



## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204  
(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Eric J. Holcomb  
*Governor*

Brian C. Rockensuess  
*Commissioner*

November 3, 2022

Monroe County Department of Health  
119 W 7th St  
Bloomington, IN 47404

Re: Public Notice of Release, Spill or Overfill from an Underground Storage Tank System

Facility ID #24547  
Incident #202211500

Dear County Health Officer:

Due to a change in state law (IC 13-23-16) effective July 1, 2007, IDEM must report any release from an underground storage tank system and surface spill or overfill to the county health officer in the county which the incident occurred. **The law further requires that the county health officer publish a notice of the release, spill or overfill in a newspaper of general circulation in that county and provide any other notice considered necessary or appropriate. The newspaper notice must be published within 7 days of receipt of this letter.**

On October 31, 2022, the Indiana Department of Environmental Management (IDEM) received a confirmed release report of such an incident from the owner or operator of Village Pantry #5499 located at 1307 West 3<sup>rd</sup> Street in or near Bloomington, Indiana in Monroe County.

State regulations require the owner and operator of the underground storage tank to take immediate steps to contain and clean up a spill or overfill. If a release to the environment occurs due to a leaking tank, spill or overfill, the owner and operator are required to investigate the extent of the release and take steps to prevent any further release. They are also required to mitigate any fire, explosion or vapor hazards, and to the extent possible mitigate adverse impacts on human health and the environment. Based on the information provided at the time of the release report, IDEM will either grant a no further action or require the owner or operator to conduct an investigation of the release to determine if corrective action is required.

Please see the following website for a more complete discussion of IDEM's Petroleum Remediation Program: [www.in.gov/idem/tanks/2333.htm](http://www.in.gov/idem/tanks/2333.htm).



Visit [on.IN.gov/survey](https://on.IN.gov/survey) or scan the QR code to provide feedback.

*We appreciate your input!*



## Monroe County Department of Health

I have included a public notice which may be utilized by the county health officer for publication purposes. If you have further questions, please feel free to contact IDEM at (317) 232-8900.

### Enclosures

- Sample public notice
- Initial Incident Report

## **Sample Public Notice**

### **Public Notice of Petroleum Release, Spill or Overfill**

- Local health departments are required by statute (IC 13-23-16) to inform the public of the discovery of released regulated substances at an underground storage tank site or in the surrounding area under 329 IAC 9-4-1 (1) or a spill or overfill under 329 IAC 9-4-4 (a). The Indiana Department of Environmental Management (IDEM) was notified on October 31, 2022, of such an incident from the owner or operator of the Village Pantry #5499 Street facility located at 1307 West 3<sup>rd</sup> Street in or near Bloomington, Indiana in Monroe County.
- For further information on the Leaking Underground Storage Tank program, please go to [www.in.gov/idem/tanks/2333.htm](http://www.in.gov/idem/tanks/2333.htm).
- Or contact the Indiana Department of Environmental Management at (317) 232-8900 or by e-mail at [LeakingUST@idem.IN.gov](mailto:LeakingUST@idem.IN.gov).



# LEAKING UNDERGROUND STORAGE TANK (UST) INITIAL INCIDENT REPORT

State Form 54487 (R2 / 3-16)  
INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
LEAKING UNDERGROUND STORAGE TANK SECTION

INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF LAND QUALITY  
LEAKING UNDERGROUND STORAGE TANK SECTION  
100 N. Senate Ave., IGCN 1101  
Indianapolis, IN 46204-2251  
Telephone: (317) 232-8900; Fax number: (317) 234-0428  
E-mail: [LeakingUST@idem.in.gov](mailto:LeakingUST@idem.in.gov)

- INSTRUCTIONS:
1. In accordance with 329 IAC 9-4 and 9-5, owners and operators must report all suspected and confirmed releases within twenty-four (24) hours of discovery. The UST owner, operator or representative should fill out the form completely and submit it to IDEM along with a copy of the current UST Notification Form.
  2. Complete one report for each release or spill (source area).
  3. Unless corrective action is initiated in accordance with 329 IAC 9-5, the owner and operator shall immediately investigate and confirm all suspected releases within seven (7) days in accordance with 329 IAC 9-4-3.
  4. For additional guidance of the "Source and Cause" section, go the [www.epa.gov/oust/fedlaws/final-pub-rec-gls-011907.pdf](http://www.epa.gov/oust/fedlaws/final-pub-rec-gls-011907.pdf).
  5. E-mail completed form to [LeakingUST@idem.in.gov](mailto:LeakingUST@idem.in.gov) or fax to (317) 234-0428.

