



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

Re: Iowa DNR LRP Participation Agreement - Riverwatch in Davenport

1 message

Pete Stopulos <pete.stopulos@gmail.com> Mon, Oct 20, 2025 at 2:40 PM

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

Cc: "Nelson, Jesse M" <Jesse.Nelson@terracon.com>, Brad Davison <brad.davison@dnr.iowa.gov>, "Cox, Josh F" <josh.cox@terracon.com>, "Watts, Mason" <Mason.Watts@terracon.com>, "bjkinseth@kinseth.com" <bjkinseth@kinseth.com>, "amailey@kinseth.com" <amailey@kinseth.com>, Mike Sullivan <michael.sullivan@dnr.iowa.gov>, Kurt Levezow <kurt.levetzow@dnr.iowa.gov>

Shelly,
Thanks for the clarification!

Pete Stopulos

On Mon, Oct 20, 2025 at 2:14 PM Nellesen, Shelly <shelly.nellesen@dnr.iowa.gov> wrote:

Pete,

Below is a screenshot of the enrollment application submitted for this site. It indicates the site housed several past industries, including a foundry:

Summary of Known Investigations

September 2021 Phase I ESA

The Phase I ESA included the historical review of past site and adjoining properties occupants and uses to determine RECs and Controlled RECs (CRECs). The Phase I ESA was conducted consistent with the procedures included in ASTM Practice E 1527-21 at 227 LeClaire Street, Davenport, Iowa, the site. The following RECS and CRECs were identified for the site:

- The historical operation of a lumber yard at the site between 1886 and 1906 represents a REC.
- The historical operation of a metalwork facility in 1886 at the site represents a REC.
- The historical operation of a foundry at the site from the 1910s through the 1950s represents a REC.
- The historical operation of a metalwork facility at the site between 1950 and 1956 represents a REC.
- The operation of a manufactured gas plant at the northern adjoining property between 1886 and 1892 represents a REC.
- The operation of several manufacturing facilities north and northeast of the site between 1892 and 1978 represents a REC.
- The operation of an iron scrap yard west of the site between 1950 and 1969 represents a REC.
- The lead and PAH soil contamination at the site associated with the Former Howard Johnson US Brownfields database listing represents a CREC.
- The benzo(a)pyrene soil contamination at the site associated with the Clarion Hotel IA ALLSITES database listing represents a CREC.

In response to your statement on significant clean-up, I would once again state that the LRP is a voluntary program. Part of the requirements are to address risks associated with soil and groundwater contamination and that may include clean-up. This has not been determined yet as the site assessment and risk evaluations are not complete. As noted in my 10/02/25 email, if you believe contamination from an offsite source is contributing to the impacted area on this property, this will need to be documented and justified as part of the site assessment. If the source of contamination is located on this property, the assessment and additional actions must include the full area of impact (even if contamination migrates offsite). No matter the location of the source, all contaminant risks on this property will need to be addressed as part of the LRP.

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

www.iowadnr.gov



On Mon, Oct 20, 2025 at 11:32 AM Pete Stopulos <pete.stopulos@gmail.com> wrote:

Shelly,
Thanks for forwarding.

Josh and Jesse may be able to add some color to this but if I'm not mistaken, this site was never a foundry. Any contaminants that may exist on this site did NOT originate on this site, rather they would have leached from the adjacent French and Hecht property...now the quad city times. This is a very important detail that we cannot overlook. If there is any significant clean up needed on this property, the chain of title and ultimately the responsibility goes back to that company.

Thanks,
Pete

On Mon, Oct 20, 2025 at 6:51 AM Nellesen, Shelly <shelly.nellesen@dnr.iowa.gov> wrote:

Good morning,
Attached is the finalized Iowa DNR Land Recycling Program (LRP) participation agreement (PA) and review letter for the Riverwatch site in Davenport. Please review the information included in the letter and let me know if you have any questions.

Thanks,

Shelly Nellesen

Environmental Specialist Sr.

Solid Waste and Contaminated Sites Section

Iowa Department of Natural Resources

[6200 Park Ave, Des Moines, IA 50321](https://www.iowadnr.gov)

515-669-5494 (m)

shelly.nellesen@dnr.iowa.gov

www.iowadnr.gov

