: 98.09 (Ft.)

DEPTH	ELEVATION (Ft.)	Description
0.0	98.09	**FILL - SANDY LEAN CLAY (CL)**, trace gravel, dark brown
8.0	90	**SAND (SP)**, trace gravel, fine to coarse grained
		clay seams from 14 feet to 20 feet
20.0	78	***Boring Terminated at 20 Feet***

INSTALLATION DETAILS
Top Casing Elev: 100.3

DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	SAMPLE ID	PID
			1	0.0
			2	0.0
			3	0.0
			4	0.0
			5	0.0
5			6	0.0
	▽		7	0.0
	▽		8	0.1
			9*	0.5
			10	0.2
10			11	0.0
			12	0.0
			13	0.0
			14	0.0
			15	0.0
15			16	0.0
			17	0.0
			18	0.0
			19	0.0
			20	0.0
20				

Stratification lines are approximate. In-situ, the transition may be gradual.
* sample sent to laboratory for analysis

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:

Notes:

WATER LEVEL OBSERVATIONS

▽ *8' While Sampling*

▽ *7.15' Shortly After Boring*

Terracon
600 SW 7th St, Ste M
Des Moines, IA

Boring Started: 07-20-2021 | Boring Completed: 07-20-2021

Drill Rig: 546 | Driller: SA

Project No.: 08217127A | Exhibit: A-2

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-WELL 08217217A.GPJ TERRACON_DATATEMPLATE.GDT 8/9/21

Iowa Department of Natural Resources

Sign in

Contaminated Sites

Mark Seed Company
CERCLA Preremedial - Closed
701 and 823 West 2nd Street , Perry , IA
Project Manager:

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	2340
Name	Mark Seed Company
Alternate Name(s)	---
Origin Type	Environmental Assessment
Site Type	AST
Institutional Control(s)	---
Ownership	Private
Project Manager	

Iowa Department of Natural Resources

Sign in

Contaminated Sites

NPK Soil Service, Sperry
CERCLA Preremedial - Closed
11723 Sperry Road , Sperry , IA 52650
Project Manager:

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	806
Name	NPK Soil Service, Sperry
Alternate Name(s)	---
Origin Type	Environmental Assessment
Site Type	Ag-Chem
Institutional Control(s)	---
Ownership	Private
Project Manager	

Iowa Department of Natural Resources

Sign in

Contaminated Sites

Perry FMGP
Land Recycling Program - Closed
Warford Street near West 3rd Street , Perry , IA 50220
Project Manager:

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	473
Name	Perry FMGP
Alternate Name(s)	Perry Maintenance shop
Origin Type	NA
Site Type	Industrial
Institutional Control(s)	Environmental Easement Environmental Easement Local Ordinances
Ownership	Private
Project Manager	

Iowa Department of Natural Resources

Sign in

Contaminated Sites

Progressive Foundry
Chapter 133 - Open
SE1/4 SW1/4 Sec 5 T81N R28W , Perry , IA 50220
Project Manager: Jake Bucklin

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	698
Name	Progressive Foundry
Alternate Name(s)	Devilbliss Property
Origin Type	NA
Site Type	Disposal
Institutional Control(s)	State Registry
Ownership	Private
Project Manager	Jake Bucklin

* Site is located 1.4 miles west of the City of Perry, therefore is outside the range that could impact the project.

Iowa Department of Natural Resources

Sign in

Contaminated Sites

Wiese Corporation
CERCLA Preremedial - Closed
1501 5th Street , Perry , IA
Project Manager:

Detail
Documents
Location
Background
Summary
Site Search

Detail

Request Access To This Site

ID	774
Name	Wiese Corporation
Alternate Name(s)	Weise Corporation Weitz Corporation
Origin Type	Environmental Assessment
Site Type	Unknown
Institutional Control(s)	---
Ownership	Private
Project Manager	

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800 Fax: (309) 757-5807

In Reply Refer To: 03/20/2025 16:53:03 UTC
Project Code: 2025-0071872
Project Name: Perry, Iowa - Downtown Improvements

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat, if present, within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) **the accuracy of this species list should be verified after 90 days**. This verification can be completed formally or informally. You may verify the list by visiting the ECOSPHERE Information for Planning and Consultation (IPaC) website https://ipac.ecosphere.fws.gov at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

Section 7 Consultation

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the U.S. Fish and Wildlife Service (Service) if they determine their project “may affect” listed species or designated critical habitat. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action may affect endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service to make "no effect" determinations. If you determine that your proposed action will have no effect on threatened or endangered species or their respective designated critical habitat, you do not need to seek concurrence with the Service.

Note: For some species or projects, IPaC will present you with *Determination Keys*. You may be able to use one or

more Determination Keys to conclude consultation on your action.

Technical Assistance for Listed Species

1. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain information on the species life history, species status, current range, and other documents by selecting the species from the thumbnails or list view and visiting the species profile page.

No Effect Determinations for Listed Species

1. If there are *no* species or designated critical habitats on the Endangered Species portion of the species list: conclude "no species and no critical habitat present" and document your finding in your project records. No consultation under ESA section 7(a)(2) is required if the action would result in no effects to listed species or critical habitat. Maintain a copy of this letter and IPaC official species list for your records.
2. If any species or designated critical habitat are listed as potentially present in the **action area** of the proposed project the project proponents are responsible for determining if the proposed action will have “no effect” on any federally listed species or critical habitat. No effect, with respect to species, means that no individuals of a species will be exposed to any consequence of a federal action or that they will not respond to such exposure.
3. If the species habitat is not present within the action area or current data (surveys) for the species in the action area are negative: conclude “no species habitat or species present” and document your finding in your project records. For example, if the project area is located entirely within a “developed area” (an area that is already graveled/paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping, is located within an existing maintained facility yard, or is in cultivated cropland conclude no species habitat present. Be careful when assessing actions that affect: 1) rights-of-ways that contains natural or semi-natural vegetation despite periodic mowing or other management; structures that have been known to support listed species (example: bridges), and 2) surface water or groundwater. Several species inhabit rights-of-ways, and you should carefully consider effects to surface water or groundwater, which often extend outside of a project’s immediate footprint.
4. Adequacy of Information & Surveys - Agencies may base their determinations on the best evidence that is available or can be developed during consultation. Agencies must give the benefit of any doubt to the species when there are any inadequacies in the information. Inadequacies may include uncertainty in any step of the analysis. To provide adequate information on which to base a determination, it may be appropriate to conduct surveys to determine whether listed species or their habitats are present in the action area. Please contact our office for more information or see the survey guidelines that the Service has made available in IPaC.

May Effect Determinations for Listed Species

1. If the species habitat is present within the action area and survey data is unavailable or inconclusive: assume the species is present or plan and implement surveys and interpret results in coordination with our office. If assuming species present or surveys for the species are positive continue with the may affect determination process. May affect, with respect to a species, is the appropriate conclusion when a species might be exposed to a consequence of a federal action and could respond to that exposure. For critical habitat, ‘may affect’ is the appropriate conclusion if the action area overlaps with mapped areas of critical habitat and an essential physical or biological feature may be exposed to a consequence of a federal action and could change in response to that exposure.
2. Identify stressors or effects to the species and to the essential physical and biological features of critical habitat that overlaps with the action area. Consider all consequences of the action and assess the potential for each life stage of the species that occurs in the action area to be exposed to the stressors. Deconstruct the action into its component parts to be sure that you do not miss any part of the action that could cause effects to the species or physical and biological features of critical habitat. Stressors that affect species’ resources may have consequences even if the species is not present when the project is implemented.
3. If no listed or proposed species will be exposed to stressors caused by the action, a ‘no effect’ determination may be appropriate – be sure to separately assess effects to critical habitat, if any overlaps with the action

area. If you determined that the proposed action or other activities that are caused by the proposed action may affect a species or critical habitat, the next step is to describe the manner in which they will respond or be altered. Specifically, to assess whether the species/critical habitat is "not likely to be adversely affected" or "likely to be adversely affected."

4. Determine how the habitat or the resource will respond to the proposed action (for example, changes in habitat quality, quantity, availability, or distribution), and assess how the species is expected to respond to the effects to its habitat or other resources. Critical habitat analyses focus on how the proposed action will affect the physical and biological features of the critical habitat in the action area. If there will be only beneficial effects or the effects of the action are expected to be insignificant or discountable, conclude "may affect, not likely to adversely affect" and submit your finding and supporting rationale to our office and request concurrence.
5. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, check IPaC for species-specific Section 7 guidance and conservation measures to determine whether there are any measures that may be implemented to avoid or minimize the negative effects. If you modify your proposed action to include conservation measures, assess how inclusion of those measures will likely change the effects of the action. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, contact our office for assistance.
6. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For additional information on completing Section 7 Consultation including a Glossary of Terms used in the Section 7 Process, information requirements for completing Section 7, and example letters visit the Midwest Region Section 7 Consultations website at: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance.

You may find more specific information on completing Section 7 on communication towers and transmission lines on the following websites:

- Incidental Take Beneficial Practices: Power Lines - https://www.fws.gov/story/incidental-take-beneficial-practices-power-lines
- Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. - https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation

Tricolored Bat Update

On September 14, 2022, the Service published a proposal in the Federal Register to list the tricolored bat (Perimyotis subflavus) as endangered under the Endangered Species Act (ESA). The Service has up to 12-months from the date the proposal published to make a final determination, either to list the tricolored bat under the Act or to withdraw the proposal. The Service determined the bat faces extinction primarily due to the rangewide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across North America. Because tricolored bat populations have been greatly reduced due to WNS, surviving bat populations are now more vulnerable to other stressors such as human disturbance and habitat loss. Species proposed for listing are not afforded protection under the ESA; however, as soon as a listing becomes effective (typically 30 days after publication of the final rule in the Federal Register), the prohibitions against jeopardizing its continued existence and “take” will apply. Therefore, if your future or existing project has the potential to adversely affect tricolored bats after the potential new listing goes into effect, we recommend that the effects of the project on tricolored bat and their habitat be analyzed to determine whether authorization under ESA section 7 or 10 is necessary. Projects with an existing section 7 biological opinion may require

reinitiation of consultation, and projects with an existing section 10 incidental take permit may require an amendment to provide uninterrupted authorization for covered activities. Contact our office for assistance.

Other Trust Resources and Activities

Bald and Golden Eagles

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act, as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, please contact our office for further coordination. For more information on permits and other eagle information visit our website https://www.fws.gov/library/collections/bald-and-golden-eagle-management.
We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2025-0071872
Project Name: Perry, Iowa - Downtown Improvements
Project Type: Road/Hwy - Maintenance/Modification
Project Description: The proposed project, located in the City of Perry's Downtown on Warford Street from 1st to 3rd, as well as 2nd Street from Willis Avenue to Warford Street. Along these mentioned roadways will include a full roadway reconstruction, water quality improvements, traffic signage, pedestrian sidewalks, and beautification efforts. Project activities will occur entirely within the public right-of-way.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.8394311,-94.10513891724482,14z

Counties: Dallas County, Iowa

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

FISHES

NAME	STATUS
Topeka Shiner *Notropis topeka (=tristis)* Population: Wherever found, except where listed as an experimental population There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4122	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Western Regal Fritillary *Argynnis idalia occidentalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

REFUGE INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

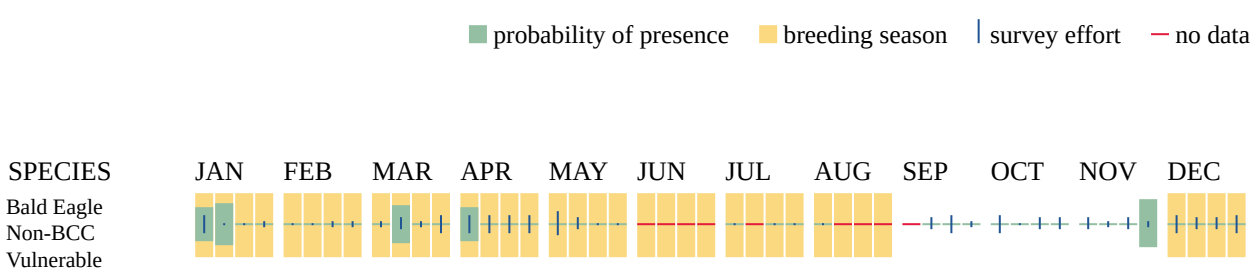
Probability of Presence (▪)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (▪)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds

- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Golden-winged Warbler *Vermivora chrysoptera* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8745	Breeds May 1 to Jul 20
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere

NAME	BREEDING SEASON
Northern Harrier *Circus hudsonius* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

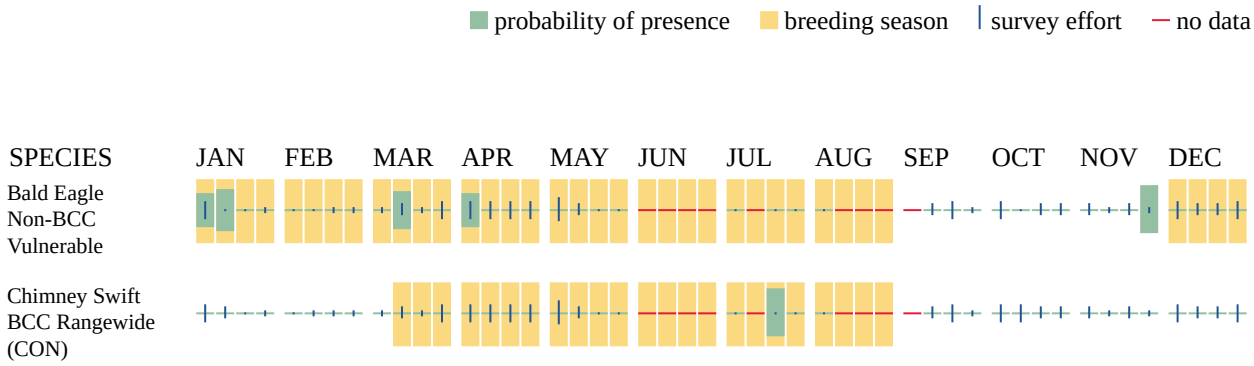
Probability of Presence (■)

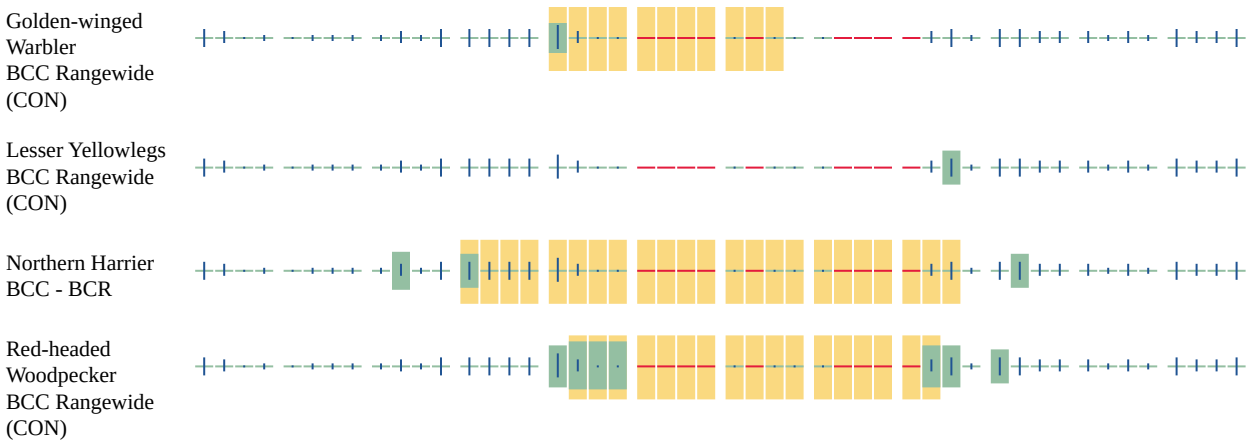
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency:	Bolton & Menk, Inc.
Name:	Lucas Bulger
Address:	111 Washington Avenue South
Address Line 2:	Suite 650
City:	Minneapolis
State:	MN
Zip:	55401
Email	lucas.bulger@bolton-menk.com
Phone:	6122700928

IOWA economic development

IOWA FINANCE AUTHORITY

FISH & WILDLIFE SERVICE

ENDANGERED SPECIES CONSULTATION

NO EFFECTS DETERMINATION

A determination has been made that the project named below will have no effect on any federally listed species or their habitats.

This determination is based on upon one or more of the following factors: (check all that apply)

- ☐ The project involves no new construction activities
- ☒ The project involves the replacement, reconstruction or resurfacing of existing infrastructure components without disturbance of previously undisturbed soil
- ☐ The project involves the removal of blight through demolition with no storage or disposal of removed materials in or adjacent any listed species habitats
- ☐ The project involves the rehabilitation of existing buildings/facilities without a significant increase in capacity or change in use
- ☒ The project site is within an already developed area containing pavement, structures and/or regularly mowed or maintained grass or landscaped area and will not involve the removal of any native vegetation, including trees
- ☒ The project will not directly or indirectly effect any habitat area utilized by a listed endangered or threatened species

CDBG Project Name: *City of Perry Water & Sewer Improvements*

Nature of Project: *Water & Sewer Line Replacement*

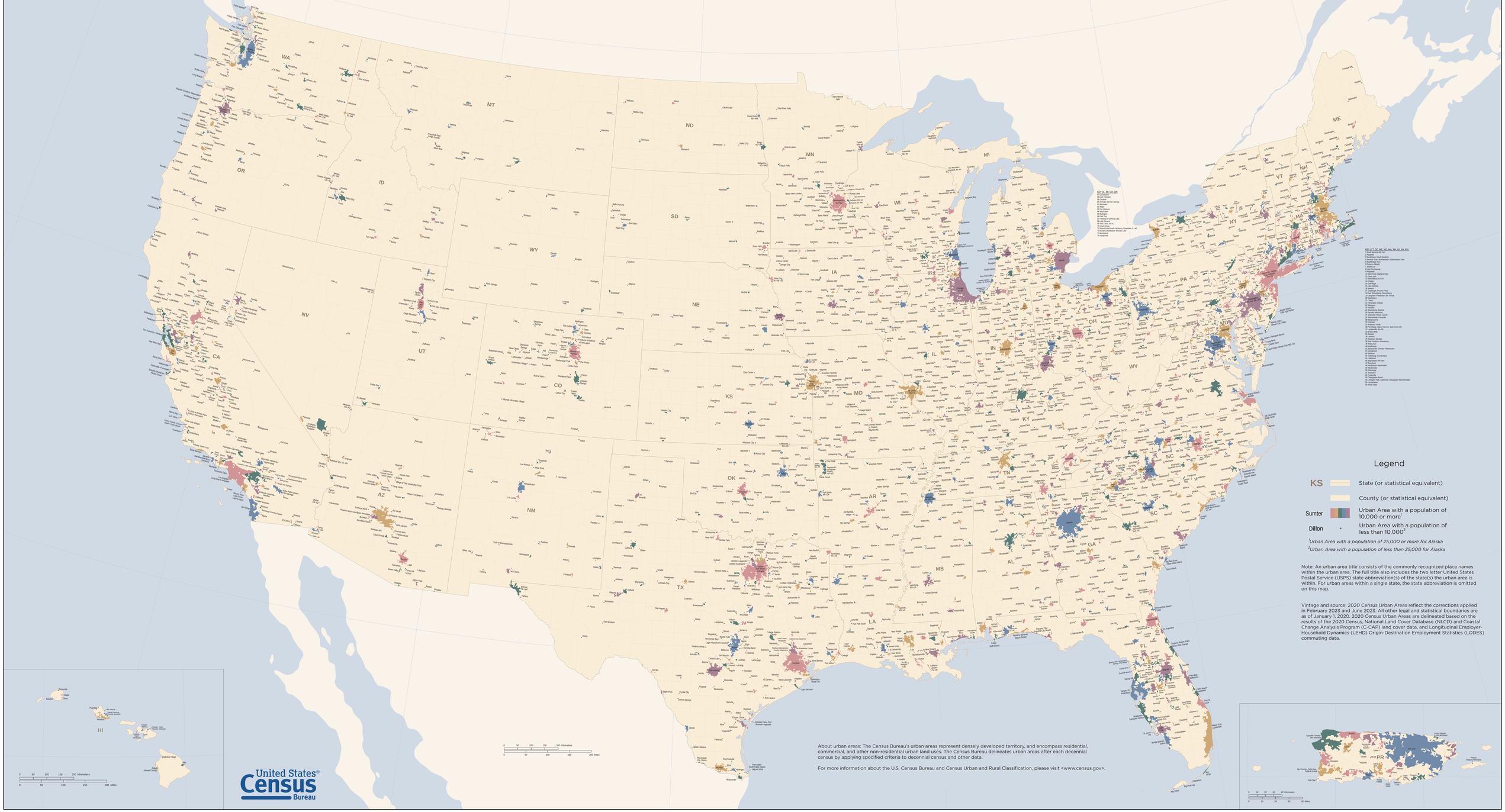
Signature of Certifying Person: Lauren Mortenson

Date: *5/5/2025*

Farmland Protection Documentation

2020 Census

Urban Areas of the United States and Puerto Rico



Legend

KS	State (or statistical equivalent)
	County (or statistical equivalent)
Sumter	Urban Area with a population of 10,000 or more[1]
Dillon	Urban Area with a population of less than 10,000[2]

[1] *Urban Area with a population of 25,000 or more for Alaska*

[2] *Urban Area with a population of less than 25,000 for Alaska*

Note: An urban area title consists of the commonly recognized place names within the urban area. The full title also includes the two letter United States Postal Service (USPS) state abbreviation(s) of the state(s) the urban area is within. For urban areas within a single state, the state abbreviation is omitted on this map.

Vintage and source: 2020 Census Urban Areas reflect the corrections applied in February 2023 and June 2023. All other legal and statistical boundaries are as of January 1, 2020. 2020 Census Urban Areas are delineated based on the results of the 2020 Census, National Land Cover Database (NLCD) and Coastal Change Analysis Program (C-CAP) land cover data, and Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) commuting data.

About urban areas: The Census Bureau's urban areas represent densely developed territory, and encompass residential, commercial, and other non-residential urban land uses. The Census Bureau delineates urban areas after each decennial census by applying specified criteria to decennial census and other data.

For more information about the U.S. Census Bureau and Census Urban and Rural Classification, please visit <www.census.gov>.

