Jolly, Becky <becky.jolly@dnr.iowa.gov>

Fwd: Schultz Dumpsite Closure Operations Plan

1 message

Rath, Brian <brian.rath@dnr.iowa.gov> Thu, Sep 18, 2025 at 4:00 PM
To: Becky Jolly <becky.jolly@dnr.iowa.gov>

Please add this to my worklist. This may also be called the Ely Dump. Thanks.

Brian Rath, P.E.
Environmental Engineer Senior
Solid Waste and Contaminated Sites Section
Iowa Department of Natural Resources
6200 Park Ave, Suite 200
Des Moines, IA 50321
515-537-4051
brian.rath@dnr.iowa.gov
www.iowadnr.gov

IOWA DEPARTMENT OF NATURAL RESOURCES

---------- Forwarded message ---------
From: **matthew hale** <smprfi9@hotmail.com>
Date: Wed, Sep 10, 2025 at 1:39 PM
Subject: Schultz Dumpsite Closure Operations Plan
To: brian.rath@dnr.iowa.gov <brian.rath@dnr.iowa.gov>
Cc: Shane Dodge <shane.dodge@dnr.iowa.gov>, Jeff Niemeier <manager@kirkwoodhousing.com>

September 10, 2025

Brian Rath, P.E.

Environmental Engineer Senior

Iowa Department of Natural Resources

Solid Waste and Contaminated Sites Section

6200 Park Ave, Suite 200

Des Moines, IA 50321

Subject: Operations Plan Submission – Former Schultz Dump Site, Ely, Iowa

Dear Mr. Rath,

On behalf of Timber Ridge Partners LP, I am pleased to submit the enclosed Operations Plan for the Former Schultz Dump site located at 295 Jappa Road, Ely, Iowa. This plan outlines the proposed excavation, waste removal, and site stabilization activities in accordance with Iowa DNR Solid Waste Program requirements.

The scope of work includes removal of legacy solid waste, retention and coverage of foundry sand, installation of a 24–30-inch engineered cap composed of compacted clay and topsoil, and final site grading to promote long-term stability. All activities will be documented and conducted in compliance with applicable regulatory standards.

We welcome your review with feedback and are prepared to address any additional requirements or clarifications needed to move forward.

Please feel free to contact me directly at (319) 533-2809 or via email at smprfi9@hotmail.com.

Sincerely,

Matt Hale

Site Manager

Velocity Development

4012 Forest View Ct NE

Cedar Rapids, IA 52411

(319) 533-2809

smprfi9@hotmail.com

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2 attachments

Schultz Dumpsite Closure Operations Plan Final Draft.pdf
1663K

Iowa_DNR_Cleanup_Report.pdf
163K

Iowa DNR Cleanup Report

Property: 295 Jappa Road, Ely, Iowa

Responsible Party: Timber Ridge Partners LP

Reporting Period: February 2, 2025 – August 18, 2025

Subject: Summary of Waste Removal and Recycling Activities

Overview

Between February 2, 2025 and August 18, 2025, multiple waste streams were removed from the property located at 295 Jappa Road, Ely, Iowa. All materials were transported directly by the property owner to approved disposal and recycling facilities. This report summarizes the types and quantities of materials disposed of or recycled, in accordance with Iowa DNR requirements.

Disposal & Recycling Summary

Material Type	Quantity Removed (lbs)	Notes
Construction & Demolition (C&D)	81,740	Includes lumber, concrete, cement, bricks, flooring, drywall, glass, and siding.
Trash (Municipal Solid Waste)	1,340	Includes plastics, electronics, furniture, and miscellaneous non-recyclables.
Tires	2,180	Includes car and truck tires.
Metals	35,720	Includes wire, car parts, barrels, containers, pipe, tools, and other metal items.

Grand Total Removed: 120,980 lbs (60.49 tons)

Hazardous Waste

No hazardous waste was encountered or removed as part of this cleanup effort. No liquid wastes were identified on the property.

Current Status & Next Steps

While cleanup is not yet complete, the project is rapidly winding down and nearing completion. Several 30-yard and 40-yard roll-off containers are staged on the property for removal of the remaining trash and metal. Once those final materials are removed, the project will transition to grading and tree chipping activities in alignment with the approved civil engineering site design.