Facility ID Number 24547

## INCIDENT/PRIORITY INFORMATION

IDEAM USE ONLY	PRIORITY		
	<input type="checkbox"/> Low	<input type="checkbox"/> Medium	<input type="checkbox"/> High
Incident Number	202211500		

## REPORTING/FACILITY/OWNER/OPERATOR INFORMATION

DATE (month, day, year)		TYPE		REPORTED VIA		
Reported 10/31/2022	Discovered 10/31/2022	<input checked="" type="checkbox"/> Confirmed	<input type="checkbox"/> Suspected	<input type="checkbox"/> Fax Number	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Telephone Number

Reporter: Contact/Title Corbin Burkholder Environmental Compliance Specialist		<input type="checkbox"/> Consultant		Facility: Contact/Title Rolfe Lann VP of Environmental	
Company Village Pantry, LLC				Facility Name Village Pantry #5499	
Street Address (number and street) 8565 Magellan Pkwy Suite 400				Street Address (number and street) 1307 West 3rd St.	
City/State/ZIP code Richmond, VA 23227	Telephone Number 317-220-3651	City/State/ZIP code Bloomington, IN 47403	Telephone Number (812) 331-9577		
E-mail Address <a href="mailto:cburkholder@gpminvestments.com">cburkholder@gpminvestments.com</a>		Existing Environmental Restrictive Covenant on Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

UST Owner: Contact/Title Rolfe Lann VP of Environmental		UST Property Owner: Contact/Title Eric Stolberg General Partner	
Company Village Pantry, LLC		Company Gen. Develop Group LLP	
Street Address (number and street) 8565 Magellan Pkwy Suite 400		Street Address (number and street) 1507 S. Piazza Drive	
City/State/ZIP code Richmond, VA 23227	Telephone Number (804) 730-1568	City/State/ZIP code Bloomington, IN 47401	Telephone Number (812) 332-9414
E-mail Address <a href="mailto:environmental@gpminvestments.com">environmental@gpminvestments.com</a>		E-mail Address <a href="mailto:erics@wspropertygroup.com">erics@wspropertygroup.com</a>	
Financial Assurance Mechanism 6e. ELTF Surety Bond (9-8-11(c)(5))		Certificate of Financial Assurance (COFA) Number (when applicable) 58736920	
		Property Owner Notified of Release <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## UST SYSTEM INFORMATION/CHECK

Last Tank Tightness Test Date 10/31/2022	Last Line Tightness Test Date 10/31/2022	Dispenser leaking/weeping <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Number(s)	Product in UST Pit <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Feet	Product in Sumps <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Feet 3	
TANK SIZE	TANK STATUS	CONTENTS		LEAKING	MANIFOLDED/ COMPARTMENT
12K	Operational	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Kerosene <input type="checkbox"/> Diesel <input type="checkbox"/> Used Oil <input type="checkbox"/> Biofuel <input type="checkbox"/> Other		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Gas <input type="checkbox"/> Kerosene <input type="checkbox"/> Diesel <input type="checkbox"/> Used Oil <input type="checkbox"/> Biofuel <input type="checkbox"/> Other		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Gas <input type="checkbox"/> Kerosene <input type="checkbox"/> Diesel <input type="checkbox"/> Used Oil <input type="checkbox"/> Biofuel <input type="checkbox"/> Other		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Gas <input type="checkbox"/> Kerosene <input type="checkbox"/> Diesel <input type="checkbox"/> Used Oil <input type="checkbox"/> Biofuel <input type="checkbox"/> Other		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Gas <input type="checkbox"/> Kerosene <input type="checkbox"/> Diesel <input type="checkbox"/> Used Oil <input type="checkbox"/> Biofuel <input type="checkbox"/> Other		<input type="checkbox"/>	<input type="checkbox"/>
Unregulated Tanks or Additional Tank Comments					