United States® Census Bureau

Prepared by the Geography Division, August 2023

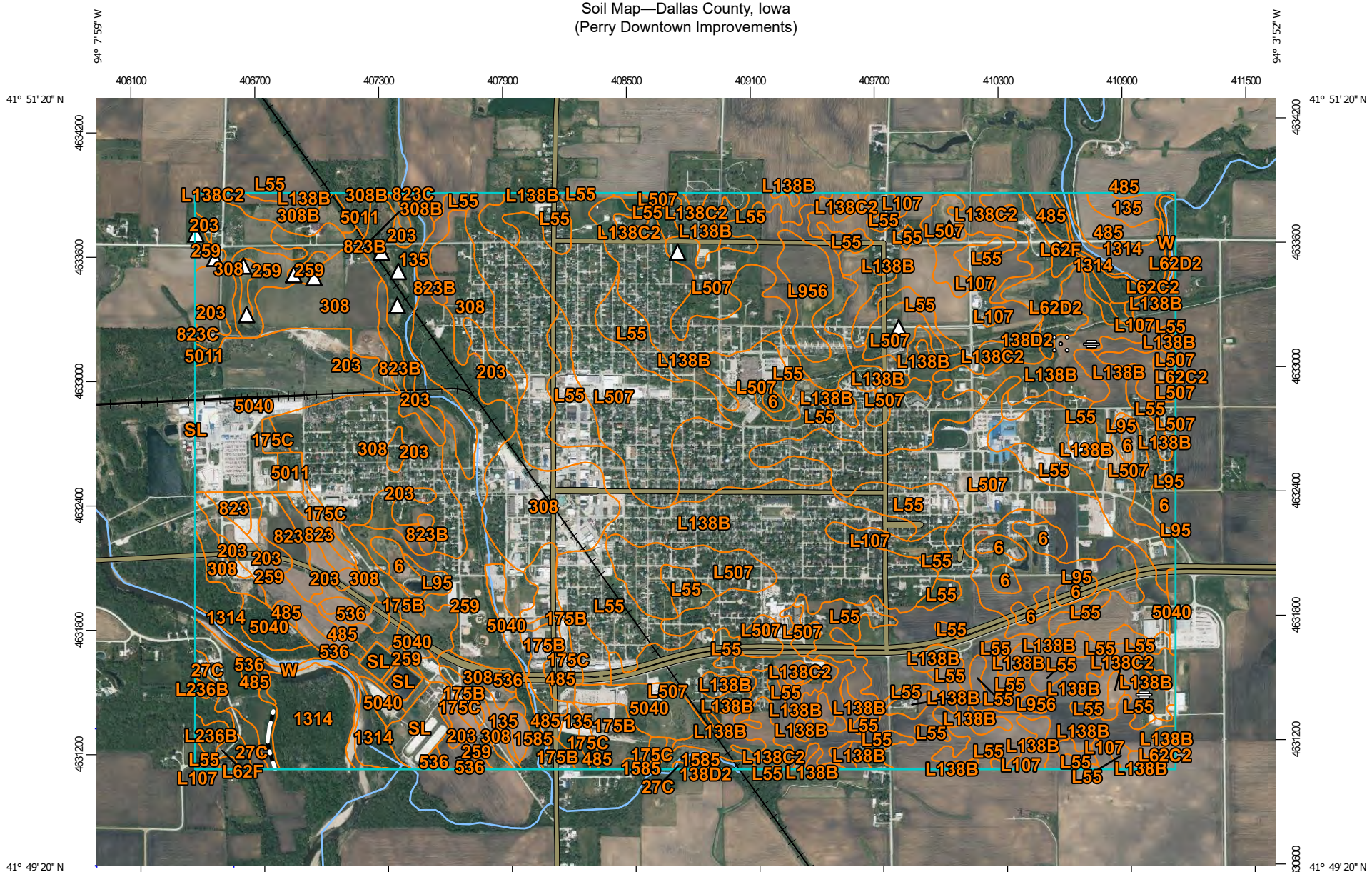
Iowa

UACE	NAME	STATEFP	PART	POP	HOUSING	AREALAND	AREALANDSQMI	AREAWATER	AREAWATERSQMI	POPDEN
00496	Adel, IA	19		5,674	2,250	7,103,711	2.74	16,231	0.01	2,068.72
01387	Algona, IA	19		5,443	2,684	8,681,037	3.35	16,085	0.01	1,623.92
02062	Ames, IA	19		66,342	27,846	57,904,564	22.36	209,840	0.08	2,967.38
02278	Anamosa, IA	19		5,411	2,093	6,854,912	2.65	8,863	0.00	2,044.44
03871	Atlantic, IA	19		6,608	3,309	11,633,452	4.49	113,854	0.04	1,471.16
09028	Boone, IA	19		12,357	5,905	19,706,645	7.61	3,221	0.00	1,624.05
11674	Burlington, IA--IL	19	P	28,413	14,223	53,695,567	20.73	118,748	0.05	1,370.49
13996	Carroll, IA	19		10,150	4,769	12,863,981	4.97	0	0.00	2,043.56
14752	Cedar Rapids, IA	19		192,844	86,125	222,816,547	86.03	2,436,556	0.94	2,241.59
14914	Centerville, IA	19		5,269	2,724	9,012,668	3.48	69,284	0.03	1,514.16
15373	Charles City, IA	19		7,255	3,684	10,575,577	4.08	179,033	0.07	1,776.77
16021	Cherokee, IA	19		4,705	2,288	8,127,606	3.14	0	0.00	1,499.32
17155	Clarinda, IA	19		5,213	2,105	6,107,154	2.36	0	0.00	2,210.79
17506	Clear Lake, IA	19		8,406	5,640	22,335,760	8.62	74,704	0.03	974.73
17938	Clinton--Fulton, IA--IL	19	P	27,291	13,231	42,457,172	16.39	1,435,644	0.55	1,664.82
21016	Creston, IA	19		7,507	3,668	11,693,544	4.51	4,916	0.00	1,662.72
22366	Davenport, IA--IL	19	P	151,477	68,204	170,080,376	65.67	6,139,484	2.37	2,306.70
22798	Decorah, IA	19		7,993	3,384	13,456,481	5.20	111,964	0.04	1,538.42
23419	Denison, IA	19		8,142	3,000	11,637,914	4.49	23,959	0.01	1,811.98
23743	Des Moines, IA	19		542,486	232,461	582,080,584	224.74	7,226,317	2.79	2,413.81
23986	DeWitt, IA	19		5,162	2,250	10,370,231	4.00	0	0.00	1,289.22
24823	Dubuque, IA--IL	19	P	67,774	30,250	82,486,529	31.85	192,422	0.07	2,128.03
27955	Estherville, IA	19		5,774	2,675	8,936,595	3.45	0	0.00	1,673.41
28711	Fairfield, IA	19		9,211	4,743	13,943,090	5.38	118,241	0.05	1,710.98
30682	Fort Dodge, IA	19		24,699	11,246	35,262,225	13.61	515,550	0.20	1,814.13
30763	Fort Madison, IA--IL	19	P	10,197	5,045	14,613,254	5.64	0	0.00	1,807.27
33625	Glenwood, IA	19		5,009	2,078	6,224,280	2.40	29,962	0.01	2,084.30
35704	Grinnell, IA	19		9,486	4,011	11,226,086	4.33	106,334	0.04	2,188.53
36838	Harlan, IA	19		4,713	2,284	6,729,756	2.60	0	0.00	1,813.83
40618	Humboldt, IA	19		5,339	2,518	9,491,014	3.66	95,051	0.04	1,456.95
41131	Independence, IA	19		6,057	2,833	12,402,431	4.79	185,740	0.07	1,264.88

41239	Indianola, IA	19		15,344	6,226	22,539,488	8.70	0	0.00	1,763.16
41590	Iowa City, IA	19		126,810	55,571	131,659,350	50.83	1,350,449	0.52	2,494.59
41617	Iowa Falls, IA	19		5,058	2,421	10,534,210	4.07	200,898	0.08	1,243.58
44560	Keokuk, IA--IL	19	P	9,618	4,633	17,756,158	6.86	13,707	0.01	1,402.92
45613	Knoxville, IA	19		7,561	3,486	9,928,177	3.83	0	0.00	1,972.46
48988	Le Mars, IA	19		10,138	4,347	14,161,819	5.47	0	0.00	1,854.09
53686	Manchester, IA	19		4,913	2,313	9,347,969	3.61	0	0.00	1,361.22
54280	Maquoketa, IA	19		6,098	2,884	9,788,754	3.78	16,593	0.01	1,613.46
55090	Marshalltown, IA	19		27,381	11,219	31,333,179	12.10	26,069	0.01	2,263.30
55414	Mason City, IA	19		25,954	13,118	37,986,222	14.67	709,358	0.27	1,769.60
60085	Mount Pleasant, IA	19		9,284	3,508	17,746,275	6.85	9,043	0.00	1,354.96
60382	Mount Vernon, IA	19		6,509	2,322	8,695,639	3.36	16,175	0.01	1,938.70
60814	Muscatine, IA	19		25,144	10,949	41,525,970	16.03	103,521	0.04	1,568.24
61597	Nevada, IA	19		6,881	3,111	9,541,096	3.68	28,250	0.01	1,867.89
63082	Newton, IA	19		15,943	7,446	18,475,406	7.13	0	0.00	2,234.98
64891	Oelwein, IA	19		6,585	3,342	12,524,607	4.84	221,705	0.09	1,361.73
65269	Omaha, NE--IA	19	P	68,447	29,351	91,096,082	35.17	2,991,736	1.16	1,946.04
65728	Orange City, IA	19		7,093	2,585	10,973,234	4.24	0	0.00	1,674.15
66133	Osceola, IA	19		5,283	2,297	9,538,268	3.68	0	0.00	1,434.53
66187	Oskaloosa, IA	19		12,541	5,642	21,331,624	8.24	0	0.00	1,522.67
66376	Ottumwa, IA	19		25,019	11,060	33,179,541	12.81	887,434	0.34	1,952.98
68347	Pella, IA	19		10,160	4,169	18,027,947	6.96	4,377	0.00	1,459.64
68644	Perry, IA	19		7,628	3,137	7,588,326	2.93	0	0.00	2,603.53
70548	Polk City, IA	19		5,375	1,941	6,017,099	2.32	0	0.00	2,313.60
71857	Prairie du Chien, WI--IA	19	P	158	104	384,700	0.15	0	0.00	1,063.73
73909	Red Oak, IA	19		5,516	2,757	7,450,940	2.88	0	0.00	1,917.39
81361	Sheldon, IA	19		5,381	2,373	7,302,610	2.82	0	0.00	1,908.46
81442	Shenandoah, IA	19		4,872	2,511	7,743,086	2.99	0	0.00	1,629.64
82198	Sioux Center, IA	19		8,222	2,664	14,427,717	5.57	0	0.00	1,475.97
82225	Sioux City, IA--NE--SD	19	P	88,855	35,462	106,843,765	41.25	1,394,614	0.54	2,153.92
83629	Spencer, IA	19		10,967	5,442	15,862,131	6.12	135,132	0.05	1,790.71
83710	Spirit Lake, IA	19		12,956	10,781	38,471,381	14.85	4,300,231	1.66	872.23
85114	Storm Lake, IA	19		11,860	4,117	10,056,589	3.88	0	0.00	3,054.44
86545	Tama, IA	19		5,263	2,161	7,428,834	2.87	0	0.00	1,834.89

90811	Vinton, IA	19	4,780	2,187	7,209,751	2.78	0	0.00	1,717.14
92323	Washington, IA	19	6,846	3,035	8,551,196	3.30	0	0.00	2,073.52
92593	Waterloo, IA	19	114,139	51,470	165,006,180	63.71	5,752,045	2.22	1,791.56
93079	Waverly, IA	19	9,159	3,661	14,461,915	5.58	576,202	0.22	1,640.29
93511	Webster City, IA	19	7,606	3,642	11,347,270	4.38	5,458	0.00	1,736.05
96778	Winterset, IA	19	5,077	2,359	5,865,488	2.26	0	0.00	2,241.82

Soil Map—Dallas County, Iowa
(Perry Downtown Improvements)



Map Scale: 1:26,100 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 350 700 1400 2100

Feet: 0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dallas County, Iowa
Survey Area Data: Version 31, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 4, 2021—Jun 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Okoboji silty clay loam, 0 to 1 percent slopes	44.6	1.4%
27C	Terril loam, 5 to 9 percent slopes	8.3	0.3%
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	69.2	2.1%
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	5.8	0.2%
175B	Dickinson fine sandy loam, 1 to 5 percent slopes	82.4	2.5%
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	28.8	0.9%
203	Cylinder loam, 0 to 2 percent slopes	97.2	3.0%
259	Biscay clay loam, 0 to 2 percent slopes	154.3	4.7%
308	Wadena loam, 0 to 2 percent slopes	306.8	9.4%
308B	Wadena loam, 2 to 6 percent slopes	21.8	0.7%
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	69.5	2.1%
536	Hanlon fine sandy loam, 0 to 2 percent slopes	22.1	0.7%
823	Ridgeport sandy loam, 0 to 2 percent slopes	28.5	0.9%
823B	Ridgeport sandy loam, 2 to 5 percent slopes	25.2	0.8%
823C	Ridgeport sandy loam, 5 to 9 percent slopes	0.5	0.0%
1314	Hanlon-Spillville complex, channeled, 0 to 2 percent slopes	106.0	3.2%
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	14.2	0.4%
5011	Anthroportic Udorthents, reclaimed sand and gravel pits, 0 to 9 percent slopes	13.3	0.4%
5040	Orthents, loamy	165.4	5.0%
L55	Nicollet loam, 1 to 3 percent slopes	460.9	14.1%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	7.7	0.2%
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	21.1	0.6%
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	19.3	0.6%
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	60.0	1.8%
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	34.7	1.1%
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	630.8	19.2%
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	35.9	1.1%
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	6.3	0.2%
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	665.1	20.3%
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	26.8	0.8%
SL	Sewage lagoon	27.4	0.8%
W	Water	17.8	0.5%
Totals for Area of Interest		**3,278.2**	**100.0%**

PERRY IA
CULTURE & COMMUNITY THRIVE HERE.

1102 Willis Avenue, Suite 300
PO Box 545
Perry, IA 50220
Ph: 515-465-2481
Fax: 515-465-4862

perryia.org

March 12, 2025

Iowa State Historic Preservation Office
1963 Bell Avenue, Suite 200
Des Moines, IA 50315

RE: Perry Downtown Improvements, City of Perry, IA
Community Planning and Development (CPD)
Community Project Funding (CPF)

To whom it may concern:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry has assumed HUD's environmental review responsibilities for the project.

The proposed project, located in the City of Perry's Downtown on Warford Street from 1st to 3rd, as well as 2nd Street from Willis Avenue to Warford Street. Along these mentioned roadways will include a full roadway reconstruction, water quality improvements, traffic signage, pedestrian sidewalks, and beautification efforts. The work is all within the public right-of-way and does not impact any of the surrounding buildings. Once Section 106 and NEPA reviews are completed, the project will begin the bidding and construction phases of the project as soon as funding is released.

The City of Perry has taken steps to comply with Section 106 of the National Historic Preservation Act. Those steps have included completing an archaeological assessment, a historic architectural investigation and consultation with 7 tribes. Our research has led us to recommend a finding of no adverse effects for this project.

Thank you for your attention to our request and the time to review it. Should you have any questions, please feel free to contact me directly at Sven.Peterson@Perryia.org or by phone at 515-465-2481. We look forward to hearing from you soon.

City of Perry
Respectfully,

Sven Peterson
City Administrator

PERRY IA
CULTURE & COMMUNITY THRIVE HERE.

1102 Willis Avenue, Suite 300
PO Box 545
Perry, IA 50220
Ph: 515-465-2481
Fax: 515-465-4862

perryia.org

March 10, 2025

Iowa State Historic Preservation Office
1963 Bell Avenue, Suite 200
Des Moines, IA 50315

RE: Perry Downtown Improvements, City of Perry, IA
Community Planning and Development (CPD)
Community Project Funding (CPF)

To whom it may concern:

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we are providing information for your review and concurrence regarding the above-referenced project. It is being considered for assistance in the Community Planning and Development (CPD) and Community Project Funding (CPF) program and is subject to review under 24 CFR Part 58.

The City of Perry is proposing a road improvement project in a section of downtown Perry. The project will include improvements to surface level storm drainage, street resurfacing and sidewalk repairs, sanitary sewer, water main and landscaping. The project will be completed within the existing City right of way, no land acquisition will be needed. The project area can be best described as a heavily urban area. Roads in all directions have shaped much of the terrain around the project area, creating a distinctive grid pattern found in most Euro-American cities. Minimal physical changes have been made from the 1960s to the current day, with minimal urban redevelopment occurring in the 1990s with the planting of new foliage and trees within the project area.

Based on our research of the property in SHPO records, Planning & Zoning records, and historic mapping, performed by professionally qualified preservation consultant, in consultation with SHPO guidelines we have defined the Area of Potential Effect (APE) as the limits of work for the project plus a 100-foot visual buffer.

We have determined that the project will have “No Adverse Effect” pursuant to 36 CFR 800.5 based on the following:

Research confirms that one National Register Historic District – the Downtown Perry Historic District, including 31 contributing resources, extends into the APE. One of the contributing buildings – the Carnegie Library – is also individually listed.

We have reviewed the Criteria of Adverse Effect and have determined that none apply to the activities that will be carried out in this project. The proposed improvement projects include road resurfacing and decorative paving at intersections, sidewalk and drainage improvements, as well as landscaping. The latter will include planting of vegetation within extended curb “bump-outs” and the installation of historically sensitive light posts.

1102 Willis Avenue, Suite 300
PO Box 545
Perry, IA 50220
Ph: 515-465-2481
Fax: 515-465-4862

perryia.org

The proposed improvements will not physically alter buildings or significant design features within the Downtown Perry Historic District.

Attached for your review are copies of relevant documents supporting our finding, including a Phase Ia Archaeological Report and an Architectural History Report. This documentation satisfies requirements set forth at §800.11(e).

In accordance with §800.5(c), your office has thirty days to object to this finding. Please respond within this timeframe with any concerns or questions, otherwise we will assume that you concur with our finding. If you concur, please sign on the line below and return a copy of this letter by fax or email to Sven Peterson, City Administrator at Sven.Peterson@perryia.org.

If you have questions regarding this finding, please direct them to Sven Peterson, City Administrator, at Sven.Peterson@Perryia.org or 515-465-2481. Thank you for your attention to this matter.

Sincerely,

Sven Peterson
City Administrator

Concurrence:

_____

State Historic Preservation Officer Date

Lucas Bulger

From: Josh Shields
Sent: Wednesday, March 19, 2025 3:32 PM
To: Lucas Bulger
Cc: Jacob Ahrens
Subject: FW: R&C 250325149 - 00056149 - HUD - Dallas - Perry Downtown Improvements

We received a response from the SHPO review this afternoon so I figured I'd forward.

BOLTON & MENK
Real People. Real Solutions.

Josh Shields, PLA (IA, MN, ND)
(he, his, him)
Assistant Group Leader | Principal
Bolton & Menk, Inc.

111 Washington Ave S Suite 650, Minneapolis, Minnesota, 55401
(612) 515-9125
(515) 460-1399
joshua.shields@bolton-menk.com
www.Bolton-Menk.com

From: Betty.Gillespie@email.iowaeda.com <betty.gillespie@email.iowaeda.com>
Sent: Wednesday, March 19, 2025 3:15 PM
To: sven.peterson@perryia.org; Jacob Ahrens <Jacob.Ahrens@bolton-menk.com>; Josh Shields <Joshua.Shields@bolton-menk.com>; Madison Burke <Madison.Burke@bolton-menk.com>; Matt Ferrier <Matt.Ferrier@bolton-menk.com>; lmortensen@region12cog.org
Cc: shpo106@iowaeda.com
Subject: R&C 250325149 - 00056149 - HUD - Dallas - Perry Downtown Improvements

Dear Sven Peterson,

We have received your submittal for the above referenced federal undertaking. We provide the following response in accordance with Section 106 of the National Historic Preservation Act of 1966 and its implementing regulations 36 CFR 800.

Regarding this project, please see the following comments:

R&C 250325149 - 00056149 - HUD - Dallas - Perry Downtown Improvements - The City of Perry road improvement project

- Concur with conditions the federal agency and/or their designated representative (No Adverse Effect).
- The condition for the approval is as follows:

- Vibration Testing: Construction vibration testing must be conducted from intersections within the project area to ensure vibrations are within appropriate levels to not physically impact listed or contributing properties.

You will not receive a hard copy of this email. It is the submitter's responsibility to maintain the official file of record. Should any changes in the project be made or in the type of funding or assistance provided through federal or state agencies, please resubmit those changes through ESHPO before further project planning continues. If you have any questions or comments, please feel free to contact our office.