Conclusion

The cleanup at 295 Jappa Road has resulted in the removal of over 60 tons of material, including significant amounts of construction and demolition debris, recyclable metals, tires, and general refuse. All materials were transported off-site by the property owner for proper disposal or recycling at approved facilities. With only minor loads remaining, the cleanup is nearing completion and will soon shift toward site restoration and grading.

Timber Ridge Partners LP

295 Jappa Road, Ely, Iowa

Date	Vendor	Quantity (lbs)	Description
14-May-25	ABC Disposal Systems	21,580	C&D
19-May-25	ABC Disposal Systems	16,520	C&D
20-May-25	ABC Disposal Systems	13,060	C&D
22-May-25	ABC Disposal Systems	24,600	C&D
2-Feb-25	Linn Co Solid Waste Agency	700	Trash
17-Feb-25	Linn Co Solid Waste Agency	640	Trash
31-Mar-25	Linn Co Solid Waste Agency	2,180	Tires
30-Apr-25	Linn Co Solid Waste Agency	4,960	C&D
9-Jun-25	Linn Co Solid Waste Agency	1,020	C&D
25-Mar-25	CC Recycling	1,190	Metal
28-Mar-25	CC Recycling	1,400	Metal
1-Apr-25	CC Recycling	1,300	Metal
6-May-25	CC Recycling	6,520	Metal
13-May-25	CC Recycling	680	Metal
6-Jun-25	CC Recycling	7,710	Metal
6-Jun-25	CC Recycling	1,080	Metal
2-Jul-25	CC Recycling	860	Metal
21-Jul-25	CC Recycling	1,100	Metal
25-Jul-25	CC Recycling	6,060	Metal
31-Jul-25	CC Recycling	2,180	Metal
7-Aug-25	CC Recycling	1,800	Metal
8-Aug-25	CC Recycling	2,100	Metal
14-Aug-25	CC Recycling	1,740	Metal
		120,980	

Tires	C&D (Construction & Demo)	Trash	Metal
2,180	81,740	1,340	35,720

	120,980.00	**Pounds**
	60.49	**Tons**

September 10, 2025

Brian Rath, P.E.
Environmental Engineer Senior
Iowa Department of Natural Resources
Solid Waste and Contaminated Sites Section
6200 Park Ave, Suite 200
Des Moines, IA 50321

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We welcome your review with feedback and are prepared to address any additional requirements or clarifications needed to move forward.

Please feel free to contact me directly at (319) 533-2809 or via email at smprfi9@hotmail.com.

Sincerely,

Matt Hale
Site Manager
Velocity Development
4012 Forest View Ct NE
Cedar Rapids, IA 52411
(319) 533-2809
smprfi9@hotmail.com

Schultz Dumpsite Closure Operations Plan

Putnam Township, Linn County, Iowa

Prepared by: Velocity Development

Prepared for: Iowa Department of Natural Resources

Contact: Matthew Hale, Site Manager

Phone: (319) 533-2809

Email: smprfi9@hotmail.com

Date: September 2025

Executive Summary

This Closure Operations Plan outlines the excavation, stabilization, and post-closure procedures for the Schultz Dumpsite located in Putnam Township, Linn County, Iowa. The site contains approximately 35,500 cubic yards of buried municipal waste, foundry sand, and demolition debris. Excavation began in summer 2025 and is currently underway.

The plan addresses regulatory compliance under Iowa DNR solid waste closure guidance and supports future residential development consistent with the City of Ely's comprehensive land use plan. Closure activities include phased excavation, off-site disposal, engineered capping, and one year of post-closure monitoring.

Supporting documentation includes site maps, historical aerials, borehole logs (to be added post-investigation), and inspection templates. All activities are coordinated by Velocity Development and documented for final submission to Iowa DNR.

