

Nellesen, Shelly <shelly.nellesen@dnr.iowa.gov>

RE: Waterloo Court Works Soil Stockpile Sampling "Clean Fill Determination"

1 message

Herstowski, Ken <Herstowski.Ken@epa.gov>

Mon, Nov 3, 2025 at 10:40 AM

To: "Cleary, Dave" <Dave.Cleary@terracon.com>Cc: Zach Starbuck <zstarbuck@peters.build>, Bradley Best <bbest@peters.build>, "Nellesen, Shelly [DNR]" <shelly.nellesen@dnr.iowa.gov>, "Nelson, Jesse M" <Jesse.Nelson@terracon.com>

Hello Dave –

Yes that is correct.

The material can also be used as fill around the detention pond.



Kenneth Herstowski

U.S. Environmental Protection Agency Region 7

Land, Chemicals, and Redevelopment Division

Corrective Action Branch

Permitting and State Partnership Section

[11201 Renner Boulevard](#)

[Lenexa, KS 66219](#)

Phone: 913-551-7631

Email: herstowski.ken@epa.gov

From: Cleary, Dave <Dave.Cleary@terracon.com>**Sent:** Monday, November 3, 2025 10:15 AM**To:** Herstowski, Ken <Herstowski.Ken@epa.gov>**Cc:** Zach Starbuck <zstarbuck@peters.build>; Bradley Best <bbest@peters.build>; Nellesen, Shelly [DNR] <shelly.nellesen@dnr.iowa.gov>; Nelson, Jesse M <Jesse.Nelson@terracon.com>**Subject:** RE: Waterloo Court Works Soil Stockpile Sampling "Clean Fill Determination"

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Thanks Ken, the majority of this material has been placed under the proposed parking area. Just to be clear, based on your email this material would be acceptable in the upper 1.5 feet of the landscaped areas. Mainly around the detention pond.

Dave Cleary, REM

Department Manager | Environmental



3105 Capital Way, Suite 5, Cedar Falls, Iowa 50613

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Dave.Cleary@terracon.com | Terracon.com

From: Herstowski, Ken <Herstowski.Ken@epa.gov>

Sent: Tuesday, October 28, 2025 12:41 PM

To: Cleary, Dave <Dave.Cleary@terracon.com>

Cc: Zach Starbuck <zstarbuck@peters.build>; Bradley Best <bbest@peters.build>; Nellesen, Shelly [DNR] <shelly.nellesen@dnr.iowa.gov>

Subject: RE: Waterloo Court Works Soil Stockpile Sampling "Clean Fill Determination"

Hello Dave –

Based on the information provided, the fill material can be used on site as fill in landscaped areas and beneath the parking areas.

Please let me know if you have any questions.

Thank you!



Kenneth Herstowski

U.S. Environmental Protection Agency Region 7

Land, Chemicals, and Redevelopment Division

Corrective Action Branch

Permitting and State Partnership Section

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Lenexa, KS 66219

Phone: 913-551-7631

Email: herstowski.ken@epa.gov

From: Cleary, Dave <Dave.Cleary@terracon.com>

Sent: Monday, October 20, 2025 7:45 AM

To: Herstowski, Ken <Herstowski.Ken@epa.gov>

Cc: Zach Starbuck <zstarbuck@peters.build>; Bradley Best <bbest@peters.build>; Nellesen, Shelly [DNR] <shelly.nellesen@dnr.iowa.gov>

Subject: Waterloo Court Works Soil Stockpile Sampling "Clean Fill Determination"

Caution: This email originated from outside EPA, please exercise additional caution when deciding whether to open attachments or click on provided links.

Good morning Ken, I hope all is well with you. Attached is a Clean Fill Determination for two on-site stockpiles that we would like your opinion on reuse of the material on site as fill in landscaped areas. The stockpiled material is currently being used beneath the proposed concrete parking.

Terracon mobilized to the site on October 1, 2025 and October 6, 2025, at the request of Peters Construction Corporation and their earthwork contractor, Peterson Contractors Inc (PCI), to collect soil samples from two soil stockpiles each consisting of approximately 1,000 cubic yards of apparent topsoil located on the eastern portion of the site. We understand that the stockpiled material originated from the site. The stockpile north of the detention pond was sampled on October 1, 2025. The stockpile south of the detention pond was sampled on October 6, 2025. In order to determine if the topsoil could be reused in landscaped areas or would need to be placed below the required 1.5 feet of clean soil backfill, the stockpiled material was sampled for a Clean Fill Determination per the Site-Specific Materials Management Plan.

The reported concentrations were below the SWS set in the Iowa Land Recycling Program and Response Action Standards (IAC 567-Chapter 137) and the Criteria for Clean Fill Determination values except for Methylene chloride and Arsenic.

The reported concentrations of Methylene chloride for the soil samples range from 0.116 mg/kg and 0.355 mg/kg which is below the SWS of 1,500 mg/kg and Industrial Soil Direct Contact Regional Screening Level (RSL) of 320 mg/kg. However, the reported concentrations exceed the Modeled Site-Specific Soil Screening Level (SSL) of 0.005 mg/kg. Please note, the Job Narratives for each Eurofins laboratory report note the samples were not stored in the proper laboratory location designated for VOA analysis and that the samples contain Methylene chloride above the reporting limit, which may be attributable to the presence of commonly used laboratory solvents in non-volatile storage areas.

The following is a summary of the reported Arsenic concentrations:

- The Arsenic concentration for the soil samples were reported to be between 6.72 and 10.3 mg/kg which is above the SWS of 1.9 mg/kg and the Industrial Soil Direct Contact RSL value of 3 mg/kg.

- Terracon performed background samples for Arsenic associated with the adjacent off-site activities located approximately 900 feet northeast of the site along the Cedar River in April 2022. Based on our conversation with Mr. Matt Culp with the IDNR Contaminated Sites Section on April 19, 2022, Terracon collected ten shallow soil samples (0 to 2 feet) below ground surface which were analyzed for Arsenic. The site-specific background concentration was calculated to be 15.18 mg/kg by arithmetic mean (average) of 10 samples plus three-times the standard deviation. A copy of the Arsenic Background Soil Sampling report dated April 26, 2022 obtained from the IDNR Contaminated Sites database is attached.
- The laboratory results indicate the Arsenic concentrations from the twelve soil samples collected are within the calculated background for the area.

Based on the above information and on behalf of our client, Terracon requests the EPA's opinion on reuse of the material on site as fill in landscaped areas. The stockpiled material is currently being used beneath the parking areas.

Thank you

Dave Cleary, REM

Department Manager | Environmental



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Dave.Cleary@terracon.com | Terracon.com

From: Cleary, Dave

Sent: Friday, October 17, 2025 3:54 PM

To: 'Zach Starbuck' <zstarbuck@peters.build>; Bradley Best <bbest@peters.build>

Cc: Bohlen, Conner <Conner.Bohlen@terracon.com>

Subject: Waterloo Court Works Soil Stockpile Sampling

Good afternoon Zach and Brad, please review the attached report and let me know if it is ok to send to EPA and IDNR. The report is for the two topsoil stockpiles located on the eastern portion of the site. It is my understanding that PCI is currently using the material under the proposed concrete parking lot which would be under the cap. Please let me know if you would like to discuss next week. Thanks and have a good weekend. Dave

Dave Cleary, REM

Department Manager | Environmental



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