Sincerely,

Betty Gillespie
Built Environment Reviewer
State Historic Preservation Office
betty.gillespie@iowaeda.com | +1 (515) 348-6293 | culture.iowaeda.com/shpo

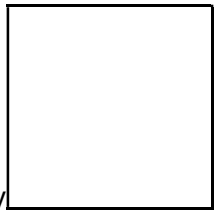
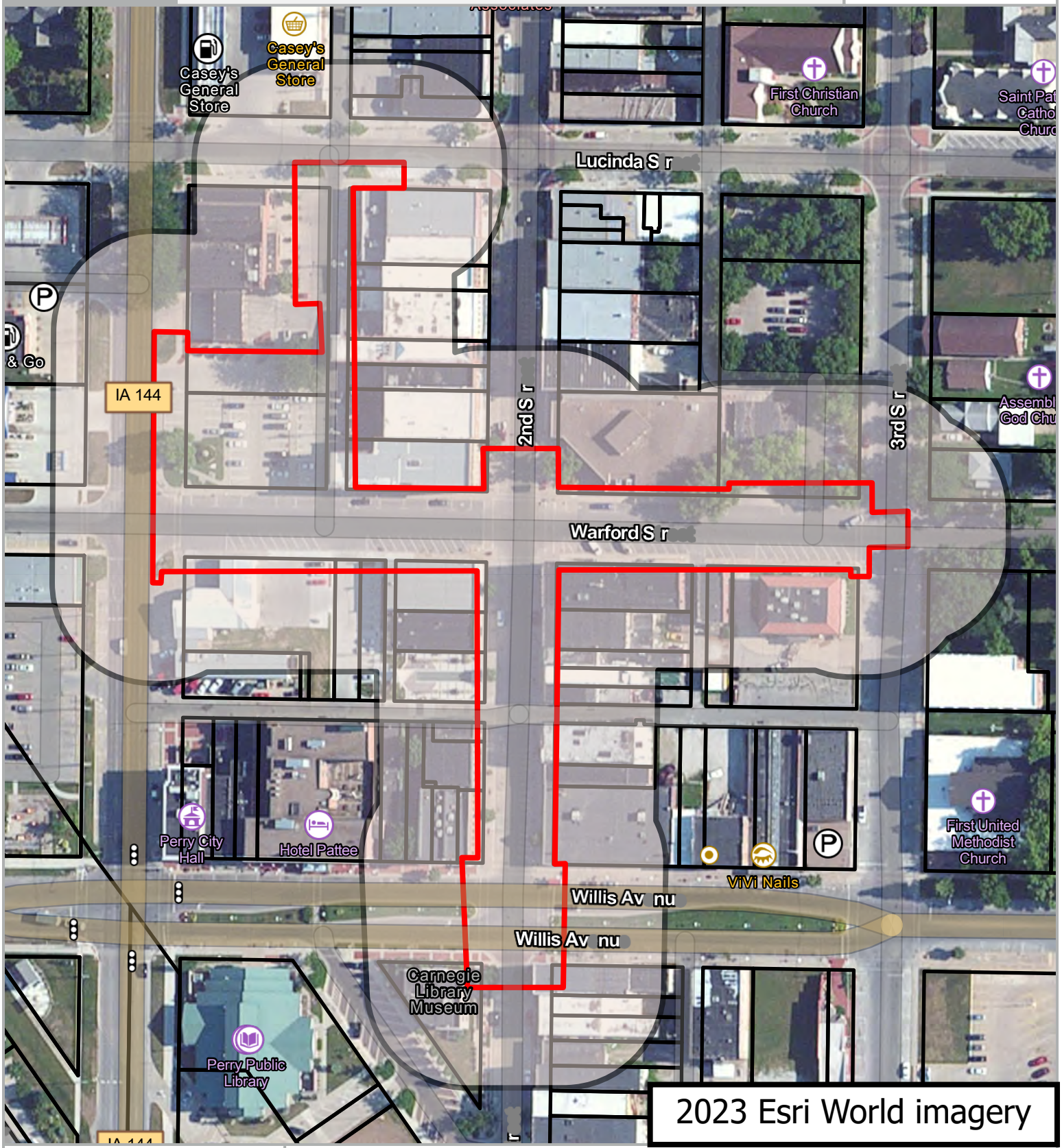
Iowa Economic Development Authority 

FIGURE 3 100-Foot Area of Potential Effects (APE)



DESCRIPTION

Downtown Perry
Road Improvement Project
Perry, Iowa 50220

LEGEND

- Project Area
- Area of Potential Effect (APE) - 100 Feet
- Parcels

0 100 200 Feet

N

Source: Esri World Imagery Coordinate System:NAD 1983 UTM Zone 15N Date Exported: 7/18/2024 Map Creator: itadmin

SECTION 02 05 38 – VIBRATION MONITORING

1. DESCRIPTION

This specification identifies the Contractor's responsibilities for protecting the properties adjacent to the project construction. The Contractor shall develop a work plan which minimizes the potential for possible vibration damage due to construction and demolition activities at structures near the project work area. The Contractor shall monitor vibrations adjacent to active construction as well as monitor crack behavior at the identified properties in order to protect them from any vibration induced damage.

At a minimum, the following properties shall be protected per the requirements in this special provision:

- 1104 2nd Street
- 1124 2nd Street
- 1203 2nd Street
- 1219 Warford Street

2. PRECONSTRUCTION SURVEY

A. No information is available concerning the condition of these properties.

B. The Contractor shall perform a pre-construction condition survey on the previously listed properties, and provide a copy of survey report(s) to the Engineer no later than 30 calendar days prior to starting work. The Contractor shall have a Professional Engineer licensed in the State of Iowa and experienced in evaluating structural vulnerabilities and vibration monitoring perform the survey.

   - The following firms have performed this work in the past:

     - Braun Intertec Corp., 5915 4th Street SW, Suite 100, Cedar Rapids, IA 52404
     - Kleinfelder East, Inc., 3730 South 149th Street, Suite 107, Omaha, NE 58144
     - Terracon Consultants, 600 SW 7th Street, Suite M, Des Moines, IA 50309
     - Wiss, Janney, Elstner Associates, Inc., 330 Pfingsten Road, Northbrook, IL 60062

C. At a minimum the survey shall document all aspects of the structural condition through observations, actual measurements, plan sketches, photographs, and any other data the preparer may deem appropriate. The survey report shall be submitted to the Engineer electronically.

D. The Contractor shall perform a pre-construction condition survey that includes photos and plan sketches indicating existing conditions, vulnerabilities, an evaluation of the risk from construction vibration, and recommendation of maximum safe peak particle velocity (PPV) threshold. The contractor shall provide all photos to the Engineer. All photos shall be date stamped and be named using the following naming convention: *Address.Pre-Survey.####.jpeg*. Pre-construction surveys shall be completed prior to any ground disturbance commencing.

E. The Contractor shall determine the construction methods required to protect the properties listed above based on the pre-construction survey and the safe vibration threshold.

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F. The Contractor is responsible for arranging with the property owner the rights-of-entry to their property in order to engage in condition surveys, vibration monitoring, and crack monitoring.

3. MONITORING PLAN

A. The Contractor shall provide to the Engineer a monitoring plan no later than 14 calendar days prior to commencing work. The plan will be reviewed by the Engineer and any comments will be returned to the Contractor within 10 calendar days. The Contractor will then have 4 calendar days to revise the work plan and resubmit a final plan to the Engineer prior to commencing work.

B. The plan shall describe the following:
   1. Construction methods and equipment that the Contractor chooses to use to achieve low project vibration levels.
   2. Alternative construction methods and equipment that will be used if the PPV threshold is reached or exceeded.
   3. Detailed description of the vibration and structural integrity monitoring systems and if necessary catalog cuts of monitoring equipment that will be used; how the equipment will be calibrated and re-calibrated if necessary during the life of the project; description and schematics if necessary of how the independent components will function as a system.
   4. Identification of the individual, and their contact information, designated to oversee the vibration and crack monitoring system(s); and daily recording activities required in this specification. A brief description of qualifications or resume of the individual is also required.
   5. How site monitoring equipment will be deployed to continuously record vibration events, including crack monitoring during construction activity. Depending on the equipment deployed and method chosen for networking, it is possible there will need to be both electrical and telecommunications connections available at multiple remote locations. The monitoring plan will address how the Contractor will provide utility service to the equipment, protect the equipment from potential vandalism and the elements, and monitor the overall system's day- to-day operation. The plan shall describe in reasonable detail the method and means the Contractor will use to identify and monitor existing cracks and document new cracks. For significant cracks or cracks that appear to have a high potential to migrate, it is recommended that the Contractor employ crack monitoring gauges.
   6. Details for establishing and deploying an alarm system to announce immediate shut down of all site activities if a vibration event occurs which exceeds the PPV threshold established for the properties listed above. The alarm system shall include a phone modem which will email the Engineer and Contractor site personnel in the event of an exceedance.
   7. Establish a protocol for the identification of the activity or equipment that caused the PPV threshold to be exceeded.
   8. Description of the process which will be used to verify that the equipment will function as planned before starting work and the process which will be used to verify (daily) that the equipment remains in calibrated working order.
   9. Detail a protocol including responsible parties to be notified if an exceedance occurs. This includes, but is not limited to the Engineer and the lead project inspector.
   10. Daily activity log of vibration activity to ensure the identification of the cause of any vibration event. Depending on equipment deployed, crack monitors could be monitored remotely or by visual inspection. In either case, a daily inspection log shall be maintained either in written or electronic form.
   11. Daily testing and logging of entire geophone/seismograph/communications network (start of day test) If the equipment fails the daily test, the Contractor shall correct the deficiency before proceeding with planned activities for that day or temporarily suspend work until the equipment is repaired or replaced. All daily logs will be available to the Engineer for review and a summary of daily logging will be provided in the post-condition survey.

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4. PRE-CONSTRUCTION SITE PREPARATION

A. Crack Monitoring.

In accordance with the Monitoring Plan, the Contractor shall mark existing cracks in such a way that future observations would clearly indicate whether cracks remained unchanged, opened, closed, or propagated. The Contractor shall monitor and log all cracks and crack monitoring devices daily and immediately notify the Engineer of any observed change. It is recommended, but not required, to have and record meteorological data for the close proximity to the project. Cracks that can be documented during the project to respond to changes in meteorological conditions will not require additional explanation in the final report.

Following is a list of companies that supply crack monitoring equipment; however other equipment of equal reliability and quality will be acceptable.

- Tell-Tale Crack Monitors, RST Instruments Ltd.; 800.665.5599; www.rstinstruments.com
- Crack Monitoring Equipment, Geotest Instrument Corp.; 866.430.7645; www.crackguage.com
- Avonguard Crack Monitor, Avonguard Products USA; 800.244.7241; www.avonguard.com

A. Vibration Monitoring.

In accordance with the Monitoring Plan, all monitoring equipment shall be initially installed and maintained during the project in accordance with manufacturer's recommendations, calibration standards, and specifications. No site work can begin until all monitoring equipment is deployed and verified to be operating in accordance with factory recommendations and specifications.

Vibration Monitoring shall be conducted during all active construction. The Contractor shall monitor vibrations at no less than five locations during construction. The number of vibration monitors and the location of monitors shall be determined by the Contractor and submitted to the Engineer for approval. The locations of vibration monitors shall be adjusted during construction to ensure the nearest monitor does not exceed 150-ft from construction.

Proof of Installation.

The Contractor shall demonstrate that the installed equipment will continuously and accurately measure vibrations, electronically log the vibration history (date/time stamp), and provide a communication notice system that notifies site personnel should the PPV threshold be exceeded. The monitoring equipment shall remain in operation throughout the project.

5. VIBRATION LIMITS

After a thorough conditions evaluation, the Contractor shall propose in the pre-construction survey a maximum PPV level. The PPV level proposed by the Contractor shall be determined by a qualified Professional Engineer in the field of vibration monitoring. In no case shall the PPV level exceed 0.4 inches/second [ips] as measured at or in very close proximity to the monitored structure. To ensure the PPV level is not exceeded, an alarmed monitoring system shall be implemented to signal any vibration event that equals or exceeds a threshold of 80% of the PPV level.

6. DEMOLITION/CONSTRUCTION

A. The Contractor shall ensure that the monitoring system(s) are continuously operating within manufacturer's specifications during the project.

B. The Contractor shall immediately cease work if the alarm at the structure indicates the PPV threshold is reached or exceeded causing a vibration event. In the event of an exceedance the

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Engineer shall be notified immediately. The shut down shall remain in effect until the Contractor has, to the Engineer's satisfaction, identified the cause of the exceedance; addressed the potential for another exceedance by replacing faulty monitoring equipment; modified the work process; or provided a recommended change to the equipment being used. Work shall not resume until approved by the Engineer.

7. POST-CONSTRUCTION SURVEY

A. The Contractor shall perform surveys and analysis at the designated structures during construction and post-construction to determine if any structural changes are the result of the construction activity. The Contractor shall provide the Engineer with a copy of all intermediate construction and post construction survey reports, daily log summaries for vibration and crack monitors, and analysis documents comparing pre, intermediate, and post structural condition prior to contract acceptance. The contractor shall provide all photos to the Engineer. All photos shall be date stamped and named using the following naming convention: *Address.Post-Survey.####.jpeg*.

8. METHOD OF MEASUREMENT

Vibration Monitoring will be measured as a lump sum unit of work.

9. BASIS OF PAYMENT

Vibration Monitoring will be paid for at the contract lump sum price. This price shall be full payment for pre-construction surveys; furnishing, installing, monitoring, and removing crack monitoring gauges; preparing and providing a report documenting crack monitoring during this project; furnishing, installing, monitoring, and removing vibration monitoring equipment; preparing and providing a report documenting vibration data collected during this project; notification of vibration events; post-construction surveys; reports; and all labor, equipment and materials necessary to complete the work as described. There will be no compensation for delays as the result of exceeding the PPV threshold or delays from faulty or damaged monitoring equipment. There will be no compensation for adjustment of construction activities or equipment to reduce the vibration levels to less than the maximum PPV, should an exceedance occur.

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Fax: 515-465-4862

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March 11, 2025

David Grignon, THPO
dgrignon@mitw.org
Menominee Indian Tribe of Wisconsin
PO Box 910
Keshena, WI 54135

RE: Downtown Improvements Project – Perry, IA

Dear David Grignon:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

The City of Perry will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 8000. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize, or mitigate potential adverse effects.

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Enclosed is a map that shows the project area. The proposed project, located in the City of Perry's Downtown on Warford Street from 1st to 3rd, as well as 2nd Street from Willis Avenue to Warford Street. Along this mentioned roadways will include a full roadway reconstruction, water quality improvements, traffic signage, pedestrian sidewalks, and beautification efforts. Once Section 106 and NEPA reviews are completed, the project will begin the bidding and construction phases of the project.

If you do wish to consult on this project, please inform us by April 14, 2025. If you do wish to consult, please include the name and contact information for the tribe's principal representative in the response. You can reply to the City of Perry, Sven Peterson sven.peterson@perryia.org.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Study

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March 11, 2025

Gena Kakkak, Chairwoman
chairman@mitw.org
Menominee Indian Tribe of Wisconsin
W2908 Tribal Office Loop
Keshena, WI 54135

RE: Downtown Improvements Project – Perry, IA

Dear Gena Kakkak:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Study

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March 11, 2025

Tiauna Carnes, Chairperson
tiauna.carnes@sacandfoxks.com
Sac & Fox Nation of Missouri in Kansas and Nebraska
305 North Main Street
Reserve, KS 66434

RE: Downtown Improvements Project – Perry, IA

Dear Tiauna Carnes:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archaeological Study

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March 11, 2025

Sandra Massey, THPO
smassey@sacandfoxnation-nsn.gov
Sac & Fox Nation, Oklahoma
920883 S Highway 99, Building A
Stroud, OK 74079

RE: Downtown Improvements Project – Perry, IA

Dear Sandra Massey:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

The City of Perry will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 8000. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize, or mitigate potential adverse effects.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Study

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March 11, 2025

Vern Jefferson, Chairwoman
executive.assistant@meskwaki-nsn.gov
Sac & Fox Tribe of the Mississippi in Iowa
349 Meskwaki Road
Tama, IA 52339-9629

RE: Downtown Improvements Project – Perry, IA

Dear Vern Jefferson:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Study

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March 11, 2025

Johnathan Buffalo, Director, Historic Preservation Department, THPO
director.historic@meskwaki-nsn.gov
Sac & Fox Tribe of the Mississippi in Iowa
350 Meskwaki Road
Tama, IA 52339-9630

RE: Downtown Improvements Project – Perry, IA

Dear Johnathan Buffalo:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

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If you do wish to consult on this project, please inform us by April 15, 2025. If you do wish to consult, please include the name and contact information for the tribe's principal representative in the response. You can reply to the City of Perry, Sven Peterson sven.peterson@perryia.org.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Study

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March 11, 2025

Matthew Tselee, Chairman
matthew.tselee@apachetribe.org
Apache Tribe of Oklahoma
PO Box 1330
Anadarko, OK, 73005

RE: Downtown Improvements Project – Perry, IA

Dear Matthew Tselee:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Review

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March 11, 2025

Lance Foster, THPO
lfoster@iowas.org
Iowa Tribe of Kansas and Nebraska
3345 Thrasher Road
White Cloud, KS 66439

RE: Downtown Improvements Project – Perry, IA

Dear Lance Foster:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

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City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Review

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March 11, 2025

Timothy Rhodd, Chariman
trhodd@iowas.org
Iowa Tribe of Kansas and Nebraska
3345 Thrasher Road
White Cloud, KS 66439

RE: Downtown Improvements Project – Perry, IA

Dear Timothy Rhodd:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

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To meet project timeframes, if you would like to be a consulting party on this project, can you please let us know of your interest within 30 days? If you have any initial concerns that the project may impact religious or cultural properties, can you please note them in your response?

Enclosed is a map that shows the project area. The proposed project, located in the City of Perry's Downtown on Warford Street from 1st to 3rd, as well as 2nd Street from Willis Avenue to Warford Street. Along this mentioned roadways will include a full roadway reconstruction, water quality improvements, traffic signage, pedestrian sidewalks, and beautification efforts. Once Section 106 and NEPA reviews are completed, the project will begin the bidding and construction phases of the project.

If you do wish to consult on this project, please inform us by April 14, 2025. If you do wish to consult, please include the name and contact information for the tribe's principal representative in the response. You can reply to the City of Perry, Sven Peterson sven.peterson@perryia.org.

PERRY IA
CULTURE & COMMUNITY THRIVE HERE.

1102 Willis Avenue, Suite 300
PO Box 545
Perry, IA 50220
Ph: 515-465-2481
Fax: 515-465-4862

perryia.org

Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Review

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March 11, 2025

Candace Pershall, THPO
cpershall@iowanation.org
Iowa Tribe of Oklahoma
335588 East 750 Road
Perkins, OK 74060

RE: Downtown Improvements Project – Perry, IA

Dear Candace Pershall:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

The City of Perry will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 8000. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize, or mitigate potential adverse effects.

To meet project timeframes, if you would like to be a consulting party on this project, can you please let us know of your interest within 30 days? If you have any initial concerns that the project may impact religious or cultural properties, can you please note them in your response?

Enclosed is a map that shows the project area. The proposed project, located in the City of Perry's Downtown on Warford Street from 1st to 3rd, as well as 2nd Street from Willis Avenue to Warford Street. Along this mentioned roadways will include a full roadway reconstruction, water quality improvements, traffic signage, pedestrian sidewalks, and beautification efforts. Once Section 106 and NEPA reviews are completed, the project will begin the bidding and construction phases of the project.

If you do wish to consult on this project, please inform us by April 14, 2025. If you do wish to consult, please include the name and contact information for the tribe's principal representative in the response. You can reply to the City of Perry, Sven Peterson sven.peterson@perryia.org.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archeological Study

PERRY IA
CULTURE & COMMUNITY THRIVE HERE.

1102 Willis Avenue, Suite 300
PO Box 545
Perry, IA 50220
Ph: 515-465-2481
Fax: 515-465-4862

perryia.org

March 11, 2025

Jacob Keyes, Chairman
jkeyes@iowanation.org
Iowa Tribe of Oklahoma
335588 East 750 Road
Perkins, OK 74059

RE: Downtown Improvements Project – Perry, IA

Dear Jacob Keyes:

The City of Perry has received funding for the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Project Funding program. Under HUD regulation 24 CFR 58.4, the City of Perry will assume HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

The City of Perry will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 8000. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize, or mitigate potential adverse effects.

To meet project timeframes, if you would like to be a consulting party on this project, can you please let us know of your interest within 30 days? If you have any initial concerns that the project may impact religious or cultural properties, can you please note them in your response?

Enclosed is a map that shows the project area. The proposed project, located in the City of Perry's Downtown on Warford Street from 1st to 3rd, as well as 2nd Street from Willis Avenue to Warford Street. Along this mentioned roadways will include a full roadway reconstruction, water quality improvements, traffic signage, pedestrian sidewalks, and beautification efforts. Once Section 106 and NEPA reviews are completed, the project will begin the bidding and construction phases of the project.

If you do wish to consult on this project, please inform us by April 14, 2025. If you do wish to consult, please include the name and contact information for the tribe's principal representative in the response. You can reply to the City of Perry, Sven Peterson sven.peterson@perryia.org.

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Thank you for your attention to this matter. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

City of Perry
Respectfully,

Sven Peterson
City Administrator

Enclosures: Project Location Map, Phase 1 Archaeological Study

Reconnaissance-Level Historic Architectural Investigation for the Proposed City of Perry Downtown Improvements Project, Dallas County, Iowa

Prepared For
Bolton & Menk
Ames, Iowa

Effective Date: 7/30/2024
Copyright © 2024 Impact7G, Inc.

Prepared By

Miranda M. Black
Architectural Historian

Reviewed By

Jaime L. Destefano, MSHP
Senior Architectural Historian

IMPACT7G

8951 Windsor Parkway
Johnston, IA 50131
515.473.6256

ABSTRACT

This report presents the results of a reconnaissance-level architectural survey conducted for the proposed City of Perry Downtown Improvements Project by Impact7G of Johnston, Iowa. A Phase1A archaeological investigation was conducted by Impact7G in May of 2024, which recommended that a historic architecture evaluation and effects assessment by conducted for the project area. The purpose of this survey is to identify significant architectural properties occurring within or immediately adjacent to the junction of Warford Street and 2nd Street in Perry, Iowa, and to assess potential adverse effects to Historic Properties that might result from the proposed improvement project The proposed project encompasses approximately 2.45 acres in downtown Perry, Iowa.

Impact7G determined an Area of Potential Effects (APE) of 100 feet in all directions of the project area. One (1) National Register of Historic Places (NRHP) district extends into the APE – the Downtown Perry Historic District, including 31 contributing resources. One (1) of the contributing buildings to the historic district that occurs within the APE is individually listed on the NRHP – the Carnegie Library (NRHP #96001061). An additional six (6) buildings were identified within the APE that fall outside of the boundary of the historic district and are 45 years of age or older.

The reconnaissance-level architectural survey was conducted by Jaime L. Destefano, MSHP on April 13, 2024. Based on field observations and an understanding of the historic and significant resources within the APE, Impact7G confirmed that the current contributing status of resources within the Downtown Perry Historic District that occur within the APE are appropriate and no changes to their status recommended. Impact7G further recommends that the six (6) individual historic resources located outside of the district but within the APE either lack sufficient integrity and/or do not possess historic or architectural distinction required for designation to the NRHP. Therefore, the six (6) properties are recommended not eligible. Based on the background research and field observations, Impact7G identified a total of 32 Historic Properties (eligible, listed or contributing) within the APE for the proposed improvement projects. This number includes the Downtown Perry Historic District and its 31 contributing buildings.

Impact7G recommends that the proposed project will have **no adverse direct effect to the Downtown Perry Historic District or its contributing resources.** Due to the nature of the proposed project, vibrations during construction **may have an adverse indirect effect to all historic resources within the APE.** Vibration testing is recommended to ensure structural integrity of Historic Properties is not impacted. Though the proposed improvement projects do not anticipate physical penetration of contributing buildings within the district, many significant commercial blocks directly abut sidewalks throughout the district. Storefronts and their bulkheads are distinguishing design features of historic commercial architecture. Impact7G recommends that any sidewalk replacement activity should strive to avoid physical contact with the commercial buildings during construction activity.

The following table lists the Historic Properties (eligible, listed, or contributing) occurring within the APE.