Table of Contents

1. Contact Information

Site Name: Former Schultz Dump Site
Site Address: 295 Jappa Road, Ely, Iowa
Parcel Info: NW¼ of the SW¼ of Section 13, Township 82N, Range 6W

Site Owner: Timber Ridge Partners LP, 4012 Forest View Ct NE, Cedar Rapids, IA 52411, Jeff Neimeier, 319-721-2420, manager@kirkwoodhousing.com

Site Manager:
Matt Hale - Velocity Development
(319) 533-2809 | smprfi9@hotmail.com

Design Engineer:
Lisa Burch – YTT Design Solutions
(319) 429-7625 | lburch@yttdesign.com

Primary DNR Contact:
Brian Rath, P.E. – Iowa DNR
(515) 537-4051 | brian.rath@dnr.iowa.gov

2. Legal Description and Parcel Boundaries

The Schultz Dumpsite is located in Putnam Township, Linn County, Iowa, within the NW¼ of the SW¼ of Section 13, Township 82 North, Range 6 West. The site encompasses 19.2 acres and is accessible via Jappa Road, North of the Ely city limits.

The Schultz Dumpsite is part of a larger parcel owned by Velocity Development. Parcel boundaries were verified using Linn County GIS records, historical plat maps, and aerial imagery overlays. The legal description and boundary map are included in Appendix F. No encroachments or easements affecting closure activities were identified during the review.

3. Site Maps

Site maps illustrating the Schultz Dumpsite boundaries, excavation zones, and surrounding land use are included in Appendix A. These maps were developed using Linn County GIS data, historical aerial imagery, and field reconnaissance conducted by Velocity Development.

The following maps are provided:

• Parcel footprint annotating future lots and pit excavation area

• Adjacent land use and zoning designations

4. Site History

The Schultz Dumpsite was used for unregulated disposal of municipal solid waste, foundry sand, and demolition debris from the 1960s through the early 1990s. No formal closure or post-use stabilization was conducted at the time. Historical aerial imagery from 1967, 1975, and 1981 confirms the presence of a central waste pit and scattered debris across the surrounding parcel.

Interviews with adjacent landowners and review of county land records support the conclusion that disposal activities ceased prior to 1995. No known groundwater monitoring or methane control systems were installed during or after the disposal period.

5. Current and Proposed Land Use

The Schultz Dumpsite is currently an undeveloped parcel with residual solid waste, foundry sand, and demolition debris present both at the surface and subsurface. Vegetation is sparse, and portions of the site exhibit uneven grading and minor erosion.

Following excavation and closure, the site will be stabilized with a 24–30-inch engineered cap composed of compacted clay and topsoil. The final surface will be regraded to promote positive drainage and seeded with a native grass mix to establish long-term vegetative cover.

The site is part of a larger parcel slated for future residential single-family home development. Closure activities are designed to meet Iowa DNR requirements while supporting long-term land use goals. The engineered cap and post-excavation grading will ensure the site is suitable for subdivision infrastructure and residential construction.

This proposed land use aligns with the City of Ely’s comprehensive plan and future zoning for the area, which designates the site for low-density residential development. Coordination with city planning staff has informed the closure design to ensure compatibility with future infrastructure and neighborhood layout.

6. Waste Types, Extent and Methane Gas Considerations

Waste materials identified at the site include:

• Municipal solid waste: household refuse, white goods, tires, and miscellaneous consumer debris

• Foundry sand: industrial byproduct from regional manufacturing operations

• Demolition debris: concrete, brick, wood, metal, and roofing materials

The central waste pit covers approximately 2 acres, with an estimated depth of 8–16 feet. An additional 3 acres contain scattered demolition debris and inert fill. Waste boundaries were preliminarily defined using historical imagery, surface anomalies, and stakeholder input.

During excavation, we will monitor for methane and other landfill gases. Although no permanent gas venting system exists at the site, field crews will follow safety protocols if elevated readings are detected. With no organic material present we do not expect any methane or any other gases to be an issue.

Monitoring protocols include:

• Immediate suspension of excavation if methane or any gas detected

• Notify IDNR and follow their guidance

• Ventilation and re-screening prior to resuming work

• Documentation of corrective actions in the daily field log

No long-term methane monitoring is planned following closure, as the site will be fully excavated and capped. Methane screening will conclude upon completion of waste removal.

7. Number and Location of Investigative Borings and Pits

A total of six boreholes are scheduled for September 22, 2025, to confirm subsurface waste boundaries, depth, and soil conditions. Borehole locations were selected based on historical imagery, surface anomalies, and stakeholder input.

