



Nellesen, Shelly &lt;shelly.nellesen@dnr.iowa.gov&gt;

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**Re: Comiskey Park Land Recycling Program Enrollment, Dubuque, Iowa**

1 message

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**Nellesen, Shelly** <shelly.nellesen@dnr.iowa.gov>  
To: "Smart, Emily" <ESmart@eocene.com>

Mon, Dec 2, 2024 at 11:02 AM

Hi Emily,

I took a look at the PA and didn't see Section V attached. Was that meant to be included?

Hope to start on the Enrollment Application this afternoon.

Thanks!

**Shelly Nellesen****Environmental Specialist Sr.**

Solid Waste and Contaminated Sites Section

Iowa Department of Natural Resources

6200 Park Ave, Des Moines, IA 50321

515-669-5494 (m)

[shelly.nellesen@dnr.iowa.gov](mailto:shelly.nellesen@dnr.iowa.gov)[www.iowadnr.gov](http://www.iowadnr.gov)

On Mon, Nov 4, 2024 at 5:11 PM Smart, Emily &lt;ESmart@eocene.com&gt; wrote:

Hi Shelly,

Updated and attached!!! There was a flaw in the pdfs that was not allowing the signatures to display – I corrected that by printing to pdf and all of your other comments are addressed – particularly in an expanded attachment C1.

Thanks!

**Emily Smart, LG, CGP****Senior Project Manager, Environmental**

Eocene Environmental Group

108 East 7<sup>th</sup> Street, Coralville, Iowa 52241**MOBILE** 319.331.1577 **OFFICE** 515.473.6256**EMAIL** [esmart@eocene.com](mailto:esmart@eocene.com)**[eocene.com](http://eocene.com)**

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**From:** Nellesen, Shelly <[shelly.nellesen@dnr.iowa.gov](mailto:shelly.nellesen@dnr.iowa.gov)>  
**Sent:** Monday, November 4, 2024 7:28 AM  
**To:** Smart, Emily <[ESmart@eocene.com](mailto:ESmart@eocene.com)>  
**Subject:** Re: Comiskey Park Land Recycling Program Enrollment, Dubuque, Iowa

Sounds good. Thanks Emily.

**Shelly Nellesen**  
**Environmental Specialist Sr.**  
Solid Waste and Contaminated Sites Section  
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On Mon, Nov 4, 2024 at 7:26 AM Smart, Emily <[ESmart@eocene.com](mailto:ESmart@eocene.com)> wrote:

Hi Shelly! I intend to get this back over to you

TODAY!! I have not forgotten 😊

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**From:** Smart, Emily <[esmart@impact7g.com](mailto:esmart@impact7g.com)>  
**Sent:** Friday, October 25, 2024 11:23:01 AM  
**To:** Nellesen, Shelly <[shelly.nellesen@dnr.iowa.gov](mailto:shelly.nellesen@dnr.iowa.gov)>  
**Subject:** RE: Comiskey Park Land Recycling Program Enrollment, Dubuque, Iowa

Hi Shelly!! Yes. It's at the top of my revolving list 😊

**Emily Smart, LG, CGP**

**Senior Project Manager, Environmental**

Eocene Environmental Group

108 East 7<sup>th</sup> Street, Coralville, Iowa 52241

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**From:** Nellesen, Shelly <[shelly.nellesen@dnr.iowa.gov](mailto:shelly.nellesen@dnr.iowa.gov)>  
**Sent:** Friday, October 25, 2024 11:04 AM  
**To:** Smart, Emily <[esmart@impact7g.com](mailto:esmart@impact7g.com)>  
**Subject:** Re: Comiskey Park Land Recycling Program Enrollment, Dubuque, Iowa

Hi Emily,

How is the Comiskey response coming along? Do you think it will be submitted next week?

Thanks,

**Shelly Nellesen**  
**Environmental Specialist Sr.**  
Solid Waste and Contaminated Sites Section  
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On Tue, Oct 8, 2024 at 9:31 AM Nellesen, Shelly <[shelly.nellesen@dnr.iowa.gov](mailto:shelly.nellesen@dnr.iowa.gov)> wrote:

Thanks Emily. No rush, I just wanted to make sure I didn't miss anything.

**Shelly Nellesen**  
**Environmental Specialist Sr.**  
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On Tue, Oct 8, 2024 at 8:28 AM Smart, Emily <[esmart@impact7g.com](mailto:esmart@impact7g.com)> wrote:

Shelly, wow! A month went by quickly – this has been floating around in the back of my mind and on my to do list!! I will get right back to you with a proper update and answers to the questions below.