Table 1. Historic Properties within APE (Downtown Perry Historic District and its Contributing Resources)

ISites ID #	Inventory Name	Address	Date of Construction
25-01022 (NRHP #00001005)	Downtown Perry Historic District	Downtown Perry	1883-1948
25-01037	Gamble Block	1201-1203 2nd Street	1899
25-01036	Bailey & Robinson Block	1205-1207 2nd Street	1899
25-01035	Shortley Building	1209 2nd Street	1899
25-01034	B.&P. Order of Elks Building	1211 2nd Street	1900
25-01032	O'Malley Building	1217 2nd Street	1902
25-01031	Paul Block	1219 2nd Street	1902
25-01030	Mitchell Block	1221-1223 2nd Street	1899
25-01029	Bruce Meat Market-Sanitary	1301 2nd Street	1900
25-01028	Leonard Building	1303-1305 2nd Street	1914-1915
25-00647	Breed Block	1210-1212 2nd Street	1899
25-00763	Former United States Post Office	1219 Warford	1915
25-01108	Northwestern Bell Telephone	1215 Warford	1812
25-00650	Citizens State Bank	1124 2nd Street	1893
25-01107	Dilenbeck Block	1211-1213 Warford	1898
25-01071	Commercial Block	1122 2nd Street	1923
25-01070	Selee Block	1118 2nd Street	1918
25-01069	Leonard Block	1114-1116 2nd Street	1883
25-01071	Commercial Block (J.C. Penney	1121 2nd Street	1924
25-01050	Wimmer Building	1113 2nd Street	1886
25-01040	Wimmer Block	1107-1109-1111 2nd	1883
25-01099	First National Bank & Clock	1122-1123 Willis	c.1905
25-01041	Smith Drug (Ainley Building)	1118 Willis Avenue	c.1920
25-01100	Hotel Pattee	1108-1116 Willis	1913
25-01066	Harbach Building	1104-1106 2nd Street	1946

ISites ID #	Inventory Name	Address	Date of Construction
25-01067	Brown Building	1108 2nd Street	1954
25-01068	Selee Block	1110-1112 2nd Street	1903
25-01098 (NRHP #96001061)	Carnegie Library	1123 Willis Avenue	1904
25-01064	Brown Block	1024 2nd Street	1902
25-01063	Pease Block	1020-1022 2nd Street	1899
25-01062	Commercial Building	1018 2nd Street	1952
25-01061	Pefley Building	1016 2nd Street	1895

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SECTION 1: PROJECT OVERVIEW

1.1 Project Description and Objectives

This report presents the results of a reconnaissance-level architectural survey for due diligence efforts for the proposed City of Perry Downtown Improvements Project. The project area occurs around the junction of Warford Street and 2nd Street in Perry, Iowa, with branches of the project area leading from 2nd Street down Warford Street, Willis Avenue, and Lucinda Street (Figures 1 and 2). This study was prepared by Impact7G, Inc. (Impact7G) of Johnston, Iowa to identify above-ground historic buildings, objects, structures, sites and districts that are eligible for, or listed on the National Register of Historic Places (NRHP) and to make recommendations for potential adverse direct or indirect effects on these resources that might result from the proposed project.

The project area is located primarily along 2nd Street in downtown Perry and within the SW¼ of Section 10 Township 81 North and Range 28 West in Dallas County. The project area is within an urban setting comprising commercial blocks lined by sidewalks along portions of Warford Street, Willis Avenue, 2nd Street and an undesignated road north of Warford Street, south of Lucinda Street, east of 1st Avenue, and west of 2nd Street. The project area encompasses approximately 2.45 acres.

The City of Perry is planning for multiple road improvement initiatives in a small section of downtown Perry. The project will include surface level storm drainage, street resurfacing and sidewalk repairs, and landscaping. Sidewalk and curbing extensions are proposed at the corners of intersections within the project area, which will also include planting beds. Other landscaping plans include, but are not limited to, decorative crosswalk pavers and colored pavement at intersections, the replacement of light poles with historically appropriate festoon light poles, planting of perennials, shrubs and trees, and the protection of existing trees, among others. Complete preliminary plans are included in Appendix B.

This study was conducted by Imapct7G's Architectural Historians, Miranda Black and Jaime L. Destefano, and is limited primarily to a reconnaissance-level survey to 1) identify previously recorded above-ground historic properties that are eligible for, or listed on the NRHP, 2) identify additional properties not previously documented that are 45 years of age or older and within the Area of Potential Effect (APE) and that may be eligible for the NRHP, and 3) identify eligible, or listed buildings, districts, sites, objects and structures that may be directly or indirectly affected by the proposed improvement project. Fieldwork was conducted by Jaime L. Destefano on April 13, 2024.

FIGURE 1

Project Area on USGS Topographic Map

IMPACT7G

DESCRIPTION

Downtown Perry
Road Improvement Project
Perry, Iowa 50220

LEGEND

Project Area

0 0.13 0.25 Miles

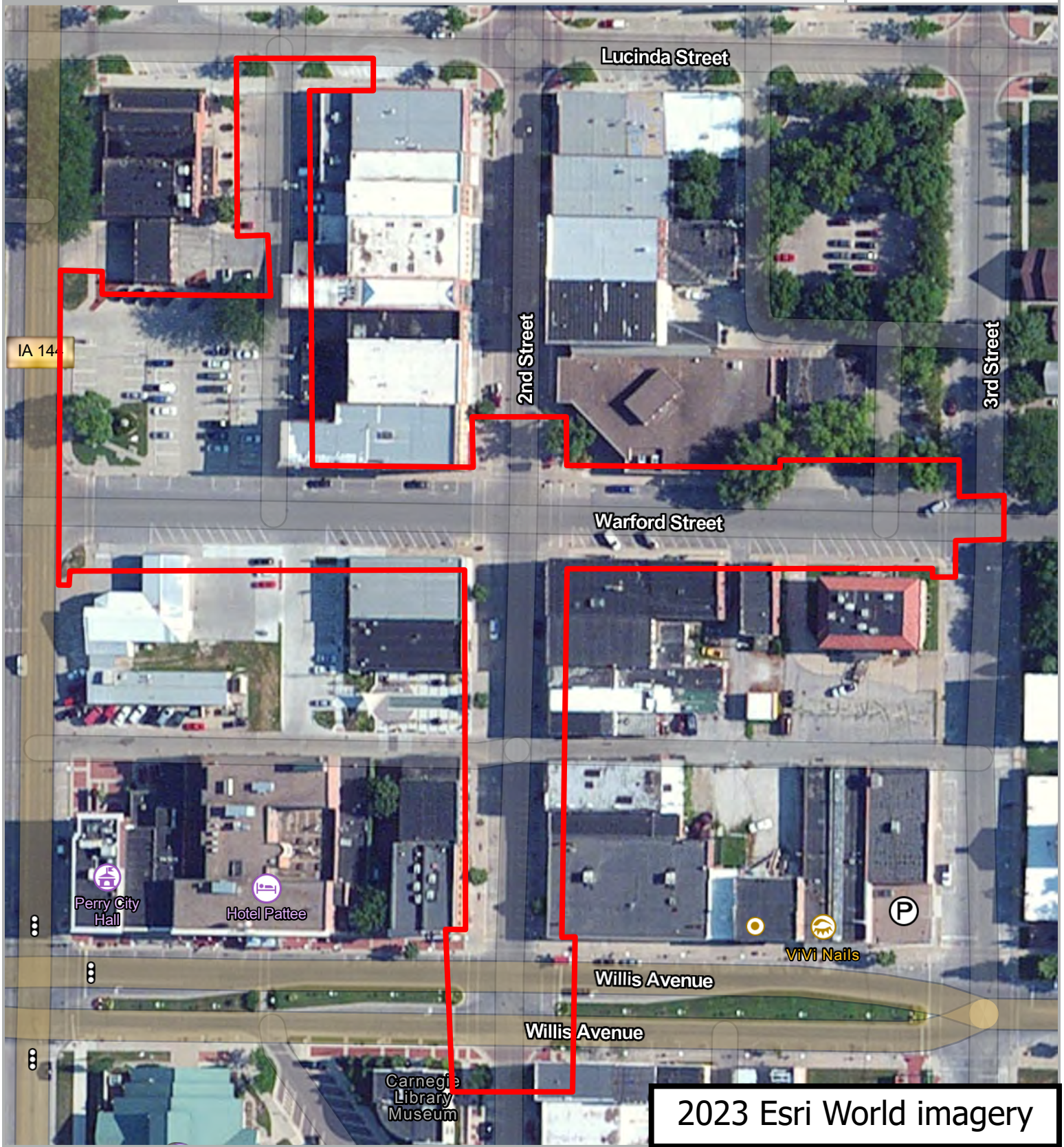
N

Source: USGS Starksville, MS Quadrangle 2020 Coordinate System: NAD 1983 UTM Zone 15N Date Exported: 7/18/2024 Map Creator: itadmin

FIGURE 2

Project Area on Aerial Photograph

IMPACT7G



DESCRIPTION

Downtown Perry
Road Improvement Project
Perry, Iowa 50220

LEGEND

Project Area

0 75 150
Feet

N

Source: Esri World Imagery Coordinate System:NAD 1983 UTM Zone 15N Date Exported: 7/18/2024 Map Creator: itadmin

1.2 Area of Potential Effects (APE)

Section 36 CFR § 800.16 of the National Historic Preservation Act defines the APE as "the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking."

For purposes of the study, the APE considers both direct and indirect effects that might result from the proposed project. The APE for direct effects includes the roads and rights-of-way comprising the project area where the proposed project will be implemented. Because significant historic properties directly abut sidewalks within the project area, the replacement of sections of sidewalks may inadvertently physically impact historic storefront bulkheads of commercial buildings. Thus, the APE of direct effects also includes buildings directly abutting the sections of sidewalks where replacement or improvements are planned. The APE for indirect effects includes all areas that might be affected visually or by vibrations occurring during construction activity. Impact7G determined that an APE of 100 feet in all directions is sufficient to conduct the reconnaissance-level survey for indirect effects.

Figure 3 is an aerial photograph showing the project area boundary and the 100-foot APE for indirect effects.

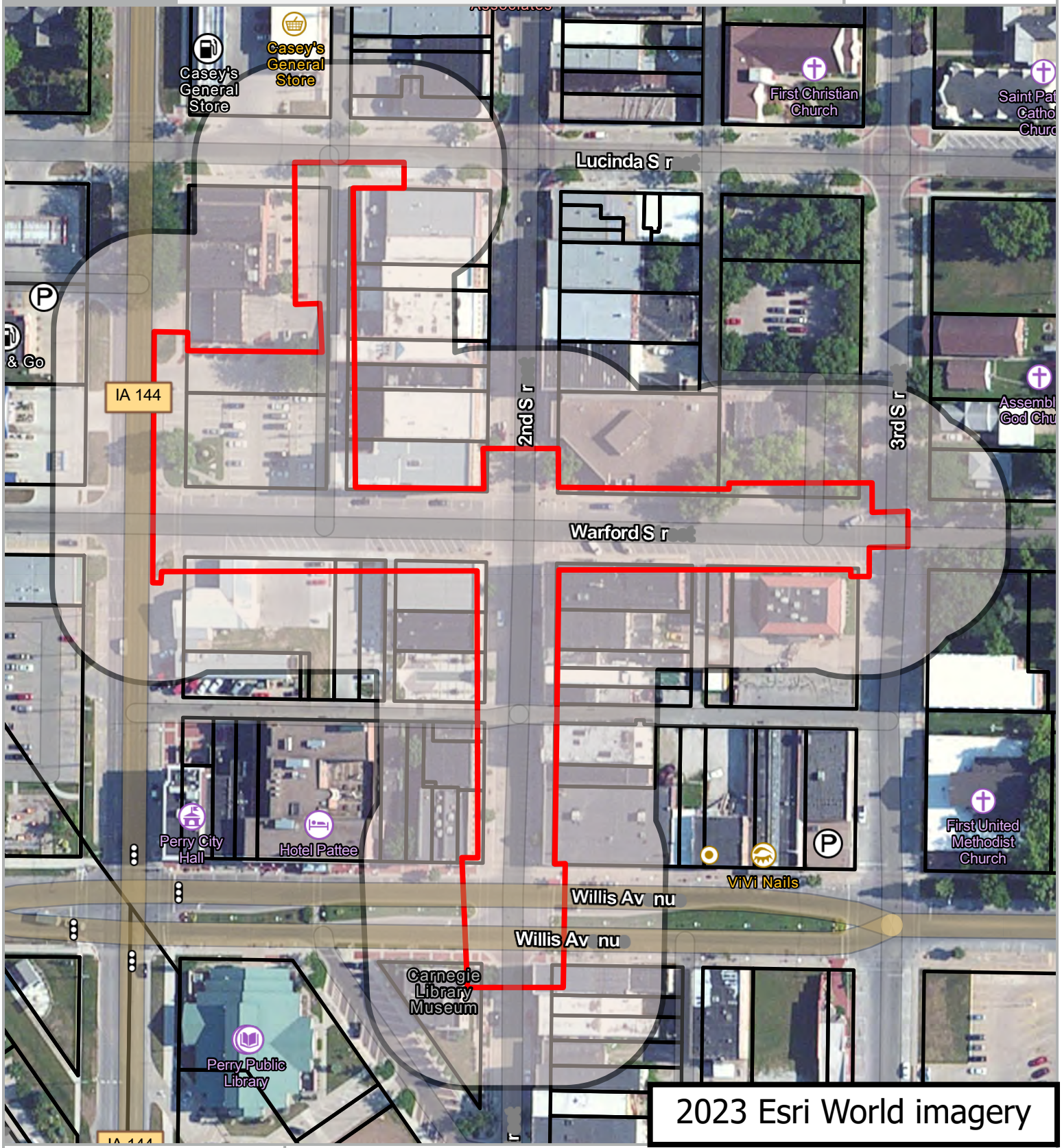
SECTION 2. METHODOLOGY

The survey was guided primarily by the SHPO's draft *Guidelines for Historic Architectural Survey in Iowa* (July 9, 2019 draft), which have not yet been formally adopted (Iowa SHPO 2019). Per the guidelines, "a reconnaissance level survey is used to collect enough information to provide a basic understanding of the built environment in a particular area within the framework of a historic context. These surveys also provide an early awareness of potentially significant historic resources within the area. Reconnaissance surveys are essentially visual or predictive surveys that identify the general distribution, location, and nature of cultural resources within a given area. These surveys are of low intensity and record basic information of all resources within a defined area, regardless of age."[1]

[1] Iowa State Historic Preservation Office, "Draft Guidelines for Historic Architectural Survey in Iowa," 2019; p.3.

FIGURE 3 100-Foot Area of Potential Effects (APE)

IMPACT7G



DESCRIPTION

Downtown Perry
Road Improvement Project
Perry, Iowa 50220

LEGEND

- Project Area
- Area of Potential Effect (APE) - 100 Feet
- Parcels

0 100 200 Feet

N

Source: Esri World Imagery Coordinate System:NAD 1983 UTM Zone 15N Date Exported: 7/18/2024 Map Creator: itadmin

2.1 Desktop Review

Impact7G first conducted a review of the Iowa State Historic Preservation Office (SHPO) Site File (ISites) online database to identify previously recorded historic resources within the APE. Impact7G also reviewed the NRHP and National Historic Landmark databases. Nearly the entirety of the APE is located within the Downtown Perry Historic District (listed 2000). The NRHP-listed historic district comprises 68 resources, nine (9) of which were classified as noncontributing in the 2000 nomination. Of the 68 total resources, a total of 35 of the inventoried resources occur within the APE of the proposed improvement project. One (1) of these resources, the O'Malley Block (ISites #25-01106; NR Inventory #106) is no longer extant. Three (3) of the extant historic district buildings within the APE are classified in the nomination as noncontributing, and the remaining 31 are contributing. One of the contributing resources, the Carnegie Library (Isites ID#25-01098; NR Inventory #098) is individually listed on the NRHP (NRHP #96001061).All of the buildings, regardless of age, within the Downtown Perry Historic District were previously surveyed prior to designation and are entered into the IA SHPO ISites online database. Many of the properties, however, appear to be misplotted in the database. The NRHP district nomination inventory provides the most up-to-date and reliable source for determining previous NRHP-eligibility recommendations. Thus, for all resources within the district that also occur within the APE, Impact7G recognizes each by its respective contributing status as documented in the NRHP inventory.

One (1) previously surveyed property, a house located at 1202 1st Avenue (ID #25-00625) is within the APE but located outside of the boundary of the Downtown Perry Historic District. Historic aerial imagery confirms this resource is no longer extant. During a review of online county property records and Google Earth imagery, Impact7G identified an additional six (6) buildings within the APE that are not within the historic district nor were they previously recorded in ISites. The following table breaks down the total number of extant Historic Properties within the APE, followed by a complete Historic Properties Table with respective ISites ID, NRHP Inventory #, address and contributing status (when applicable).

Table 2. Breakdown of Total Historic Property Count

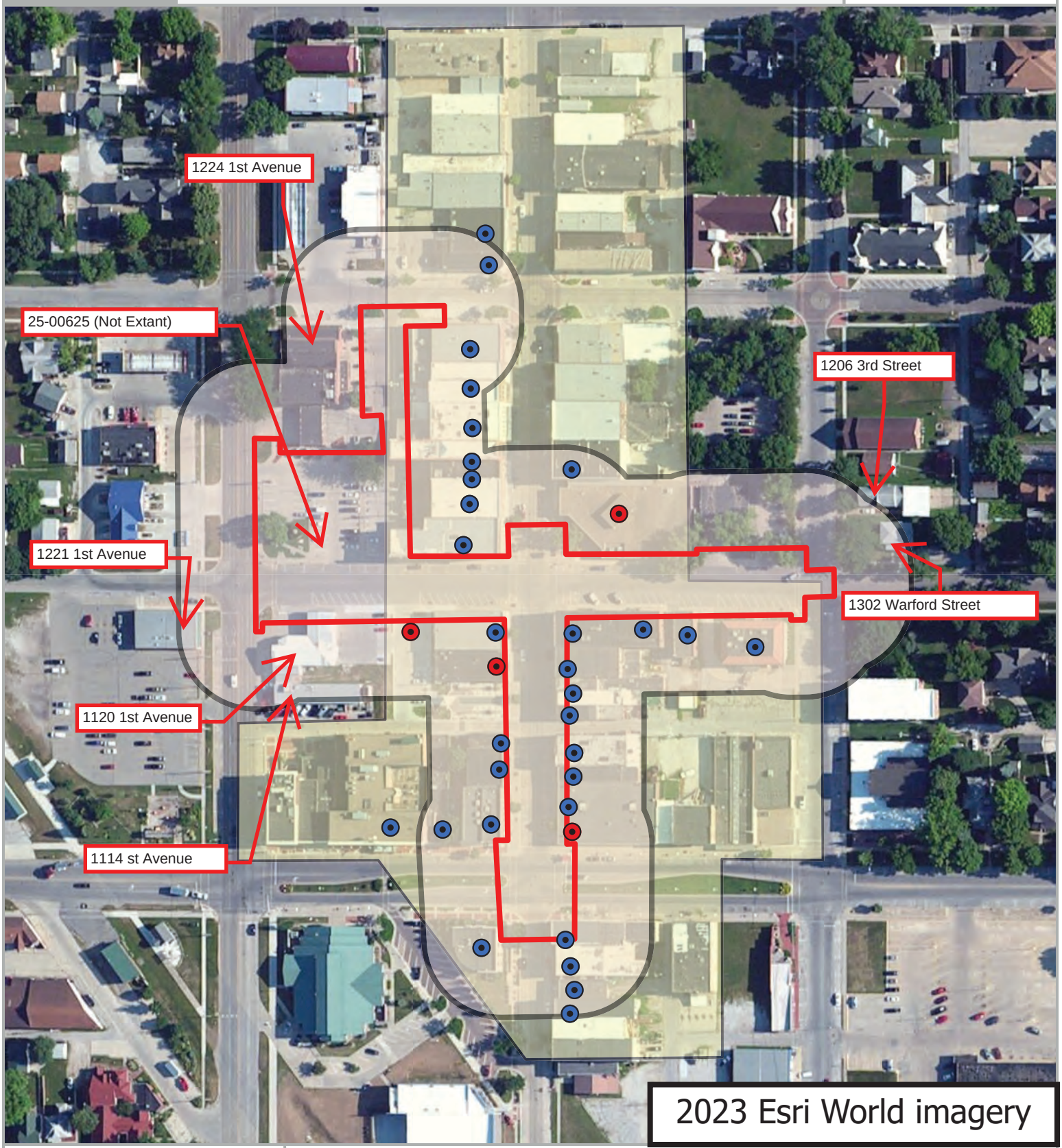
Historic District	1
Contributing to Historic District	31
Noncontributing to Historic District	3 (1 is <45 years of age)
Additional Properties Outside of District:	7
Previously Surveyed	1 (not extant)
Not Previously Recorded	6
Total Number of Extant Properties within APE that are 45 Years of Age or Older:	**40 plus the Downtown Perry Historic District**

Following a review of previously surveyed resources within the APE and relevant NRHP nominations, including a Multiple Property Documentation Form (MPDF) of Downtown Perry completed in 1998, additional historical research on the survey area was conducted as needed online, primarily in Sanborn fire insurance maps, historical maps and aerial photographs, and historical newspapers available through Newspapers.com and NewspaperARCHIVE.com. Because the APE is nearly entirely within the Downtown Perry Historic District, Impact7G reviewed the NRHP nomination to identify distinguishing landscape features, objects, sites or structures within the respective district that are important in conveying the historical significance of the built environment. Such elements might not be included in the NRHP inventory as a contributing or noncontributing resource but should be considered in planning for the improvement projects. Discussions of these elements are presented in Section 4 of this study.

Figure 4 is an aerial photograph showing the APE, the boundary of the Downtown Perry Historic District, the distribution of contributing and noncontributing resources within the district, the location of one (1) previously recorded property that is no longer extant, as well as the six (6) additional resources outside of the district that are 45 years of age or older.