Three (3) 20-foot soil borings/temporary monitoring wells, and three (3) 10-foot soil borings are proposed to be advanced at the site. The proposed locations of the borings/temporary monitoring wells and soil borings are included on the attached **Exhibit 1**. The sampling and analytical program, including the number and type of samples and laboratory analyses, is detailed in the attached **Table 1**. The proposed sampling locations may be modified in the field to account for utility clearance, access limitations, and/or site conditions. The client will be notified of significant modifications to the sampling locations. Investigation and sample collection procedures will be conducted in accordance with local industry standard practices. Non-expendable sampling equipment will be cleaned between sample collection intervals using a detergent/potable water solution wash and potable water rinse. Soil cuttings will be returned to the soil borings from where they originated and/or spread on site. Purged groundwater will be spread on site at the boring/well locations from where it originated. Investigative-derived waste is not expected for containerization, characterization, and/or disposal. Temporary investigation borings/wells will be plugged and abandoned in accordance with applicable state requirements.

• Boreholes will be advanced using a truck-mounted rotary drill rig with continuous sampling

• Soil profiles will be logged and photographed

• Boring logs and sampling templates will be included in Appendix C once available

No test pits are planned at this time. If field conditions warrant additional investigation, supplemental borings may be added with notification to Iowa DNR.

8. Excavation Scope and Methods

Excavation will target approximately 35,500 cubic yards of buried waste and debris. The scope includes removal of:

• Municipal solid waste (MSW)

• Foundry sand and industrial byproducts

• Demolition debris (concrete, wood, metal)

Excavation Methods:

• Tracked excavators will remove waste in shallow lifts (2–4 feet) to maintain slope stability

• Material will be segregated by type and staged for loading

• Daily logs will document volume, type, and destination of removed materials

• Dust suppression will be implemented using water trucks and surface wetting

Excavation will proceed from the eastern edge of the waste pit toward the west, allowing for progressive slope stabilization and minimizing equipment overlap. All activities will be conducted in accordance with OSHA safety standards and Iowa DNR solid waste excavation protocols.

9. Estimated Volume of Waste to be Excavated

The estimated volume of waste to be excavated is 35,500 cubic yards, based on:

• Historical disposal footprint (approx. 2 acres)

• Estimated average depth of 10–16 feet

• Preliminary surface mapping and stakeholder interviews

This estimate includes MSW, foundry sand, and demolition debris. Final volume will be confirmed following borehole investigation and excavation progress tracking. Daily logs and disposal manifests will be used to reconcile actual volumes removed.

10. Disposal Site Information

All excavated waste will be transported to the Linn County Solid Waste Agency – Site 1, located in Marion, Iowa. This facility is a permitted municipal solid waste landfill authorized to accept the types of material identified at the Schultz Dumpsite.

Disposal procedures will include:

• Loading of waste into covered dump trucks for direct haul to Site 1

• Completion of a standardized Disposal Manifest for each load (see Appendix D)

• Daily documentation of volume, waste type, truck identification, and disposal time

• Segregation and evaluation of any regulated or suspect materials prior to transport

Disposal documentation will be maintained throughout the duration of the closure project and submitted to the Iowa Department of Natural Resources upon request.

11. Hazard Identification and Mitigation

Excavation of legacy waste presents several potential hazards. Velocity Development will implement the following mitigation measures to ensure worker safety and regulatory compliance:

• All field personnel will receive site-specific safety training prior to mobilization

• Daily safety briefings will be conducted to review hazards, weather conditions, and equipment coordination

• Personal protective equipment (PPE) will be required at all times, including hard hats, steel-toe boots, gloves, and high-visibility vests

• Emergency response procedures will be posted on-site and reviewed weekly

• A designated safety officer will oversee compliance and incident documentation

12. Schedule for Excavation and Closure Activities

The following schedule outlines key milestones for excavation, closure, and post-closure monitoring. Dates are subject to adjustment based on weather, field conditions, and regulatory coordination:

Activity	Target Date
Mobilization and site preparation	July 2025
Excavation start	August 2025
Borehole investigation	September 22, 2025
Waste removal completion	October 2025
Final cover installation	November 2025
Post-closure monitoring begins	December 2025
Monitoring concludes	December 2026

Velocity Development will notify Iowa DNR of any significant schedule changes and submit progress updates as requested.

13. Final Cover Design and Materials

Following excavation and grading, the Schultz Dumpsite will be stabilized with an engineered final cover designed to prevent infiltration, promote vegetative growth, and support future land use.