-Emily

**Emily Smart, LG, CGP**

**Senior Project Manager, Environmental**

Eocene Environmental Group

108 East 7<sup>th</sup> Street, Coralville, Iowa 52241

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**From:** Nellesen, Shelly <[shelly.nellesen@dnr.iowa.gov](mailto:shelly.nellesen@dnr.iowa.gov)>

**Sent:** Tuesday, October 8, 2024 8:26 AM

**To:** Smart, Emily <[esmart@impact7g.com](mailto:esmart@impact7g.com)>

**Subject:** Fwd: Comiskey Park Land Recycling Program Enrollment, Dubuque, Iowa

Hi Emily,

How are things going on this project?

Thanks,

**Shelly Nellesen**

**Environmental Specialist Sr.**

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----- Forwarded message -----

From: **Nellesen, Shelly** <[shelly.nellesen@dnr.iowa.gov](mailto:shelly.nellesen@dnr.iowa.gov)>

Date: Wed, Aug 28, 2024 at 12:59 PM

Subject: Re: Comiskey Park Land Recycling Program Enrollment, Dubuque, Iowa

To: Smart, Emily <ESmart@impact7g.com>

Cc: Jill Connors <Jilconno@cityofdubuque.org>, Tracy Schadle <Tschadle@cityofdubuque.org>, Bob Schiesl <Bschiesl@cityofdubuque.org>, Gus Psihoyos <Gpsihoyo@cityofdubuque.org>, Teri Goodmann <tgoodman@cityofdubuque.org>, Mel Pins <mel.pins@dnr.iowa.gov>

Good afternoon,

I've reviewed the Comiskey Park Land Recycling Program Enrollment Application and Participation Agreement (PA). Below are my comments. Please address within 30 days.

#### Enrollment Application

- 1) The owner of the affected property needs to sign and date Part B (pg. 3 of the pdf) of the application.
- 2) The LRP participant needs to sign and date the application body (pg. 4 of the pdf).
- 3) Attachment A1 incorrectly states this application is for the City of Council Bluffs.
- 4) Attachment C1 indicates that the groundwater aspect of the site will not be investigated further. It is the understanding of the DNR that an EC exists for the former Morrison Brothers site (which lies next to the subject site). Addendum A of the EPA Cleanup Grant Workplan (found in LRP application Attachment F3, pg. 19 of the pdf) states "No further groundwater assessment is anticipated, and an environmental covenant prohibiting the use of groundwater on the site will be recorded." Please include discussion of past groundwater concentrations (especially in relation to vapor intrusion risks). If the City intends to enact an EC to address applicable risks please state as much in this section.
- 5) Attachment C1 indicates deeper soil contamination exists at the site but a full assessment of the soil profile is not discussed. However, Addendum A of the EPA Cleanup Grant Workplan (found in LRP application Attachment F3, pg. 19 of the pdf) states "Exceedances in Range 2 soil will be fully delineated and controlled via environmental covenant." but also goes on to say that a timeline for the assessment is "Not Applicable as assessment activities have been completed." It is unclear what the intent of future assessment is at this site. Please note, the LRP requires soil contamination be delineated to applicable standards. Please outline the future soil assessment goals in Attachment C1.
- 6) An excavation of the area is discussed in Attachment F3. Please note, this is a residential area. Dust control and other good housekeeping should be utilized during excavation in order to eliminate exposure to the neighborhood.
- 7) As discussed previously, please keep in mind background standard requirements discussed in 137.10(4) when proposing an Arsenic background standard for this site.

#### Participation Agreement

Please include Section V as an attachment and ensure the participant has signed and dated the document. Iowa DNR makes this a requirement in order to ensure that everyone is in agreement regarding timing/plans for the project.

Thanks,

**Shelly Nellesen**

**Environmental Specialist Sr.**

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[www.iowadnr.gov](http://www.iowadnr.gov)

On Tue, Aug 13, 2024 at 2:22 PM Smart, Emily <[ESmart@impact7g.com](mailto:ESmart@impact7g.com)> wrote:

Good afternoon, Shelly

Please find an enrollment Application and Participation Agreement attached for a cleanup site in Dubuque. Please let me know if you have any questions or comments for us!

Thanks very much,

-Emily Smart