FIGURE 4

Historic Resources within the APE Identified During Desktop Review



DESCRIPTION

Downtown Perry
Road Improvement Project
Perry, Iowa 50220

LEGEND

- Project Area
- Downtown Perry Historic District
- Area of Potential Effect (APE) - 100 Feet

Contributing or Noncontributing
- C
- NC

0 175 350 Feet

N

Source: Esri World Imagery Coordinate System:WGS 1984 Web Mercator Auxiliary Sphere Date Exported: 7/25/2024 Map Creator: itadmin

Table 3. Table of All Historic Properties within APE Identified During Desktop Review

blue = listed NRHP district; yellow = non-extant property ; green = individually listed					
ISites ID #	**Inventory Name**	**Address**	**Date of Construction**	**NRHP Contributing Status to**	**NRHP Inventory #**
25-01022	Downtown Perry Historic District	Between 3rd St, Lucinda St, 1st Ave &	c. 1883 – c. 1948	N/A	NRHP #00001005
25-01037	Gamble Block	1201-1203 2nd Street	1899	Contributing	037
25-01036	Bailey & Robinson Block	1205-1207 2nd Street	1899	Contributing	036
25-01035	Shortley Building	1209 2nd Street	1899	Contributing	035
25-01034	B.&P. Order of Elks Building	1211 2nd Street	1900	Contributing	034
25-01032	O'Malley Building	1217 2nd Street	1902	Contributing	032
25-01031	Paul Block	1219 2nd Street	1902	Contributing	031
25-01030	Mitchell Block	1221-1223 2nd Street	1899	Contributing	030
25-01029	Bruce Meat Market-Sanitary Meat	1301 2nd Street	1900	Contributing	029
25-01028	Leonard Building	1303-1305 2nd Street	1914-1915	Contributing	028
25-01073	Perry State Bank	1202-1208 2nd Street	c. 1985	Noncontributing	073
25-00647	Breed Block	1210-1212 2nd Street	1899	Contributing	074A
25-00763	Former United States Post Office	1219 Warford Street	1915	Contributing	109
25-01108	Northwestern Bell Telephone Company	1215 Warford Street	1912	Contributing	108
25-00650	Citizens State Bank	1124 2nd Street	1893	Contributing	072

blue = listed NRHP district; yellow = non-extant property ; green = individually listed					
ISites ID #	**Inventory Name**	**Address**	**Date of Construction**	**NRHP Contributing Status to**	**NRHP Inventory #**
25-01107	Dilenbeck Block	1211-1213 Warford Street	1898	Contributing	107
25-01071	Commercial Block	1122 2nd Street	1923	Contributing	071
25-01070	Selee Block	1118 2nd Street	1918	Contributing	070
25-01069	Leonard Block	1114-1116 2nd Street	1883	Contributing	069
25-01039	The Fair Store	1117-1119 2nd Street	1929	Noncontributing	039
25-01071	J.C. Penney Co.	1121 2nd Street	1924	Contributing	071
25-01106	O'Malley Block	1113-1115 Warford Street	1920	Noncontributing	106
25-01050	Wimmer Building	1113 2nd Street	1886	Contributing	040A
25-01040	Wimmer Block	1107-1109-1111 2nd Street	1883	Contributing	040B
25-01099	First National Bank & Clock	1124 Willis Avenue	c. 1905	Contributing	099
25-01041	Smith Drug	1118 Willis Avenue	c. 1920	Contributing	041
25-01100	Hotel Pattee	1108-1116 Willis Avenue	1913	Contributing	100
25-01065	Harbach Building	1102 2nd Street	1946	Noncontributing	065
25-01066	Harbach Building	1104-1106 2nd Street	1946	Contributing	066
25-01067	Brown Building	1108 2nd Street	1954	Contributing	067

blue = listed NRHP district; yellow = non-extant property ; green = individually listed					
ISites ID #	**Inventory Name**	**Address**	**Date of Construction**	**NRHP Contributing Status to**	**NRHP Inventory #**
25-01068	Selee Block	1110-1112 2nd Street	c.1900	Contributing	068
25-01098	Carnegie Library (NRHP)	1123 Willis Avenue	1904	Contributing	098/NRHP #96001061
25-01064	Brown Block	1024 2nd Street	1902	Contributing	064A
25-01063	Pease Block	1020-1022 2nd Street	1899	Contributing	063
25-01062	Commercial Building	1018 2nd Street	1952	Contributing	062
25-01061	Pefley Building	1016 2nd Street	1895	Contributing	061
ADDITIONAL HISTORIC PROPERTIES IDENTIFIED OUTSIDE OF HISTORIC DISTRICT BOUNDARY					
25-00625	House	1202 1st Avenue	c.1900	N/A	N/A
N/A	Frio Tacos	1114 1st Avenue	1976	N/A	N/A
N/A	(former) Filling Station	1120 1st Avenue	c.1930, multiple remodels	N/A	N/A
N/A	Perry Washall Building	1221 1st Avenue	1947	N/A	N/A
N/A	Wells Fargo Bank	1224 1st Avenue	1972	N/A	N/A
N/A	House	1302 Warford Street	1939	N/A	N/A
N/A	House	1206 3rd Street	1927	N/A	N/A

2.3 Fieldwork, Survey and Potential Effects Assessment

Fieldwork was conducted by Jaime Destefano, MSHP of Impact7G on April 13, 2024. Ms. Destefano photographed each resource identified during the background research. Numerous streetscape photographs were taken throughout the survey area to document the overall character of the district and distinguishing features that contribute to the historic aesthetic. During fieldwork, Impact7G paid particular attention to documenting any structural concerns of significant historic properties within the APE that might be further impacted during proposed improvements to storm drainages, street surfaces, sidewalks, and landscaping.

For purposes of this reconnaissance-level survey, Iowa SHPO Inventory Site Forms were not prepared for the historic properties identified within the APE. Because only one resource within the APE is listed on the NRHP individually, and the vast remainder of resources are considered contributing elements to the associated Downtown Perry Historic District, Impact7G instead prepared a historic properties table of all resources with contributing status according to the respective district inventory (when applicable), current integrity based on field observations, and recommendations for updated contributing status, if applicable. Recommendations for potential effects are also included on the table (Appendix A) and discussed in Section 4.

SECTION 3. HISTORIC CONTEXT

The *Downtown Perry Multiple Property Documentation Form*, prepared in 1998, establishes the context of "Building Downtown, c.1880 to c.1948." It is within this context that the proposed improvement project is most relevant as the entirety of the project area occurs within the heart of downtown Perry. Located in the northwestern corner of the Des Moines – West De Moines Metropolitan Area, Perry is a small city situated along the North Raccoon River. During its early years, the railroad was vital to the city's establishment, growth and prosperity, quickly emerging as an important trade center within the agricultural region. Although Perry is not the seat of Dallas County government, it is the largest town in the county. area

3.1 Settlement Period and Early Establishment of the Town of Perry

Settlers began claiming homesteads in the area of the future town of Perry, Iowa twenty years before the town was founded. In the late-1840s, Oscar D. Smalley and two accompanists migrated out of Des Moines, nearly 30 miles southeast to explore regions further west and eventually landed along Beaver Creek in the Perry area at a pioneer settlement known as Buffalo Grove in Union Township Boone County. Buffalo Grove was located north and east of the future town of Perry, with a small portion extending into far northern Dallas County. In 1849, John Moore and his family of farmers from Delaware packed up their belongings and made the long journey to Iowa to settle in Buffalo Grove, as well. As it turns out, the area was situated near watersheds from the North Raccoon River, the Des Moines River, and the Middle Raccoon River, creating ideal farming conditions for multiple seasons throughout the year. Over the next two decades, handfuls of settlers, many of whom were farmers looking for prosperous land, continued moving into the area, and soon a small village emerged.[2]

It wasn't until the coming of the railroad following the Civil War when the establishment of a nearby town, to be named Perry, came to fruition. The first railroad to reach Des Moines was the Des Moines Valley Railroad in 1866. That same year, the Willis brothers, John and Harvey, gained private information regarding the plans for railroad development in the area and quickly acquired land north where the next phase of construction was to begin. The Des Moines Valley Railroad had a planned extension line leading to Fort Dodge and the Willis brothers correctly assumed that any property lying adjacent to the booming railroad industry would create thriving communities. Each in pursuit of building their own farms within this land, the brothers split their deeded 220 acres in half, separated by the future rail corridor. They named the area Perry, after Colonel Perry, a railroad official in Keokuk, Iowa. A tract of 32 acres was sold to the railroad, and in 1868, the brothers surveyed and laid the new town, which was officially founded in 1869.[3]

[2] Eugene Hastie, An Early History of Perry, Iowa, *Annals of Iowa* 50(5), 1970; 381-397.
[3] William C. Page, "Downtown Perry National Register of Historic Places Multiple Property Documentation Form," National Park Service, 1998, Section E, Page 3-4. Listed on the NRHP 2000.

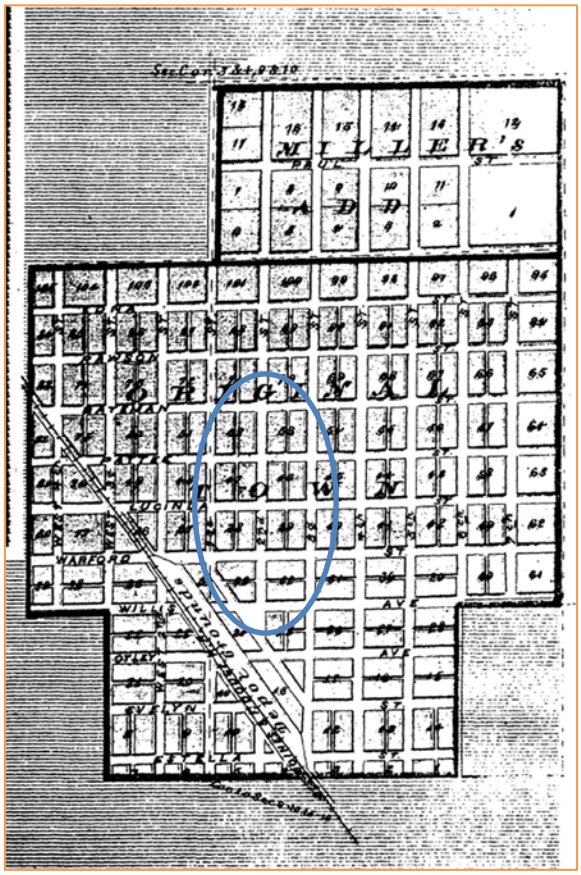


Figure 5. Original Town Plat of Perry, Showing Approximate Study Area

Perry's original town plat was laid out in a traditional grid of streets and blocks oriented toward the cardinal directions. Many north-south streets ran the entire length of the plat, which is commonly found amongst gridded city plans. However, Perry's unusual feature highlights a diagonal cut-through where the traffic flow could directly carry to the southern end of the town, rather than meander through multiple city blocks. Another unusual inclusion in Perry's city planning is a large swath of land original to the town's plat that was occupied by the Des Moines & Fort Dodges Railroad on its western edge. The original town plat also included land for multiple depot grounds located at the heart of the city. This irregular cut of land created the most distinguishable characteristic of Perry's geographical layout – the Triangle, or also simply known as the town square. Because of the Triangle, land adjacent to each depot ground was platted in irregularly shaped blocks to accommodate the rail lines.[4]

[4] Page 1998; Section E Page 4-6.

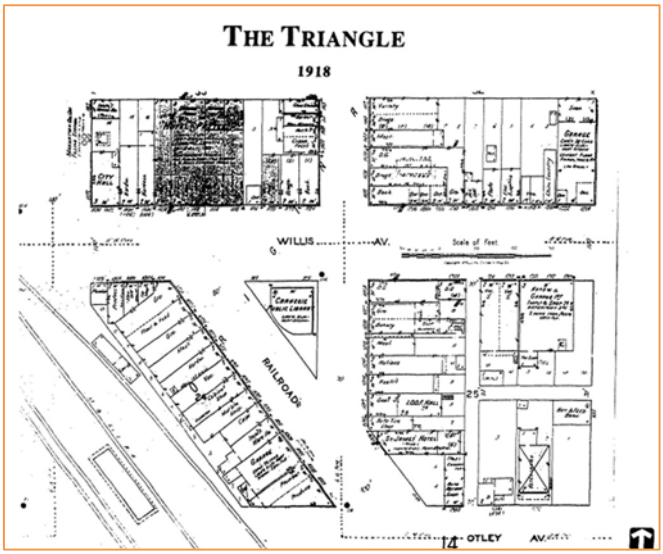


Figure 6. The Triangle, Sanborn Fire Insurance Map 1918

3.2 Community Growth from 1869 through the 1920s

Perry's original town plat provided the framework for growth and expansion of a downtown. However, the railroads' presence heavily influenced the industries that settled in Perry. Bulk goods, such as lumber and coal, needed to be transported into the town. Agricultural products from the myriads of local farmers, such as cattle, eggs, and corn, needed to be transported out of Perry. These businesses naturally developed along the railroad, so eventually the railroad's presence forced the creation of land used boundaries. As Perry's economy grew, commercial activity from merchants providing retail and wholesale products locally exploded within the town, and eventually the town could provide these same goods to those located in the rural countryside.[5]

Most, if not all, of the earliest commercial buildings are no longer extant having been destroyed by fires in the late-19th and early-20th centuries. Among the earliest extant commercial buildings erected in downtown Perry date to the 1880s and include the Stewart Hotel at 1307-1309 2nd Street (25-01025, outside of APE of this study); the Wimmer Block (25-01040), erected in 1883 at 1107-1109 2nd Street; the Wimmer Building (25-01050), built in 1886 at 1113 2nd Street; and the Leonard Block (25-01069), built in 1883 at 1114 2nd Street. It was during this period when Perry experienced its first substantial economic and building boom. Between 1880 and 1890, the city's population more than tripled in size, exceeding the population of the Dallas County seat of government at Adel.[6]

By the 1890s, 2nd Street emerged as the principal commercial corridor in Perry's downtown. Many commercial and recreational establishments were constructed along the street, such as the Citizens State Bank (25-00650) and the International Order of Odd Fellows at 1012 2nd Street (25-01059). Both

[5] Page 1998, Section E, Page 6-7.
[6] Page 1998; Section E p. 13-14.

commercial blocks were established adjacent to the east of the Triangle. Another significant commercial block built here in the 1890s housed the grocery store of George and Sidney Pease (25-01063, 1020-1022 2nd Street). Second Street passed to the east of the Triangle, which was initially planned as the center of the town, so not only did it have an air of commercial interests nearby, but it also housed industries for heavy goods, such as agricultural feed and farming machinery. The railroad itself also transected 2nd Street, and by having proximity to the railroad, the corridor also offered a variety of businesses for residents and travelers alike (automobiles dealerships, dressing shops, butchers, drug store, general stores, etc.).[7]

Photograph 1. 1907 Photographs along 2nd and Willis Street toward the "Triangle"

Carnegie Library (25-01098, NRHP-listed), built in 1904, center of image

By the 1910s, Perry's downtown boasted sidewalks, curbing, sewage, and streetlights. Commercial buildings continued to be erected within the central business district of Perry. Many of the new edifices were more permanent brick or masonry construction that replaced earlier buildings and introduced more refined and stylized architecture to the built environment. In 1912, Perry enjoyed a second economic boom fueled by the construction of a new roundhouse and yards of the Milwaukee Railroad. The expansion of the railroad's physical plant in Perry generated a huge amount of wealth for the City. Tremendous building activity ensued in downtown. Hotel Pattee (25-00784), for example, was built in 1913. The 3-story, cosmopolitan hotel, sited a block from the city center at Willis and 2nd Streets, provided fortunes of social life to the city and is still highly regarded as a gem amongst residents.

[7] Page 1998, Section E Pages 7-8.

Photograph 2. Hotel Pattee, circa 1940.

Source: *Our History,* Hotel Pattee

Figure 7. c.1915 Postcard, Northerly View of 2nd Street from Willis Street

First National Bank (25-01099) on left; building on right no longer extant

Perry's central business district was not only a hub of commercial activity but also boasted several architecturally significant resources. The multiple fires in the late-19th and early-20th centuries fortuitously led to the subsequent redevelopment of more permanent, stylized edifices. Several downtown Perry's buildings were designed by named architects, with styles ranging from Victorian, Classical Revival, Commercial style, Prairie style, Art Deco, and post-World War II modernism, among others. Prairie School, for example, was a popular style during the second building boom of Perry's downtown during the early-20th century, featuring horizontal elements that accent the buildings' symmetrical massing and squared form.

During the late-19th century and early-20th centuries, manufacturing became one of Perry's largest economic drivers. Not only did local townspeople rely on manufacturing enterprises for jobs but their operations provided steady income for local farmers, as well. Food processing emerged as the leading manufacture in the area, providing service for creameries, bottling plants, and canning factories. Their counterparts were equally essential and provided manufacturing for items such as carriages, harnesses, and wagons. In 1919, meat processing spiked in Perry with the emergence of the Perry Packing Company. This industry alone employed a payroll over $95,000 and offered a line of products, such as cheese, oysters, and canned goods. [8]

3.3 Building a Downtown from the 1920s to 1959

Manufacturing continued to thrive in Perry through the mid-20th century. Henry Wiese, for example, founded the Wiese Corporation and began operating blacksmithing and plowsharing just prior to the Great Depression. Unlike many industries, manufacturing did not falter during the Great Depression, nor during the onset of World War II, and the Wiese Corporation won numerous contracts on behalf of the United States government to provide manufacturing services to domestic laborers during the war.[9]

Local businesses were a strong front for the city of Perry, but outside investors pushed the town into its next phase of growth – building an economically stable downtown. Perry had already solidified its place as a boomtown, and outside investors continued to flock to the prospering in town. The Harbach family were well-known for their real estate investments in Des Moines, along with a large furniture manufacturing plant. One of the Harbach family sons, W.C. Harbach, purchased the Wimmer and Williams block in Perry and opened a three-story F.W. Woolworth Company Store. This business and the Harbach family name drew patrons and investors alike to downtown Perry.[10]

Community boosterism played a large role in building Perry's downtown, as well. The Commercial Club, established in the early years of the 20th century, promoted and encouraged patrons to visit downtown retail and even offered free sites to burgeoning enterprises willing to employee large labor forces.[11] The Club held vital influence over the successful economic development of downtown Perry, much of which came from their direct efforts to lobby for business in the town. They were instrumental

[8] Hastie, 189
[9] Page 1998; Section E Page 12.
[10] Page 1998; Section E Pages 15-16.
[11] Page 1998; Section E Page 13.

in the first city paving efforts, as well, citing the city's need for expansion and growth. The Commercial Club would eventually be renamed the Bureau of Commerce in 1916, and again later renamed the Community Club.[12]

Architectural development also drew large recognition for Perry. Commercial Style holds prominent influence in the town, primarily visible in the unique brickwork detailing on many buildings' storefronts. Popularized in the 1920s and held through the 1940s, Perry's primary resources hosting this style tended to be department stores, automobile garages, and other service businesses.[13] Art Moderne played a large role in Perry's visual design downtown, as well, with many recognizable buildings featuring pre-cast concrete elements, smooth surfacing, and rounded corners. Art Moderne is a sharp turn from the Commercial style commonly seen amongst many downtown buildings, but their individual presence details the storied history of Perry' development. During the post-World War II years, nationwide, downtown Main Streets began to decline as suburbanization, increased automobile ownership, and the establishment of big box retailers and commercial strips drew customers away from downtown. In an effort to compete, many property owners of earlier commercial buildings often remodeled storefronts to appear sleek and more modern. The use of aluminum-framed plate glass display windows, Carrera glass paneling, and upper façade slipcovers were common upgrades. Several buildings within downtown Perry exhibit elements of post-World War II upgrades.

In recent years, revitalization of downtown Perry and its historic built environment is evident throughout its central business district. In the mid-1990s, the City of Perry began planning improvements to Willis Avenue, including the conversion of the street into a boulevard between 1st and 3rd Streets. Improvements also involved the planting of lawn in the median and installation of period-type street lights. The renovation of the Hotel Pattee was another major step toward the revitalization of downtown Perry. Both initiatives, which created a unique sens of place within the Triangle area of downtown, spearheaded further preservation efforts throughout downtown.[14] Today, the city boasts a thriving commercial district attracting residents and visitors alike who can enjoy the arts, history, culture and recreation offered here.

[12] Ibid.; and Page 1998; Section E page 12.
[13] Page 1998; Section E Page 49.
[14] Page 2000; Section 7 Page 6.

SECTION 4. SURVEY FINDINGS AND RECOMMENDATIONS

4.1 General Overview of Project Area

The project corridor falls within the original plat of Perry, which was laid out on a traditional grid plan. The project area follows along 2nd Street, west from 1st Avenue and east to 3rd Street within the heart of downtown Perry. The former Minneapolis & St. Louis, Chicago & Northwestern, Union Pacific Railroad line lies approximately 600 feet southwest of the project area, though the line has now been converted into the Raccoon River Valley Trail.

The focal point of the project area is along 2nd Street, particularly around the intersections of Warford and Lucinda Streets. Second Street is a two-lane, concrete-paved street through the heart of downtown. Cross streets are paved in asphalt. Second Street is wide enough to accommodate parallel parking on either side of the street. On each east-to-west cross street, the streets accommodate parallel parking on one side and diagonal parking spaces on the other. Second street is lined on either side by concrete curbing and sidewalks, areas of which show evidence of deteriorating condition. Along 2nd Street, historically sensitive lamp posts line the street atop the sidewalks. Near the Triangle, along Willis Street, lamp posts with globe-shaped lamps are installed in the grassed median of the boulevard, which were installed in the 1990s improvements initiative.

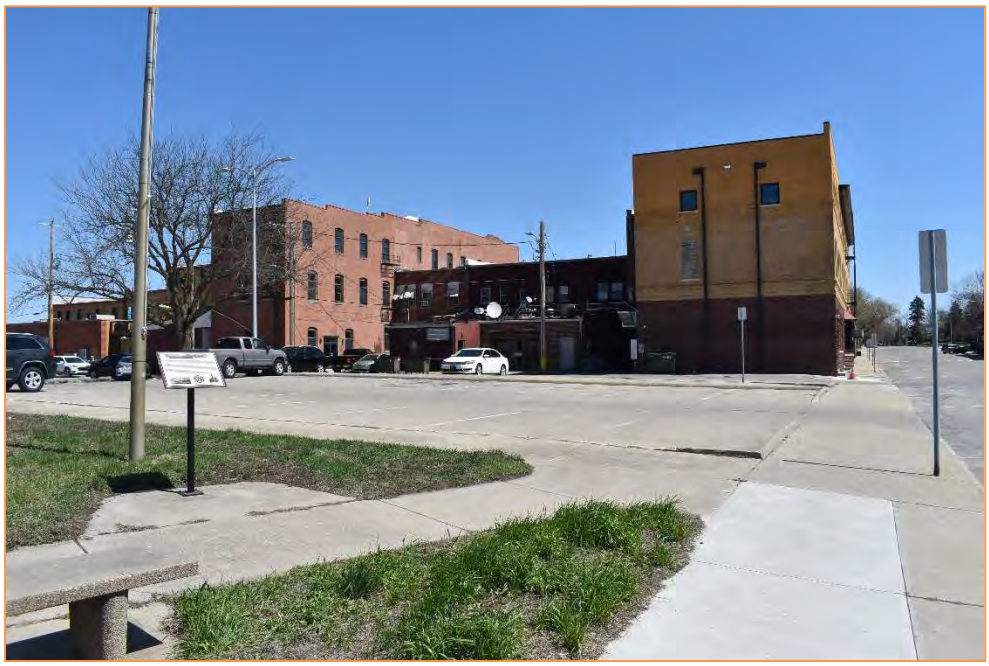
The section of 2nd Street and its cross streets that encompass the project area possesses an impressive collection of resources that chronicles the economic growth, development and prosperity of Perry from the years following the 1880s through the 1950s. The vast majority of the project area is encapsulated within the Downtown Perry Historic District, with the majority of its resources being commercial construction. The intersection of 2nd and Willis Streets, at the Triangle, reflect the revitalization efforts of the 1990s that spearheaded preservation initiative in the city. Photographs 3 to 8 are general overview photographs along the project area. Nearly all of the buildings within the APE are 45 years of age or older, the majority of which date from the late-19th century through the early-20th century, with a small number attributed to post-WWII growth.