Cover system specifications:

• 18 inches of compacted clay (minimum permeability of 1×10^{-7} cm/sec)

• 6 inches of topsoil amended with organic matter

• Native seed mix selected for erosion control and long-term vegetative stability

Design cross-sections and seed specifications are included in Appendix E. The final surface will be graded to promote positive drainage and minimize erosion. Silt fencing and straw wattles will be installed during seeding to protect slopes until vegetation is established.

14. Post-Closure Monitoring and Maintenance

Post-closure monitoring will be conducted for a minimum of one year following final cover installation. Monitoring activities will include:

• Monthly inspections for settlement, erosion, and vegetative establishment

• Photographic documentation of surface conditions

• Maintenance of erosion controls and reseeding as needed

• Submission of monitoring reports to Iowa DNR as requested

15. Contact Information for Responsible Parties

Primary Contact:
Matthew Hale
Site Manager, Velocity Development
Phone: (319) 533-2809
Email: smprfi9@hotmail.com

Additional contacts and subcontractor information will be provided upon request or during field coordination.

16. Appendices and Supporting Documentation

Each appendix is referenced in the body of the plan and formatted for clarity and regulatory review. Begin each appendix on a new page with a clear title and any relevant captions or legends.

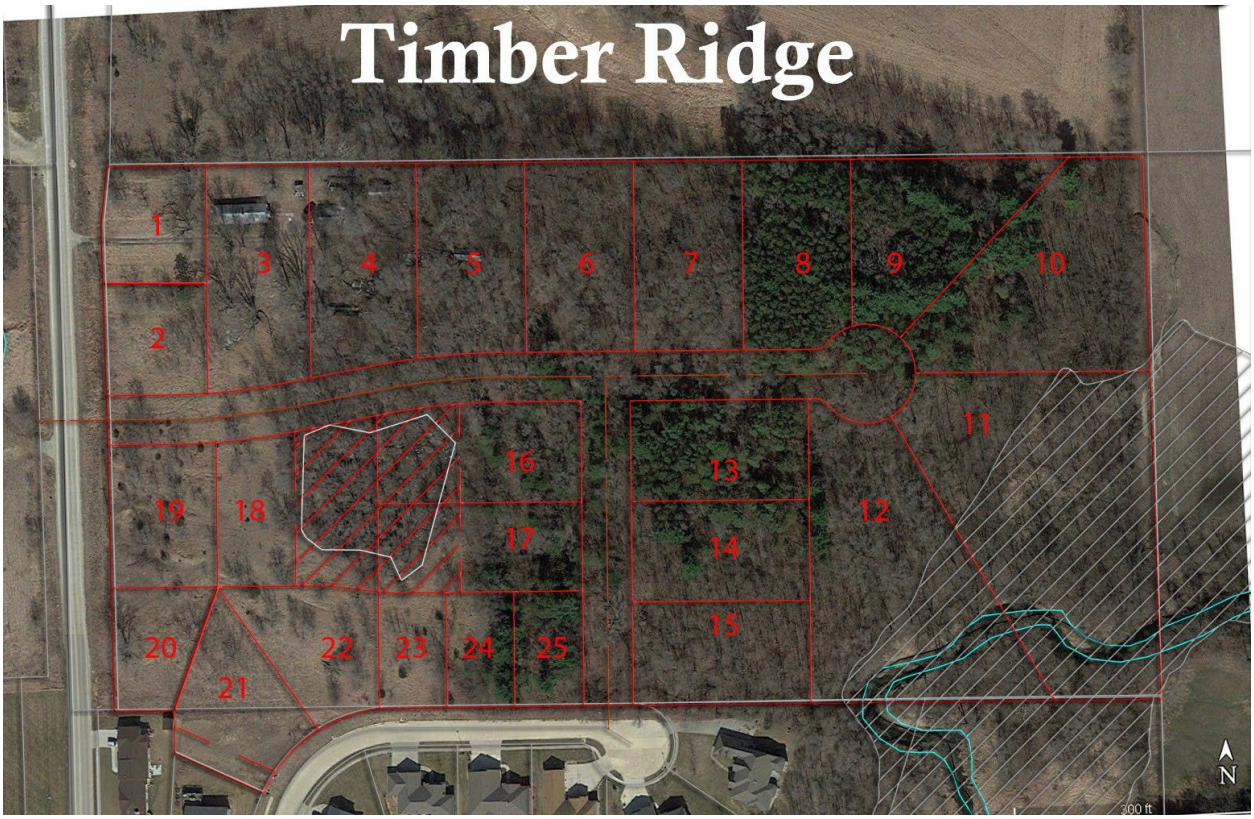
Appendix	Title	Notes
A	Site Maps	Pit and Lot Map, Ely Zoning Maps
B	Historical Photos	Photos of pit area 1990s
C	Borehole Logs	To be added post-investigation (scheduled Sept 22, 2025)
D	Disposal Manifest	Waste Report, Standardized form for daily waste tracking
E	Field Checklist	Closure Tracking