## KNOWLEDGE OF RELEASE

<input type="checkbox"/> Tank Tightness Test	<input type="checkbox"/> Tank Leak Detector	<input type="checkbox"/> UST Closure	<input type="checkbox"/> Phase II ESA	<input type="checkbox"/> UST Inspection	<input type="checkbox"/> Surface Spill
<input checked="" type="checkbox"/> Line Tightness Test	<input type="checkbox"/> Line Leak Detector	Date / /	Date / /	Amount:	gal

<input checked="" type="checkbox"/> Inventory loss	<input type="checkbox"/> Sump Leak Detector	<input type="checkbox"/> Site Check	<input type="checkbox"/> Cathodic Protection Testing	<input type="checkbox"/> Citizen Complaint	<input type="checkbox"/> Other
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### HISTORICAL RELEASES

Incident Number	<input type="checkbox"/> Active <input type="checkbox"/> NFA	Associated with New Release <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Incident Number	<input type="checkbox"/> Active <input type="checkbox"/> NFA	Associated with New Release <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### SOURCE AND CAUSE

SOURCE	CAUSE						
	Spill	Overfill	Corrosion	Physical or Mechanical Damage	Install Problem	Other	Unknown
Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dispenser	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Submersible Turbine Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Delivery Problem	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### AFFECTED AREAS

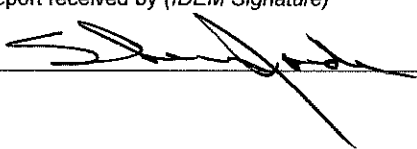
FACTORS	YES	NO	UNK				
Soil Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Highest Lab Results; Benzene	ppm, Naphthalene	ppm, Other	ppm
Groundwater Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Highest Lab Results; Benzene	ppb, Naphthalene	ppb, Other	ppb
Free Product	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thickness	feet	Area	square feet
Drinking water well impacted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Highest lab sample result	ppb	Distance to well?	feet
Vapors in inhabitable building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concentration	<input type="checkbox"/> % LEL <input type="checkbox"/> ppm		
Utility corridors affected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Water <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Telephone <input type="checkbox"/> Cable			
Wellhead protection area within one (1) year time of travel or 1000'	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Distance?	feet		
Surface water impacted	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Type	Name		
Emergency Response Incident Reported?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Spill Number	Fire Department Notified <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Other							

### ADDITIONAL SITE INFORMATION

ADDITIONAL FACTORS	
Nearest inhabitable building	feet <input checked="" type="checkbox"/> N/A
Nearest surface water	feet <input checked="" type="checkbox"/> N/A
Potable water wells within 500 feet	Number of wells Distance to nearest well
Karst/fractured bedrock	<input type="checkbox"/> Yes <input type="checkbox"/> No
Anticipated groundwater flow direction	

### COMMENTS

Describe in detail information including, but not limited to, the source and cause of release, nature of contamination and reason for sampling:  
 GPM was notified by Oscar W. Larson of a potential product loss from the RUL tank following a response to a dispatch rcvd from the Store noting they received a delivery of 8k gals on 10/29 and was down to 660 gals without that in sales. Oscar. W Larson has noted there is 3 ft of water/fuel mixture in the RUL STP and 43 inches of water/fuel mixture in the Monitoring well on edge of parking lot. Product has been confirmed entering the sanitary sewer system. Product is currently shutdown and tightness testing is currently underway. GPM was subsequently notified by the City of Bloomington that potential product had made it's way into a sanitary sewer line. SET environmental is currently on site investigating and remediating free product found and sewer line...

Report received by (IDEM Signature)	Date (month, day, year)	Report submitted by (Signature)	Date (month, day, year)
	11/3/2022	Corbin Burkholder	11/3/2022