As part of this study, Impact7G assessed potential effects to the NRHP-listed Historic District, as well as to individually significant properties within the APE. The following section describes distinguishing features of the district, brief statements of integrity and significance. This is then followed by a summary of the findings of individual historic properties identified within the APE that are 45 years of old or older and located outside the boundaries of the historic district. Specific details pertaining to all extant Historic Properties are provided on the Historic Property Table in Appendix A.

Photograph 3. 2nd and Warford Street intersection, facing south

Photograph 4. 2nd and Warford Street intersection, facing north

Photograph 5. Willis Avenue at 2nd Street, facing west



Photograph 6. Warford and 1st Street intersection, facing northeast

Photograph 7. Willis and 2nd Street intersection, facing north

Photograph 8. Curbing and Draining Detail

4.2 Downtown Perry Historic District

4.2.1 Statement of Significance

The Downtown Perry Historic District is eligible for listing on the National Register of Historic Places at the local level under Criterion A in the areas of Commerce, Community Planning & Development, and Transportation. It is also eligible under Criterion C for Architecture. The historical and architectural significance of the district is tied to planning initiatives associated with the arrival of the railroad in the 1860s, laying out of town plat, commercial growth and economic development of Perry. It represents the most significant and largest collection of commercial architecture in Perry. Historic commercial blocks show the influence of many styles of architecture ranging from Classical Revival, Commercial Style, Victorian, Prairie, Art Deco, Art Moderne and post-WWII modernism, among others The built environment is demonstrative of a turn-of-the-century boomtown, and the willingness of local merchants to adopt popular architectural trends that illustrate the progressive spirit of the community.[15]

The NRHP district nomination defines the period of significance from 1883 to 1948, the period in which most of the extant buildings were built. The year 1948 marks the time by which most improvements in the district were completed, and the year 1912 serves as a significant date as the height of the building boom. According to the NRHP nomination prepared in 2000, the Downtown Perry Historic District contains a total of 59 contributing resources and 9 noncontributing resources. The NRHP nomination, which was completed nearly 25 years ago, that buildings erected after 1948 should be re-evaluated for contributing status. In doing so, an amendment to the NRHP nomination should be considered that also extends its period of significance accordingly.

4.2.2 Historic Properties within Area of Potential Effect

Current plans call for proposed road improvements through downtown, primarily along 2nd Street. More specifically, the project aims to include improvements to surface level storm drainage, street resurfacing and sidewalk repairs, and additional landscaping. Though the streets within the project area and APE follow the original path when laid out in the 19th century, the surface materials have changed over time. Originally dirt roads, the streets within the district and the APE were paved during the early-20th century with brick.[16] Concrete curbing and concrete sidewalks were installed around this time, as was a street drainage system. These streetscape features undoubtedly evolved over the past century as a result of continued maintenance and improvements, and efforts to accommodate increased automobile ownership and roadside parking. The once brick-paved streets were eventually resurfaced in concrete and asphalt. These infrastructure elements do not distinguish the significance of the district nor are they recognized as character-defining elements.

Of the total 68 resources within the Downtown Perry Historic District, thirty-two (32) inventoried properties fall within the APE of the proposed project. One of the contributing resources, the Carnegie Library (25-01098) sited within the Triangle, is individually listed on the NRHP. The O'Malley Block

[15] William C. Page, "Downtown Perry Historic District," 2000; Section 8 Page 20.
[16] Page 2000; Section 7 Page 5.

925-01106; "garage" in Sanborn maps), is no longer extant. Three (3) of the districts' buildings within the APE are classified as noncontributing to the historic district per the nomination – the Perry State Bank (25-01073), constructed in c.1985; the Fair Store (25-01039), built in 1929; and the Harbach Building (25-01065) at 1102 2nd Street, built in 1946. Two (2) of the buildings within the district that fall within the APE are classified in the NRHP as contributing but were constructed after the period of significance – the Brown Building (25-01067), built in 1954, and a commercial building at 1018 2nd Street (25-01062), built in 1952.

Based on field observations, Impact7G recommends no changes to contributing status for any of the resources within the APE. Most of the buildings have some degree of exterior modification. However, the Downtown Perry Historic District maintains a high degree of historic integrity and continues to convey its historic aesthetic as a turn-of-the-century boomtown that continued development through the post-WWII years. *Further study is **not** recommended for the Downtown Perry Historic District or any of its individual resources.*

Table 4 lists all *extant contributing* buildings within the historic district that occur within the APE as well as their current exterior integrity based on field observations. Photographs 9 to 12 are notable buildings within the Downtown Commercial Historic District that occur within the APE.

Table 4. Contributing Resources to the Downtown Commercial District within APE				
ISites ID #	**Inventory Name**	**Address**	**Date of Construction**	**Exterior Integrity (July 2024)**
25-01037	Gamble Block	1201-1203 2nd Street	1899	Good
25-01036	Bailey & Robinson Block	1205-1207 2nd Street	1899	Moderate
25-01035	Shortley Building	1209 2nd Street	1899	Moderate
25-01034	B.&P. Order of Elks Building	1211 2nd Street	1900	Moderate
25-01032	O'Malley Building	1217 2nd Street	1902	Moderate
25-01031	Paul Block	1219 2nd Street	1902	Moderate
25-01030	Mitchell Block	1221-1223 2nd Street	1899	Moderate
25-01029	Bruce Meat Market-Sanitary Meat Market	1301 2nd Street	1900	Moderate
25-01028	Leonard Building	1303-1305 2nd Street	1914-1915	Moderate
25-00763	Former United States Post Office	1219 Warford Street	1915	Good
25-01108	Northwestern Bell Telephone Company	1215 Warford Street	1812	Moderate
25-00650	Citizens State Bank	1124 2nd Street	1893	Moderate
25-01107	Dilenbeck Block	1211-1213 Warford Street	1898	Moderate
25-01071	Commercial Block	1122 2nd Street	1923	Moderate
25-01070	Selee Block	1118 2nd Street	1918	Moderate

ISites ID #	Inventory Name	Address	Date of Construction	Exterior Integrity (July 2024)
25-01069	Leonard Block	1114-1116 2nd Street	1883	Moderate
25-01071	Commercial Block (J.C. Penney Company)	1121 2nd Street	1924	Moderate
25-01050	Wimmer Building	1113 2nd Street	1886	Good
25-01040	Wimmer Block	1107-1109-1111 2nd Street	1883	Moderate
25-01099	First National Bank & Clock	1122-1123 Willis Avenue	c.1905	Good
25-01041	Smith Drug (Ainley Building)	1118 Willis Avenue	c.1920	Good
25-01100	Hotel Pattee	1108-1116 Willis Avenue	1913	Moderate
25-01066	Harbach Building	1104-1106 2nd Street	1946	Moderate
25-01067	Brown Building	1108 2nd Street	1954	Moderate
25-01068	Selee Block	1110-1112 2nd Street	1903	Moderate
25-01098	Carnegie Library (NRHP)	1123 Willis Avenue	1904	Good
25-01064	Brown Block	1024 2nd Street	1902	Moderate
25-01063	Pease Block	1020-1022 2nd Street	1899	Moderate
25-01062	Commercial Building	1018 2nd Street	1952	Moderate
25-01061	Pefley Building	1016 2nd Street	1895	Moderate

Photograph 9. Former United States Post Office, 1219 Warford Street (ID # 2500763)

Photograph 10. First National Bank & Clock, 1122-1123 Willis Avenue (ID #25-01099)

Photograph 11. The Carnegie Library, 1123 Willis Avenue (ID #25-01098)

Photograph 12. Smith Drug, 1118 Willis Avenue (ID #25-01041)

4.2.3 Effects Assessment and Recommendations

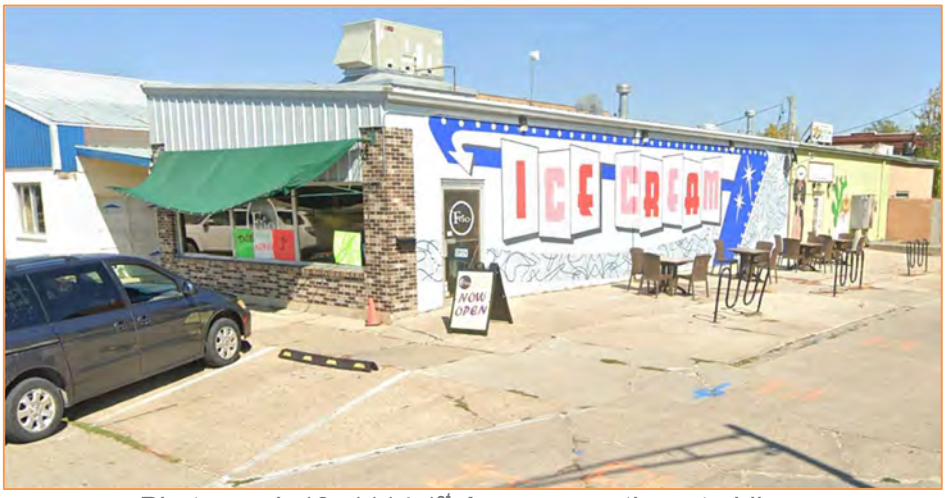
The proposed improvements project will follow the existing streets and rights-of-way within the project area. No adjacent buildings will be removed. The only possibly significant historic properties identified here that are likely to be affected directly by the project are those located within the city street and right-of-way, including the concrete sidewalk. The roads, sidewalks and drainage are not distinguishing features of the Downtown Perry Historic District. Alterations to the rights-of-way are minimal. As planned, the proposed improvements will ***not result in an adverse direct effect to the Downtown Perry Historic District.***

However, the current sidewalks directly abut commercial buildings that contribute to the historic district. Many of these buildings are distinguished architecturally by the design of their storefronts, including display windows, entryways and bulkheads. It is recommended that direct impact to building facades be avoided during construction activity of sidewalk improvements.

Visually, the resurfacing of the road will not significantly alter the current appearance of the project area. The streets and sidewalks within the district have been altered over the years and are not character-defining landscape features of the historic district. The improvements will not introduce insensitive design elements that would negatively impact the historic aesthetic of the streetscape. The proposed improvements call for decorative paving at the intersections, as well as planted vegetation within extended curbs/sidewalks at intersection corners, and the installation of historically sensitive lamp posts. Such landscape design elements are considered minor alterations to the historic streetscape and will not compromise the overall historic sense of place of the district. Therefore, Impact7G recommends that there will likely be ***no adverse visual effect*** to the district or its contributing resources within the APE.

The greatest potential impact to listed and/or contributing resources within the district is the indirect effects that might result from vibrations during construction activity. Potential impacts would be greatest to those historic properties directly abutting the project area. Most, if not all, of the buildings along the project area appear to be structurally sound, with little evidence of deterioration or structural vulnerability. Impact7G recommends that vibrations during construction ***May Adversely Affect*** historic properties within the APE and the Downtown Perry Historic District. Therefore, it is recommended that construction vibration testing be conducted from intersections within the project to ensure vibrations are within appropriate levels to not physically impact listed or contributing properties.

4.4 1114 1st Avenue, 1976



Photograph 13. 1114 1st Avenue, southwest oblique

Located towards the west end of the APE on the east side of 1st Avenue, this commercial building is one of six (6) buildings located within the APE that are 45 years of age or older and **not** within the Downtown Perry Historic District. Property records indicate a construction date of 1976. According to the 1947 updated Sanborn map, the present building is situated on a site formerly occupied by a cold storage and slaughterhouse that extended south to an alleyway (not extant). Historic aerial photographs suggest that the building was demolished c.1960, and the present building erected in the 1970s. It is possible that remnants of the original foundation and/or walls were used in the construction of the present block as it shares a near identical footprint to the northern half of the former slaughterhouse.

This building is a one-story commercial block, approximately 25 wide and 110 feet deep. The building is concrete block construction with a brick veneer along the front façade (west). It originally featured a flat roof, which was raised prior to 2007 (per Google Earth street view). The present roof is a shed-roof covered in metal. Its face at the front and rear of the building is clad in vertical standing seam metal sheeting. The façade of the building features a wall of three, aluminum-framed display windows. A suspended fabric awning is above. The entry door is on the south elevation toward the front of the building and is a metal-and-glass door.

Not only is this building less than 50 years of age, which is the accepted age requirement for the NRHP, it does not appear to possess historical or architectural significance. The prominent raised shed roof addition compromises the integrity of the building Therefore, it is not eligible for the NRHP and there would be no effect to this historic property.

4.5 1120 1st Avenue, c.1930 with multiple remodels and additions

Photograph 14. 1120 1st Avenue, northwest oblique

The present building sited at the southeast corner of the intersection of 1st Avenue and Warford Street began during the 1930s as a 1-story, brick blacksmith shop (address of 1022 on Sanborn map). The present block, which faces west to 1st Avenue, is concrete block construction and appears to have been built on the footprint of the previous edifice. When the building was replaced is unclear, as property records and historic aerial photographs do not confirm. Adjacent to the north of the former blacksmith shop was wood frame filling station with small store. Prior to 1955, the filling station was removed to make way for the present auto repair shop addition. The addition is L-shaped, attached along the north elevation of the former blacksmith block.

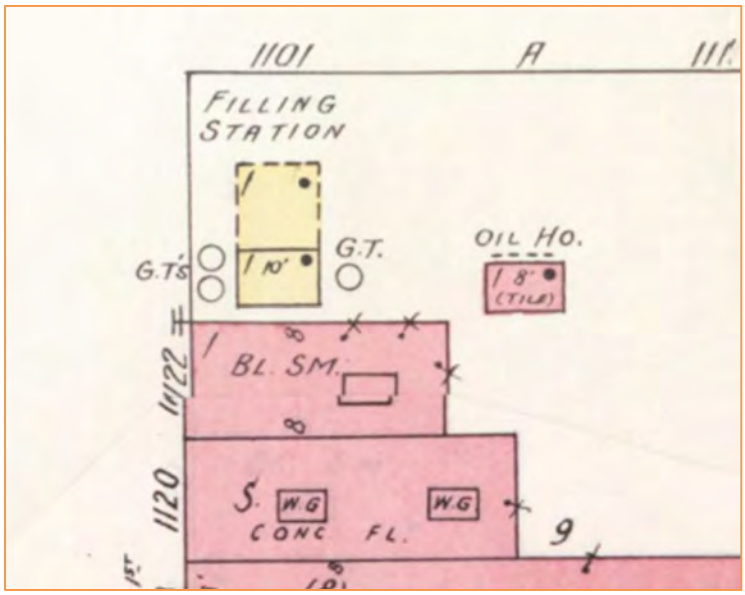


Figure 8. 1930 Sanborn Map Showing Site of 1120 1st Avenue

The present building occupying the site features a complex roof that is partially gabled and partially mansard. The roof is clad in standing seam metal and does not appear to be original to the design of the building and its additions. The northernmost block is oriented perpendicular to Warford Street and features a brick veneer exterior. Its north elevation reveals two historic 6-light, steel-framed windows

reminiscent of the factory-style windows. On its west elevation are two overhead, metal garage doors, each with 16 lights. Inset between this garage block and the former blacksmith commercial block is a wood-framed addition that houses office or sales space. Its southwest corner is angled. This block features non-historic Hardiplank siding, modern windows and door. The windows are vertically-oriented with tinted glass. Fronting west toward 1st Avenue at the southwest corner of the facility is the building that sits on the site of the former blacksmith shop. Its roof is substantially altered with a tall raised shed structure and wide metal fascia. Its façade (west) has a set of four, aluminum-framed display windows, a metal-and-glass door and a set of paired windows. A drive-thru window is on its south elevation. The northern half of the façade of this block is brick-veneered.

This building has undergone considerable exterior alterations, particularly in the installment of the raised metal roof which draws attention from the historic massings. The inset block is heavily altered with modern siding, windows and door. This commercial block lacks historical and architectural significance, as well as integrity, required for designation for the NRHP. Therefore, Impact7G recommends this building is no eligible for the NRHP and there would be not effect to this historic property.

4.6 1221 1st Avenue, 1947

Photograph 15. 1221 1st Avenue, front façade (east)

The present building sited at the southwest corner of the intersection of 1st Avenue and Warford Street was built in 1947. It is a one-story, brick commercial block with a flat roof. It has a flat brick parapet with metal coping and steps down toward the rear. The main body of the building has a red brick exterior; however, the front of the building features a contrasting cream-colored brick exterior. A vertical stretcher red-brick course runs along the façade just above the storefront. The storefront has a symmetrical fenestration with a centered, recessed entryway that angles inward toward the entry door. The door is metal-and-glass and glanced by rectangular display windows. Flanking either side of the entryway are paired display windows. All display windows are aluminum framed. The original storefront

is significantly modified, having originally featured larger display windows, likely with transoms. The storefront bays were infilled (prior to 2007) with vertical groove hardboard cladding and the present display windows. Four openings on the south elevation, including two windows, a pedestrian entry and a garage or display window are all infilled and stuccoed over.

Due to extensive exterior modifications, particularly the substantial storefront alteration, this building lacks sufficient integrity for the NRHP. Further, it does not appear to possess historic or architectural significance. Therefore, Impact7G recommends this building is not eligible for the NRHP and there would be no effect to this historic property.

4.7 1224 1st Avenue, Wells Fargo Bank, 1972

Photograph 16. Wells Fargo Bank Building, Northeast Oblique

The Wells Fargo Bank is sited at the southeast corner of 1st Avenue and Lucinda Street. It occupies an expansive city lot bounded to the east by an alleyway that runs in a north-south direction between Lucinda and Warford Streets. To the south of the building is a paved parking lot that extends to Warford Street. The two-story building is concrete and steel construction with a flat roof and brick veneer exterior. The building draws upon late-modernist design, particularly building materials including the concrete and steel framing system and steel-framed windows.

The main entrance to the building is located on its elevation, which is lacking in distinguishing design elements. This elevation is more or less a blank brick wall with a slightly recessed entry door at ground level. Adjacent to the south of the door is a projecting, one-story bay with two windows. The north elevation of the west elevation fronting Warford Street is the most architecturally distinguishing. It features a one-story block along the north, with a two-story block that is stepped back. Both feature a row of large, steel-framed tinted windows that run the full width of the elevation. The 1st Avenue elevation, like the north elevation, is more or less a blank wall. The first floor of this elevation features a et of three, two-paned steel windows. The rear (south) elevation contains an attached, four-vehicle drive thru with a flat roof and metal cornice. The wall of the north elevation features rows of display windows on both floors.

Photograph 17. Wells Fargo, Southwest Oblique

Historic aerial photographs confirm that the large drive-thru located on the south of the building is contemporaneous with the bank. Thus, planners for the bank strived to attract customers by offering ease of transportation, drive-thru services and parking. Prior to this time, such amenities were largely lacking in downtown Perry. Though it is unclear what downtown banks first offered drive-thru services, the Wells Fargo bank is certainly among the largest. Also unclear is whether Wells Fargo has been the only occupant of the building or acquired it from an earlier financial institution. Architecturally, the bank draws upon late-Modernism; though its overall design is lacking in distinguishing features that would make this building stand out among comparable facilities from the 1970s in Perry or Dallas County. The building does not appear to possess historical or architectural distinction. Therefore, Impact7G recommends that it is not eligible for the NRHP and there would be no effect to the Wells Fargo Bank.

4.8 1302 Warford Street, 1939

Photograph 18. 1302 Warford Street, Front Façade (south elevation)

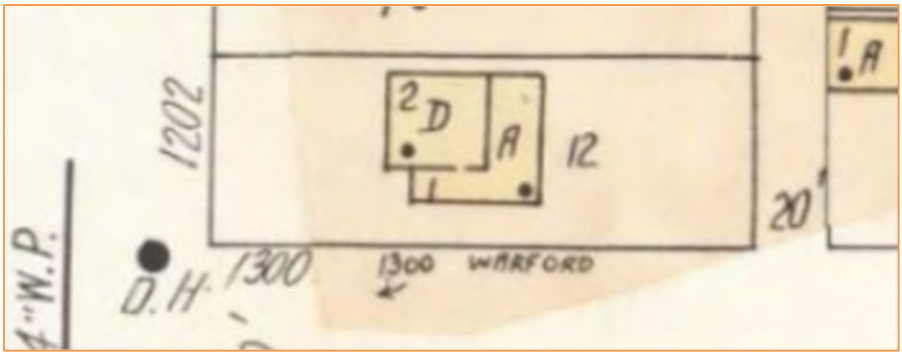


Figure 9. 1944 Updated Sanborn Map Showing 1302 Warford Street

Constructed in 1939, this dwelling is sited at the northeast corner of the intersection of 3rd Street and Warford Street in lot 12 of block 40 of the original town plat. East of 3rd Street begins the transition from the central business district to in-town residential neighborhoods. The house is depicted on the 1944 (updated) Sanborn map as a square, two-story block with a one-story garage along the east that wraps around the front façade as an enclosed porch or breezeway. The Sanborn map confirms the house was original wood frame construction with a wood exterior. The former dwelling is presently occupied by a chiropractor office on the first floor and apartments on the second.

The footprint of the house remains unaltered since the preparation of the 1944 Sanborn map. The two-story dwelling is square in form with a low-pitched hipped roof. The roof is covered in asphalt shingles and has wide overhanging eaves. The house is clad in aluminum siding (post-1944). The upper floor of the front façade (south) features two, two-leaf, multi-light casement windows that appear to be original to the house. Each is arranged toward the outer edge of the wall. A one-story garage with hipped roof and wide overhanging eaves is attached along the east elevation. The garage wraps around the front of the house as a breezeway. Its east elevation is clad in aluminum siding, and its

façade features a non-historic stone veneer. At the east end of the façade of the one-story wing is the original garage bay opening that is enclosed with fiberboard panels and a single-leaf entry door behind a metal storm door. Adjacent to the west is a similar opening that may have originally been an open breezeway leading from the garage to the entry door. The bay is enclosed with a large picture window with fiberboard apron. The synthetic window features a central 16-light fixed window flanked by 8-light sash. West of this bay is a vertical light of four stacked glass blocks. To the west, the wall curves inward to access a recessed entry door that is metal-and-glass. The door is followed to the west by a wall that once again curves inward, connecting to the façade of the main residential block. This wall is comprised of stacked glass block.

The east elevation of the garage features a casement window and a side entry door behind a metal storm door. The west elevation features two sets of three casement windows on each floor. Like the façade, the windows are arranged toward the outer edge of the wall.

This house no longer retains its historic association as a single-family residence. While its historic location, setting and feeling are intact, the building has lost integrity of design, materials and workmanship as a result of the application of unsympathetic cladding on both the main block and the garage wing. Further, the enclosure of the garage openings, which are key elements to the original design of the house, compromise the dwelling's historic integrity. The house does not appear to possess historic significance and is not an architecturally distinct house form or style. Impact7G recommends that this dwelling is not eligible for the NRHP. Therefore, there would be no effect to this property.