Appendix A - Site Maps

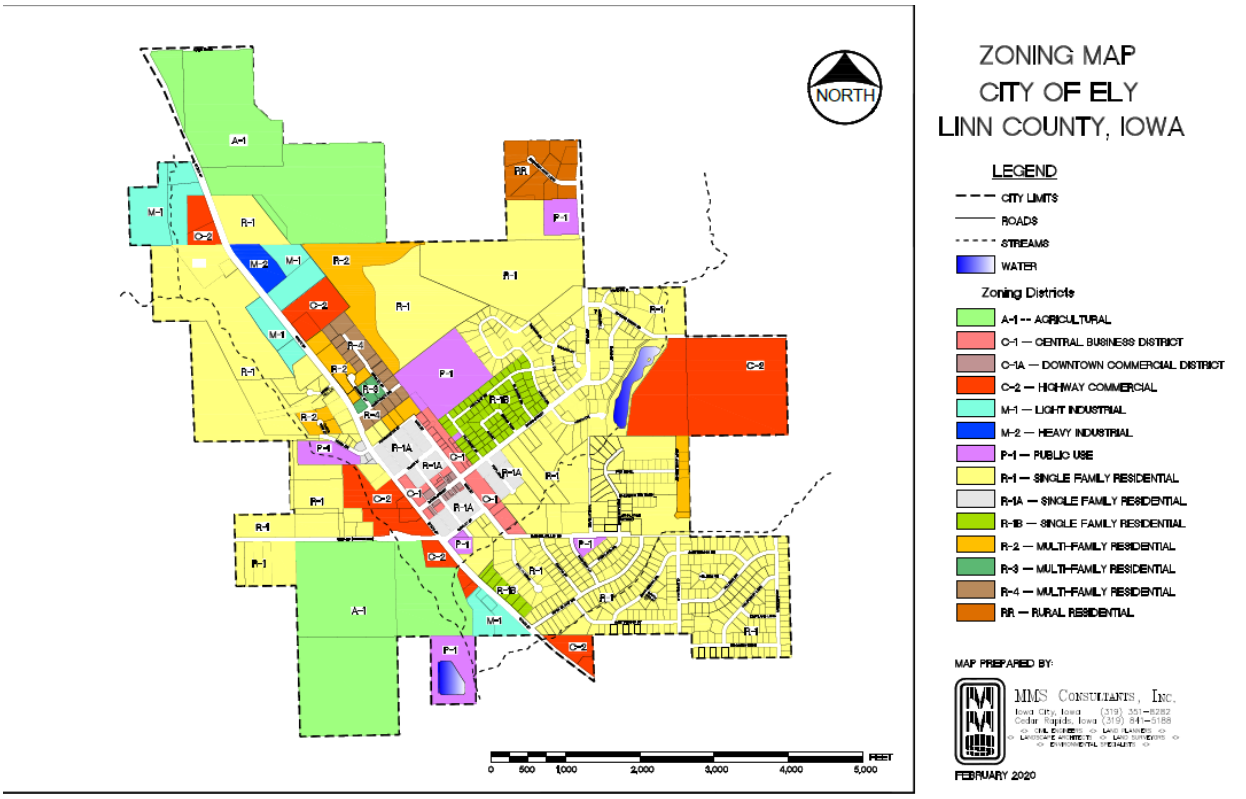
A-1

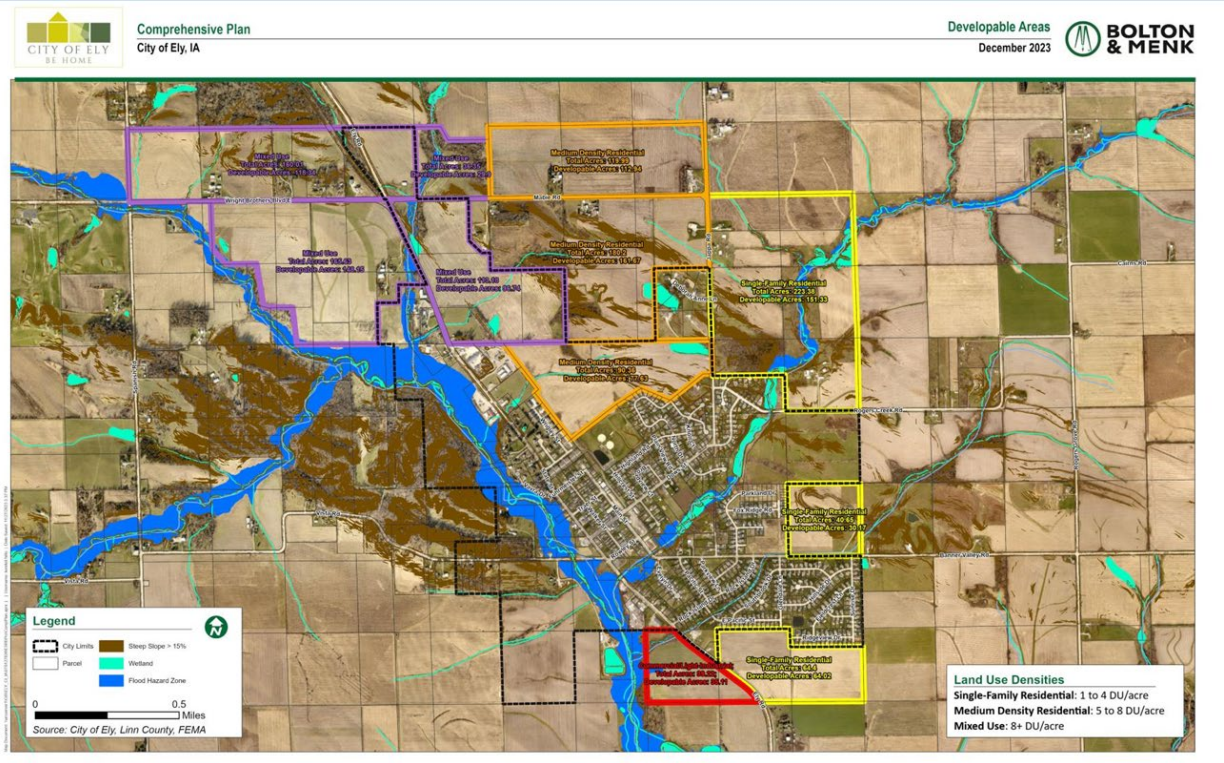
Site Plan with future development lots.

Cross section is area of existing pit that will be capped and noted as unbuildable area.