4.9 1206 3rd Street, 1927

Photograph 19. 1206 3rd Street, Dallas County Assessor, 2022

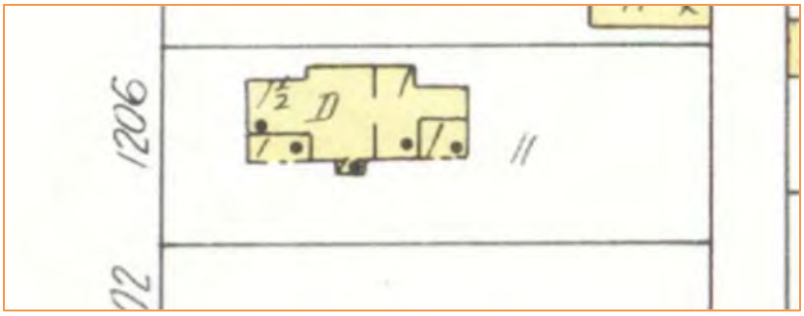


Figure 10. 1933 Sanborn Map Showing 1206 3rd Street

This single-family residence is sited on the east side of 3rd Street just north of its intersection with Warford Street. The house faces west toward 3rd Street and is sited within lot 11 of block 40 of the original town plat. Property records indicate a construction date of 1927, and the house first occurs on the 1933 Sanborn map. The map confirms that the overall footprint and design of the house is heavily modified. The original form of the house appears to have been a hall-parlor with cross-wing at the rear that formed a slight T-shape. To the rear was an attached T-shaped wing that was 1-story and had a rear inset porch.

The present 1 ½-story dwelling features a moderately-pitched, front-gabled roof. The roof gable is off-centered, extending further toward the south. This was likely the result of a modification to enclose the original front porch at the southwest corner, widening the interior of the hall-parlor massing. The present roof is covered in asphalt shingles and has wide overhanging eaves. The house is presently clad in vinyl siding. The present façade (west) features a modern replacement door behind a metal storm door at the south end. It is accessed by a concrete stoop with metal railing. To the north on the façade is a picture window comprised of a large, single fixed light flanked by 1-over-1, double-hung

vinyl sash windows. A double-hung sash window is in the upper half-story on the façade. The cross-wing gable ends also feature double-hung sash windows. The original one-story, T-shaped wing has been raised to two-story, and the rear inset porch enclosed. A large, shed-roofed frame garage was attached to the rear.

This house has lost a substantial degree of historic integrity of design, materials, workmanship and feeling. Not only has its original form been altered, the majority of, if not all, of the windows and doors are replacements. The house does not appear to possess historic or architectural distinction. Impact7G recommends that the house is not eligible for the NRHP. Therefore, there would be no effect to this resource.

SUMMARY

The proposed project area and 100-foot Area of Potential Effects is located within the heart of downtown Perry. The majority of the APE is within the NRHP-listed Downtown Perry Historic District, with a total of 32 resources contributing to the district. Three buildings classified as noncontributing to the historic district are also within the APE. Outside of the listed historic district but within the APE, Impact7G identified an additional six (6) properties that are 45 years of age or older.

The reconnaissance-level architectural survey was conducted by Jaime L. Destefano, MSHP on April 13, 2024. Based on field observations from the public right-of-way and a general understanding of the greater historic context within which the project area is located and associated with, Impact7G determined that the contributing status of resources within the Downtown Perry Historic District that fall within the APE are appropriate and no changes necessary at this time.[17] Impact7G conducted preliminary NRHP evaluations for the six (6) additional resources identified within the APE but outside of the historic district. Most of these lack sufficient integrity for NRHP designation, and all appear to lack historical and/or architectural distinction. Therefore, Imapct7G recommends that none of the six (6) resources meet requirements for designation to the NRHP. Based on Impact7G's desktop review, field observations and NRHP evaluations from the public right-of-way, **a total of 33 Historic Properties (NRHP eligible or listed) are located within the APE**. This number includes the Downtown Perry Historic District and its 32 contributing resources.

The proposed improvement projects include road resurfacing and decorative paving at intersections, sidewalk and drainage improvements, as well as landscaping. The latter will include planting of vegetation within extended curb "bump-outs" and the installation of historically sensitive light posts. The proposed improvements will not physically alter buildings or significant design features within the Downtown Perry Historic District. Impact7G recommends that the proposed project will have **no adverse direct effect to the Downtown Perry Historic District or its contributing resources.** Due to the nature of the proposed project, vibrations during construction **may have an adverse indirect effect to all historic resources within the APE.** Vibration testing is recommended to ensure structural integrity of Historic Properties is not impacted. Though the proposed improvement projects do not anticipate physical penetration of contributing buildings within the district, many significant commercial blocks directly abut sidewalks throughout the district. Storefronts and their bulkheads are distinguishing design features of historic commercial architecture. Impact7G recommends that any sidewalk replacement activity should strive to avoid physical contact with the commercial buildings during construction activity.

A table of all Historic Properties (eligible, listed, or contributing) occurring within the APE is provided in Appendix A.

[17] Note: the two of the resources in the NRHP inventory classified as contributing, in fact, were built after the period of significance. An amendment to the existing nomination may be beneficial to extend the period of significance through the mid-20th century to account for continued development within downtown Perry.

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APPENDIX A –HISTORIC PROPERTIES TABLE AND RECOMMENDATIONS OF POTENTIAL EFFECTS

Appendix A. Historic Properties within APE (Downtown Perry Historic District and its Contributing Resources)			
ISites ID #	**Inventory Name**	**Address**	**Date of Construction**
25-01022 (NRHP	Downtown Perry Historic District	Downtown Perry	1883-1948
25-01037	Gamble Block	1201-1203 2nd Street	1899
25-01036	Bailey & Robinson Block	1205-1207 2nd Street	1899
25-01035	Shortley Building	1209 2nd Street	1899
25-01034	B.&P. Order of Elks Building	1211 2nd Street	1900
25-01032	O'Malley Building	1217 2nd Street	1902
25-01031	Paul Block	1219 2nd Street	1902
25-01030	Mitchell Block	1221-1223 2nd Street	1899
25-01029	Bruce Meat Market-Sanitary	1301 2nd Street	1900
25-01028	Leonard Building	1303-1305 2nd Street	1914-1915
25-00647	Breed Block	1210-1212 2nd Street	1899
25-00763	Former United States Post Office	1219 Warford	1915
25-01108	Northwestern Bell Telephone	1215 Warford	1812
25-00650	Citizens State Bank	1124 2nd Street	1893
25-01107	Dilenbeck Block	1211-1213 Warford	1898
25-01071	Commercial Block	1122 2nd Street	1923
25-01070	Selee Block	1118 2nd Street	1918
25-01069	Leonard Block	1114-1116 2nd Street	1883
25-01071	Commercial Block (J.C. Penney	1121 2nd Street	1924
25-01050	Wimmer Building	1113 2nd Street	1886
25-01040	Wimmer Block	1107-1109-1111 2nd	1883
25-01099	First National Bank & Clock	1122-1123 Willis	c.1905
25-01041	Smith Drug (Ainley Building)	1118 Willis Avenue	c.1920
25-01100	Hotel Pattee	1108-1116 Willis	1913
25-01066	Harbach Building	1104-1106 2nd Street	1946

ISites ID #	Inventory Name	Address	Date of Construction
25-01067	Brown Building	1108 2nd Street	1954
25-01068	Selee Block	1110-1112 2nd Street	1903
25-01098 (NRHP	Carnegie Library	1123 Willis Avenue	1904
25-01064	Brown Block	1024 2nd Street	1902
25-01063	Pease Block	1020-1022 2nd Street	1899
25-01062	Commercial Building	1018 2nd Street	1952
25-01061	Pefley Building	1016 2nd Street	1895

APPENDIX B – PRELIMINARY IMPROVEMENT PLANS

*Preliminary Improvement Plans can be viewed upon request.

Phase 1A Archaeological Desktop Assessment for the Proposed City of Perry Downtown Improvements, Dallas County, Iowa

CRM Report 377, May 14, 2024

Bolton & Menk
Ames, IA

SHPO R&C 240297231 – 00024009 – HUD – Dallas –Downtown Perry Improvements

This report contains potentially sensitive archaeological site location and is not intended for dissemination.

Effective Date: 5/14/2024

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Abstract

This report presents the results of an intensive Phase 1A archaeological investigation conducted for the proposed City of Perry Downtown Improvements Project by Impact7G, Inc. of Johnston, Iowa. This review was conducted to determine if any documented historic and prehistoric archaeological resources are present or might be present within the proposed project area located immediately at the junction of Warford Street and 2nd Street in Perry, Iowa. The area subject to Phase 1A archaeological investigation encompasses approximately 2.45 acres of primarily urban residential property located in the heart of Downtown Perry, Iowa.

The study showed: 1) the project area has been an urban area since Perry's foundation in 1869; 2) no previously recorded archaeological sites were reported within the project area, with only one recorded archaeological site being noted approximately 1-mile west of the project area; 3) no archaeological surveys have been performed within the project area, and five archaeological surveys have been conducted within a 1-mile radius; 4) the project is located entirely within Perry's Downtown Historic District, which is listed on the National Register of Historic Places, ; 5) two Notable Locations have been identified within a 1-mile radius of the project area; and 6) the project area sits atop an urban scape comprised of Clarion-Urban and Wadena-Urban complex soils.

It is recommended that a historic architecture evaluation and effects analysis be conducted for this project area.

This study is designed to assist with review and compliance process stipulated in Section 106 of the *National Historic Preservation Act*. Impact7G prepared this review for the City of Perry, IA.

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Introduction

This report presents the results of a Phase 1A archaeological investigation and desktop survey conducted for the proposed City of Perry Downtown Improvements Project within Perry, Dallas County, Iowa. This study – which was prepared by Impact7G, Inc. (Impact7G) of Johnston, Iowa –was conducted to identify, document, and evaluate prehistoric and historical-period archaeological resources present within the proposed project area. The study area encompasses approximately 2.45 acres of urban development within the City of Perry, Iowa (Figure 1). This Phase 1A investigation was conducted by archaeologist Nicholas Lehde on May 8th, 2024. This document summarizes the archaeological records search of the proposed project area in accordance with the Association of Iowa Archaeologist's (2023) guidelines and best practices.

The City of Perry is proposing a road improvement project in a small section of downtown Perry. The project will include improvements to surface level storm drainage, street resurfacing and sidewalk repairs, and landscaping.

The project location is within the city limits of Perry, Iowa (Figure 2). This is a 2.45-acre plot of city urban property comprising of sidewalks and roads for Warford Street, Willis Avenue, 2nd Street and an undesignated road north of Warford Street, south of Lucinda Street, east of 1st Avenue, and west of 2nd Street. This project area is in the SW¼ of Section 10 Township 81 North and Range 28 West in Dallas County.

A Phase 1A desktop assessment is designed for administrative, planning, or management purposes. This type of investigation does not include the fieldwork necessary to locate sites and historical properties that have not been previously recorded or confirm the presence of those that have been.

The purpose of a desktop assessment is to assemble information concerning an area's local environment, determine the presence/absence of previously recorded archaeological sites and architectural properties, provide information on previously completed surveys and inventories, outline historical map data and other historical documentation, and assess the potential for unrecorded archaeological sites and historic properties within an area.

The goals of this review were accomplished using a variety of methods and approaches, specifically:

- Review of structures, buildings, cemeteries, and archaeological site locations, previously inventoried areas, and potential historical resources and events on the I-Sites and I-Sites Pro portals administered by the Iowa Office of the State Archaeologist (OSA) at the University of Iowa.
- Analysis of pertinent cultural resource reports curated at the Iowa State Historic Preservation Office.

- Review of soil data on the Web Soil Survey sponsored by the Natural Resources Conservation Service and geomorphological source materials (Artz 2005);
- On-line literature search and review of records and county histories at the University of Iowa Archives and Library (http://www.lib.uiowa.edu/sc/archives/); and
- Review of orthographic aerial photographs, plat maps, and historical topographic maps of the proposed study area housed on the server hosted by the Iowa State University GIS Facility.

Impact7G uses a mixture of historic documentation, site records data, geomorphological information, and topographic characteristics to predict the potential for archaeological resources within the project area and document known cultural resources. Impact7G focuses on the landform positions, depositional sequences, and soils potentially containing archaeological sites to predict, locate and evaluate. Local geomorphology and site formation processes are responsible for burial, preservation, and destruction of archaeological resources and these same processes affect our ability to locate sites. Physical environments also weigh heavily on human settlement decisions, and they affect locations/types of plant and animal communities. Using geomorphological data can aid in predicting site locations in relation to area landforms. Focusing on local conditions can lead to identification of historic-era alluvium, disturbances, manipulated landscapes and buried surfaces. An understanding of the local physical geography also provides researchers with the ability to make informed decisions regarding where and how deep to conduct subsurface testing.

Information contained in this report relating to the nature and location of archaeological sites is considered private, confidential, and not for public disclosure in accordance with Section 304 of the *National Historic Preservation Act* (54 U.S.C. § 307103); 36 CFR Part 800.6 (a)(5) of the Advisory Council on Historic Preservation's rules implementing Sections 106 and 110 of the Act; Section 9(a) of the *Archaeological Resource Protection Act* (54 U.S.C. § 100707), and Chapter 22.7, subsection 20 of the Iowa Code.

Environmental and Geomorphological Context

Physiographic Region

The Downtown Perry Improvement project is near the center of the Des Moines Lobe (Prior 1991) (Figure 3). One of the youngest and flattest regions in Iowa, the Des Moines Lobe is a distinctive area of Wisconsinan glacial stage landforms currently under extensive agriculture. The Des Moines Lobe is the part of the state last affected by the huge sheets of frozen water that invaded Iowa approximately 12,000 to 14,000 years ago. This physiographic region is level to gently rolling, with some areas of the moraines having the most relief. The morainal ridges and hummocky knob and kettle topography contrast with the flat plains of ground moraines, former glacial lakes, and outwash deposits. A distinguishing characteristic is the lack of loess over the glacial drift. The most prominent landform patterns observed on the Des Moines Lobe are related

to the major end moraines. These curved, concentric bands of ridges and hummocky terrain outline the maximum extent of active ice advances and the position of prolonged, stationary margins of stagnant ice masses. The deposits marooned around these ice margins became well-defined features of the land surface once the ice melted. Their pattern of alignment – parallel with the outline of the Lobe – shows their origins were closely associated with the changing ice margins. The limits of three major glacial advances are marked by the Bemis, Altamont, and Algona end moraines. Within the Altamont surge, minor advances are also recorded by the Clare, Renwick, and West Bend end moraines. The stream network is poorly developed and widely spaced. The major rivers have carved valleys that are relatively deep and steep-sided. Most of the natural lakes of Iowa are found in the northern part of this region. The region has been converted from wet prairie to agricultural use with substantial surface water drainage. Only a small fraction of wetlands remains, and many natural lakes have been drained because of agricultural drainage projects.

Topography and Geomorphology

The topography of the project area can be best seen on LiDAR imagery (Figure 4). The project area can be best described as a heavily urban area. Roads in all directions have shaped much of the terrain around the project area, creating a distinctive grid pattern found in most Euro-American cities.

The Downtown Perry project can be divided into three sections. Moving from a south to north direction, section one consists of the street and sidewalks of 2nd Street from the intersection of Willis Avenue northward until reaching the junction of Warford Street. Section two consists of the intersection of Warford Street and 2nd Street and the rest of Warford Street moving east until reaching the 3rd Street intersection and west until reaching the 1st Avenue intersection. Section three consists of an alley road leading up to Lucinda Street and the quarter intersection and corner at 1st Avenue and Warford Street.

Historic and Current Land Uses

The area within the Downtown Perry improvement project has been within the city's urban landscape since Perry's foundation in 1869. Prior to Perry's foundation, the land itself can be best described as undisturbed prairie with Frog Creek located approximately 0.5 miles west and un unnamed pond located approximately 1 mile east. The exact area associated with the project was incorporated into an urban area with the creation of 1st Avenue, 2nd Street, Warford Street, and Willis Avenue in approximately 1869. By 1875, the city of Perry was established, and urban residences were developing. The Racoon River Railway was located approximately 0.15 miles west of the project area.

The project area would undergo various minor changes associated with urban development. By 1916, a second railway, the Chicago-Milwaukee-St. Paul Railway, was constructed within Perry

and be located approximately 0.25 miles north of the project area. However, by the late 1930s, both the Racoon River Railway and the Chicago Milwaukee Railway were deconstructed and a noticeable halt in urban construction occurred. By the 1960s, one building in the project area, located on the corner of Warford Street and 1st Avenue would be deconstructed. Minimal physical changes have been made from the 1960s to the current day, with minimal urban redevelopment occurring in the 1990s with the planting of new foliage and trees within the project area.

Soil Survey Data

Soil survey data were obtained from the web application provided by the Natural Resources Conservation Service (2022) and information provided by Artz (2005). Project area soil types are summarized below in Table 1, and their distribution across the project area is shown in Figure 5.

Table 1. Soil Survey Data.

Symbol	Soil Series	Association[1]	Description
	Clarion-urban land complex, 1-9% slopes	Glacial Till – Urban complex	This series is associated with glacial till that has been set within a convex upland with slopes of approximately 1-9 percent. Derived within an urban area, such soil has chance complexities associated with surface runoff. The typical 1.5 m (4.9ft) profile: Ap-A1-A2-Bw1-Bw2-C1-C2.
	Wadena-urban land complex, 9-24% slopes	Glaciofluvial – Urban Complex	This series consists of well drained soils that formed in glacial outwash consisting of a 24 to 40 inch loamy mantle over sandy and sandy- skeletal sediments. These soils are on glacial outwash plains, stream terraces, and valley trains. They have moderate permeability in the solum and very rapid permeability in the underlying material. Derived within an urban area, such soil has chance complexities associated with surface runoff. The typical 1.5 m (4.9ft) profile: Ap-A-Bw1-Bw2-2C1-2C2.

[1] Artz (2005)

According to the mapped soils, the project area consists of a complex of soil often associated with urban development and residency upon a glacial till terrace leading to a glaciofluvial fan on the western edge following western Warford Street and southern 2nd street. All soil found within the project area can be associated with an urban-land complex indicative of a city's construction and disturbance. The only variation found within this soil is the degree of slope, often facilitating various degrees of runoff and saturation.

Use of soil survey data requires geomorphological field investigations for corroboration. It is of note that while useful at a pre-field stage to identify landforms that might contain significant cultural deposits, soil types can be plotted incorrectly, or local conditions can create profiles that deviate from the typical profiles outlined by the soil survey.

Buried Archaeological Site Potential

The mapped soils indicate limited potential for buried prehistoric archaeological resources in and of themselves. Due to urban construction and disturbance since the city's foundation in 1869, there is potential for Euro-American resources in a surface to near surface context. However, any archaeological signatures within the study area are likely to be ephemeral, nearly undetectable scatters of trash associated unauthorized trash dumps from nearby residents with little to no characteristics that would make them individually eligible for the NRHP, and minimal value in contributing elements to the current NRHP listed district.

Historical and Cultural Context

Iowa's prehistoric past is divided into four basic cultural periods, which divide further into regional traditions and phases. Taxonomic classifications are commonly defined by shared characteristics in material culture, space, time, and settlement-subsistence patterns. These cultural periods are used throughout the Midwest, Plains, and Eastern North America. Additionally, two historic-era periods are defined in Iowa. Ages are approximations because archaeologists are constantly refining temporal sequences and cultural periods/traditions do not mark rigid taxonomic groups (Table 2).

Table 2. Historical Context Archaeological Periods in Iowa.

Cultural Period	Tradition	Radiocarbon Age Years BP[1]	Calendar Age
Paleoindian	Early Paleoindian Late Paleoindian	12,950–12,450 12,450–10,450	11,000–10,500 BC 10,500–8500 BC
Archaic	Early Archaic Middle Archaic Late Archaic	10,450–7450 7450–4950 4950–2750	8500–5500 BC 5500–3000 BC 3000–800 BC
Woodland	Early Woodland Middle Woodland Late Woodland	2750–2150 2150–1550 1550–750	800–200 BC 200 BC–400 AD 400–1200 AD
Late Prehistoric	Great Oasis Mill Creek Glenwood/Central Plains Oneota	1000–850 950–750 800–660 900–250	900–1100 AD 1000–1200 AD 1150–1290 AD 1050–1700 AD
Historic Native American/Contact	---	300–100 BP	1650–1850 AD
Historic Euro-American	---	100 BP–post Present	1850 AD–Present

[1] BP – Before Present

In general, prehistoric archaeological sites capable of producing information addressing or explaining archaeological trends and patterns are considered significant and eligible for listing on the NRHP under Criterion D. These types of archaeological sites usually, but not always, contain

rich, varied, and abundant artifact assemblages reflecting a range of technologies, technological inputs, and social relations. Assemblages may include animal/plant remains, and/or domestic, thermal, processing, or storage facilities (what archaeologists refer to as features). The most interesting sites are those having archaeological deposits that can clearly be associated with unmixed episodes of site occupation based upon diagnostic artifacts and/or stratigraphy. Conversely, archaeological sites evaluated as not eligible for listing on the NRHP are often characterized by a low density and low diversity of artifacts limited to a surface to near-surface plow zone context. These typically lack evidence of intact, subsurface archaeological layers and deposits, and/or are heavily disturbed and truncated by past natural and cultural surface modifications. Archaeological sites evaluated as not significant often represent a mix of multiple uses at one site that cannot be stratigraphically distinguished in terms of time or space (Little et al. 2000).

The historical patterns of Dallas County follow the general patterns of settlement and economic expansion typical of the American Midwest and Great Plains: Early excursions during the seventeenth through early-to-mid nineteenth centuries and genocide of Native populations – Early settlement and development of commercial centers, agricultural expansion, the transformation of the native landscape of prairie, savanna, and woodland communities into purely cultural landscapes, and industrialization into the late twentieth century – and post-industrial service economy and the depopulation of rural areas and concentration of populations in major urban centers (Table 3). Historical settlement patterns consisted of widely distributed farmsteads connected to nodes of small villages and commercial centers, which were – in turn – connected to major urban hubs and industrial centers and eventually the world market (Zinn 2014). Distinctive ethnic groups influenced how people spread across the landscape and how they organized their farms and interacted within one another at commercial nodes and hubs. Eventually, this gave way to the homogenization of the cultural and the assimilation into a post-consumer, post-industrial, post-agricultural global culture at the end of the twentieth century. The means of production remained largely unchanged, with capital flowing from the financial centers of Chicago, New York, and European capitals into the American heartland and surplus capital (profits) and raw and finished goods moving into the world market. What wealth that was not returned to these centers was invested in local business, religious, and social arrangements.

Table 3. Historical Context.

Cultural Period	Date Range	Description
Early Settlement	1833-1856	Context begins with the Black Hawk Purchase through statehood and ends with railroad construction.
Community Prosperity and Growth	1857-1890	Impact of railroad construction on the community. Large commercial growth in Cedar Rapids area.
A Time of Stability and	1890-1929	Population and appearance stability. Time of

Civic Pride		civic improvements.
Depression and War	1929-1945	Agricultural economy collapses and government sponsored projects.

For the review area, the contexts of most relevance have to do with Community Prosperity and Growth, due to Perry's founding and residential expansion, beyond the Time of Stability and Civic Pride, beyond the Depression and War era, and to the modern day. Perry continues to be a residential center for central Iowa with periodic growth and urban development.

Most historic-period archaeological sites are generally considered significant and eligible for listing on the NRHP if they contain rich, abundant artifact assemblages; evidence or traces of structures and buildings; and if they can answer a range of research questions. Important areas of research in historic archaeology include – but are not limited to – questions concerning the initial entry of Europeans into the region and the resulting impact on Native American populations; socioeconomic development of the state of Iowa; ethnicity, ethnic groups, and ethnic boundaries; and social relations between various social, economic, and ethnic groups. Archaeological signatures associated with common residential sites dating to the late nineteenth and early to mid-twentieth centuries are generally not considered significant archaeological resources. Such sites are abundant across the state; are not usually associated with any person or event of local, regional, or national significance; and offer extremely limited potential to produce the kinds of data that would inform a meaningful research design or program.

Site Records Data

Site records data provided by I-Sites Pro through the OSA was utilized to determine the presence of previously recorded archaeological sites, previous survey areas, notable locations, previously recorded architectural properties, NRHP-listed sites and districts, and documented historic Native American locations (Figure 6).

Current records available on I-Sites indicate that there is one previously recorded archaeological site within a 1.6 km (1 mi) radius of the project area. Site 13DA474 is located approximately 1 mile west of the project area and is associated with historic Euro-American settlement, specifically the Perry Roundhouse and Railroad Yard of the early 1880s. The site is listed below in Table 4 and summarized. It was determined that it was not eligible for the NRHP.

Table 4. Summary of Recorded Archaeological Sites within 1 mi of Project Area.

Site	Affiliation	Site Type	NRHP Eligibility
13DA474	Historic Euro-American	Structure/building remains	Not Eligible for NR

Five compliance-related cultural resources inventories have been performed within 1 mi of the review area. All cultural resource surveys are located north of the project area at a 0.5-mile average

from the site. Four of the five surveys are associated with urban development and the maintenance of Perry, with two connected with the natural gas pipeline located in western Perry. One survey, 2011025068, was conducted for the creation of a recreational trail, located approximately 0.4 miles west of the project area. Details about these surveys are summarized below in Table 4.

Table 5. Previous Archaeological Surveys Within 1 mi of the Project Area.

R&C Number	Project Scope	Context	Summary of Investigation	(Citation)
140325179	Gas Pipeline maintenance	Des Moines Lobe	Phase 1 archaeological survey for proposed MEC OPP Perry No.1 TBS mods project.	(Lueck, 2014)
140625105	Cell Tower survey	Des Moines Lobe	Phase 1 archaeological survey for the installation of a proposed cell tower.	(Dickson, 2014)
810225196	Road maintenance and pond delineation	Des Moines Lobe	Pedestrian Survey and field inspection.	(Carr, Jospeh, 1981)
840325068	Gas heater and pipeline expansion	Des Moines Lobe	Pedestrian Survey	(Brodnicki, 2018)
2011025068	Recreational Trail Survey	Des Moines Lobe	Phase I archaeological investigation for the proposed construction of a recreational trail.	(Nansel, 2001)

Due to the location of the project area being in the center of historic downtown Perry, approximately 32 architecturally inventoried structures are within the project area itself. The entire project area is within the boundary of the Downtown Perry Historic District which is listed on the NRHP (25-0001022) and there are an additional 268 architecturally inventoried structures within a 1-mile radius. These include a variety of buildings and homes associated with Perry's growth and development from the late 19th century and the early to mid-20th century. The proposed project is localized to the sidewalks and roadways of 2nd Street, from Willis Avenue to Wayford Street; and Wayford Street from 3rd Street to 1st Avenue; as well as the southwest corner block from Warford Street to Lucinda Street, bordered by 1st Avenue.

Two Notable Locations have been identified to be within a 1-mile distance of the project area. XX3155, located approximately 0.75 miles north of the project area is noted for the Violet Hill Cemetery, north of Perry city limits. XX3153, located approximately 0.91 miles south of the project area is noted for the Mowrer Cemetery, south of Perry city limits. The project is unlikely to have any effect on either notable location.

There are no historical Native American (HILD or HILD Burials Database) within the project area.

Historic Maps and Aerial Photographs

The project area was examined on aerial photos and historic maps. Earliest maps include the 1850 GLO Map (Figure 7), the Andreas atlas (1875; Figure 8), the 1916 Spring Valley Atlas Map (Figure 9), and lastly the 1930 Spring Valley Township Plat Map (Figure 10). The site that would become 2nd Street and Warford Street was first mapped as an unsettled prairie found east of Frog Creek. When Perry was settled in 1869, 2nd Street and Warford Street would be some of the first streets constructed, with the Racoon River Railway being constructed just 0.15 miles west. By the time of the 1875 Andreas Atlas, Perry would rapidly urbanize to facilitate the rise in population and regional prosperity created by the railroad. By 1916, Perry would warrant a second railway in the city limits. However, by the late 1920s, due to the economic crisis of the Great Depression, this prosperity would be halted. By 1930, the Chicago-Milwaukee-St. Paul and the Racoon River Railways would continue being in operation, but as seen in aerial photos in the mid-to-late 1930s, both railways would be decommissioned and scrapped. Second Street and Warford Street, in the heart of Perry, Iowa, would continue being in use.

Aerial photographs beginning from the 1930s to the present were reviewed and a selection provided in Figures 11-16. They reveal a similar pattern of urban growth and stagnation seen in many Iowa towns and cities in the mid-20th century after World War II. The approximate area for the project would experience limited renewal, with one building located on the corner of Warford Street and 1st Avenue being demolished in the 1960s and left as a vacant lot until the 1990s. Minimal physical changes can be witnessed within the project area, but it can be noted that from the 1960s to today, Perry's infrastructure outside the project area continues to develop to meet residential demands. By 2004, the area included further infrastructure and strategic planting being utilized in specific areas. This occurred in the vacant lot on the corner of Warford Street and 1st Avenue being paved and turned into a parking lot with a landscaped plot for new trees, foliage, and a site for urban art. From 2004 to the current day, the approximate location of the project area experienced minimal to no noticeable changes. This correlates to the Downtown Perry Historic District being listed on the NRHP in 2000.

Management Recommendations

A Phase 1A Archaeological Desktop Assessment was conducted for due diligence efforts during development planning by Impact7G, Inc of Johnston, Iowa for the Perry Downtown Improvements Project. This project was conducted to identify if historic or prehistoric archaeological resources are present in the project area and to provide consultation for the city of Perry, Iowa. The study shows, 1) the project area has been an urban area since Perry's foundation in 1869; 2) no previously recorded archaeological sites were reported within the project area, with only one recorded archaeological site located approximately 1-mile west of the project area; 3) no archaeological surveys have been performed within the project area, and five archaeological surveys have been

performed outside the project area within a 1-mile radius; 4) the project is located within the Down Perry Historic District with 32 architecturally inventoried structures within the project area and 268 inventoried structures outside the project area within a 1-mile radius; 5) two Notable Locations have been identified within a 1-mile distance of the project area; and lastly 6) the project area sits atop an urban scape comprised of Clarion-Urban and Wadena-Urban complex soils.

There are no recorded archaeological sites within the project area, minimal potential for buried prehistoric archaeological resources, and minimal likelihood of any historic archaeological resources with significance to contribute to eligibility for the NRHP.

It is recommended that a historic architecture evaluation and effects analysis be conducted for this project to determine the nature and potential for impacts to the contributing structures within the Downtown Perry Historic District.

Despite our best efforts, archaeologists have not devised survey and testing methods that can guarantee all archaeological sites will be identified within a project area all the time. If unanticipated archaeological sites are encountered during earthmoving/development, activities should cease, and the overseeing Federal/State agency should be contacted as well as the SHPO at (515) 281-5111. The developer is responsible for protecting cultural resources from additional disturbance until a professional examination is made and permission to proceed with development is granted by the overseeing Federal/State agency and SHPO. Human burials are protected by Iowa law (Chapter 716.5, Iowa Code). If human remains are encountered, take measures to secure the find(s) and contact the State Medical Examiner at (515) 725-1400 or city, county, or state law enforcement agencies. If human remains are suspected to be 150 years old or older, also contact the Bioarchaeology Program at the Office of the State Archaeologist at (319) 384-0740.

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ADDITIONAL INFORMATION FOR EA AND CEST PROJECTS - SHEET C

Noise Assessment Guidelines

Noise: The Quiet Communities Act (24 CFR Part 51, Subpart B):

The Act establishes specific noise control requirements for CDBG-funded projects. Grant Recipients must take into consideration the noise criteria and standards in the environmental review process and consider ameliorative actions when noise sensitive land development is proposed in noise exposed areas.

The prime concern of a CDBG environmental impact assessment for noise should be the effect of existing and projected noise levels on the proposed activities and facilities.

If your project is not noise sensitive (e.g., water & sewer projects) then you can skip this assessment and note in the environmental review that the nature of the project, as described, is not noise sensitive.

An assessment will be needed if housing and other noise sensitive uses are proposed:

1. **Document the following on a map (either your project meets this criteria or not):**

   - Existing or proposed commercial or military airports within 15 miles of the site.

   - Roadways within 1,000 feet of the site with such characteristics (e.g., high traffic levels, high speed, heavy truck/bus usage, slope gradients, etc.) that would indicate high ambient vehicular noise levels.

   - Railroads within 3,000 feet of the site.

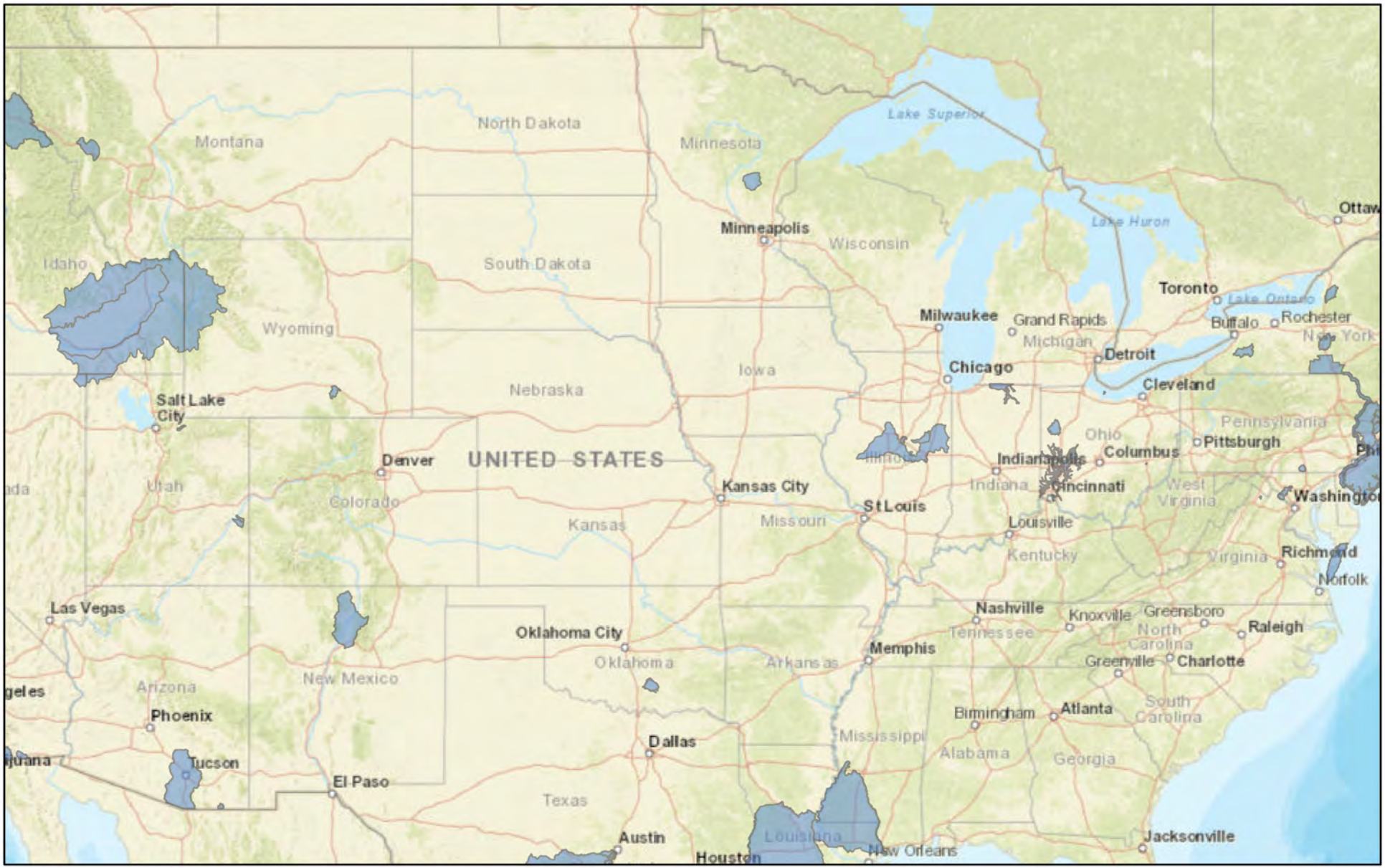
   - Other significant noise sources (e.g., industrial/manufacturing facilities, power generating stations, firing ranges) in proximity to the site.

2. **If you project is within the distance criteria above, you must perform a noise calculation. It can be found here:** https://www.hudexchange.info/environmental-review/dnl-calculator/**.**
   a. Airports: contact Airport for noise contour maps
   b. Road data: https://iowadot.gov/maps/digital-maps/traffic-maps/county
   c. Railroads: http://safetydata.fra.dot.gov/OfficeofSafety/publicsite/crossing/xinggryloc.aspx
      i. Some defaults:
         1. Diesel Engines: # of diesel = 2, # of rail cars = 50, Average Speed = 30, nighttime of ATO = .15 or 15%
         2. Electric Engines: # of electric = 1, # of rail cars = 8, Average Speed = 30, nighttime of ATO = .15 or 15%

3. **If your decibel level is above 65 dB – 75 dB:**
   a. For new construction – you MUST mitigate
   b. For Rehab – you are strongly encouraged to mitigate

   However, if above 75 dB you MUST contact leslie leager at IEDA for additional instructions.

Perry Downtown Improvements - Sole Source Aquifers



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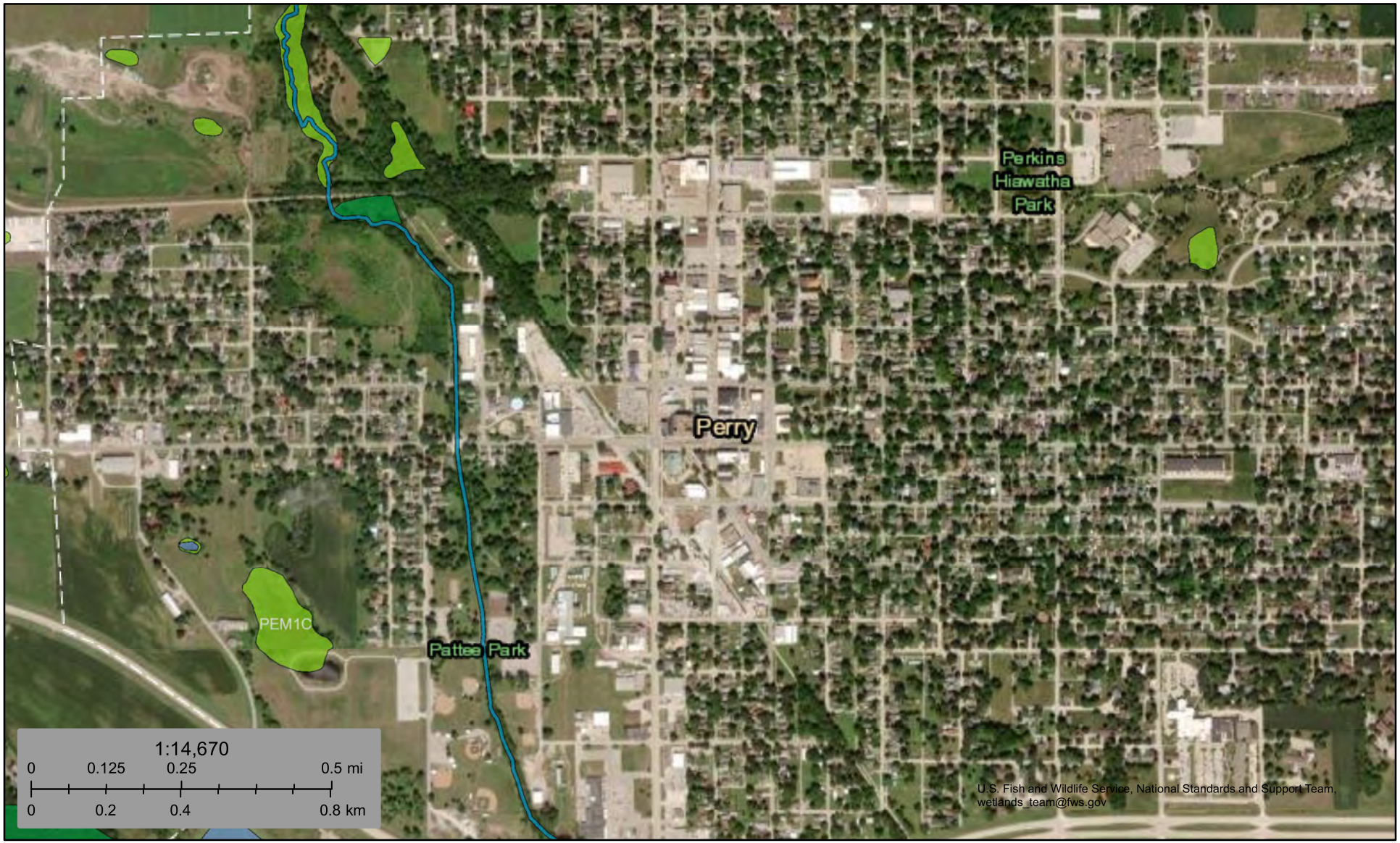
U.S. Environmental Protection Agency

U.S. Fish and Wildlife Service
National Wetlands Inventory

Perry Downtown Improvements - NWI Map

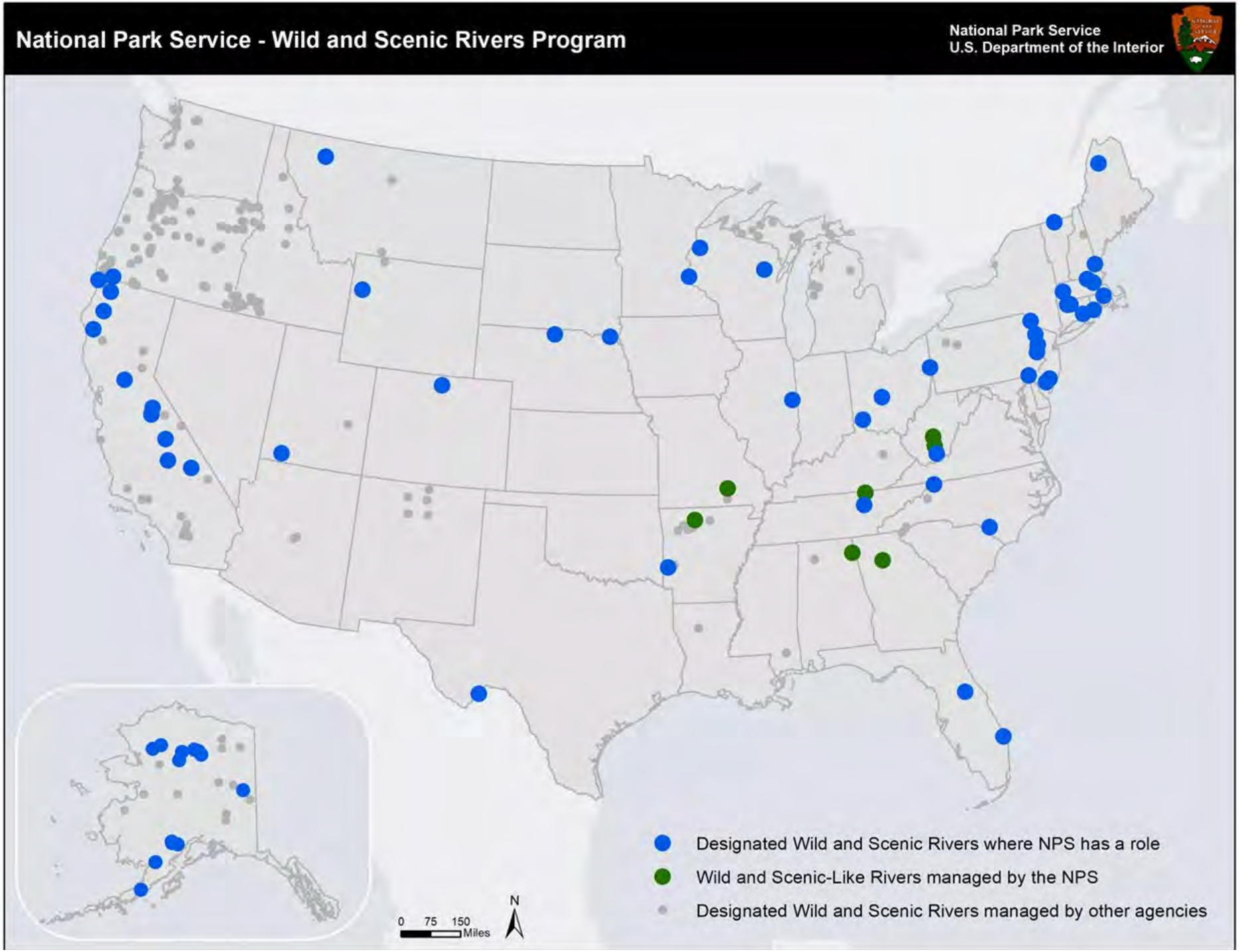


June 21, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.


National Park Service - Wild and Scenic Rivers Program
National Park Service
U.S. Department of the Interior
Designated Wild and Scenic Rivers where NPS has a role
Wild and Scenic-Like Rivers managed by the NPS
Designated Wild and Scenic Rivers managed by other agencies
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