A-2 Ely Zoning and Future Comprehensive Plan

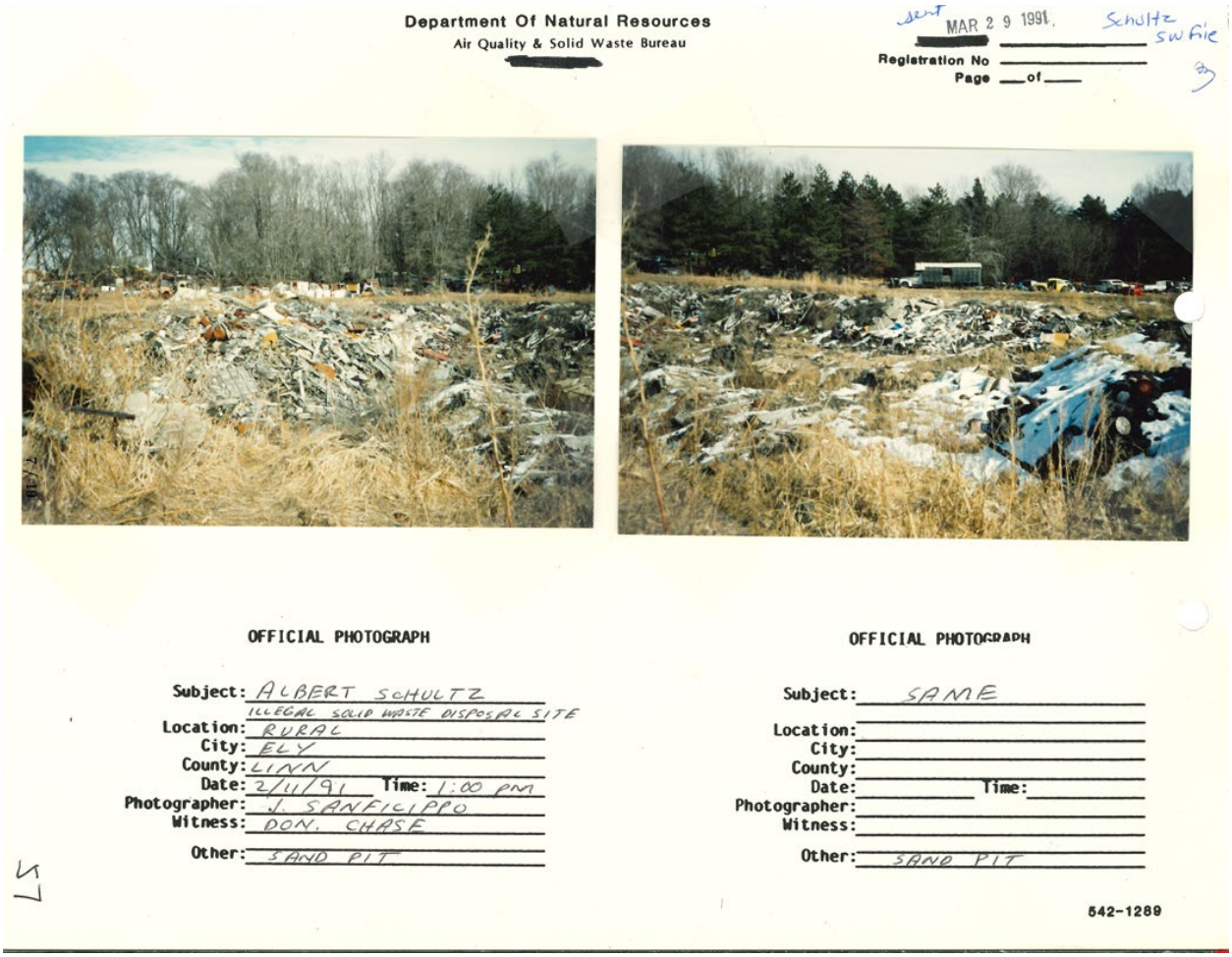




Appendix B – Historical Photos

B-1

DNR photos from 1991 showing the pit area that is being cleaned up and capped.



Department Of Natural Resources
Air Quality & Solid Waste Bureau
[redacted]

Sent MAR 2 9 1991. Schultz SW file
[redacted]
Registration No
Page ___of___

OFFICIAL PHOTOGRAPH

Subject: ALBERT SCHULTZ
ILLEGAL SOLID WASTE DISPOSAL SITE
Location: RURAL
City: ELY
County: LINN
Date: 2/11/91 Time: 1:00 PM
Photographer: J. SANFILIPPO
Witness: DON. CHASE
Other: SAND PIT

OFFICIAL PHOTOGRAPH

Subject: SAME
Location:
City:
County:
Date: Time:
Photographer:
Witness:
Other: SAND PIT

542-1289

B-2

DNR photos from 1991 showing the pit area that is being cleaned up and capped.

Department Of Natural Resources
Air Quality & Solid Waste Bureau
[redacted]

[redacted] NO _____
Registration No _____
Page 2 of 3

OFFICIAL PHOTOGRAPH

Subject: ALBERT SCHULTZ
ILLEGAL SOLID WASTE DISPOSAL SITE
Location: RURAL
City: ELY
County: LINN
Date: 3/9/93 Time: 10:00 AM
Photographer: J. SANFILIPPO
Witness: NONE
Other: FACING NORTHEAST

OFFICIAL PHOTOGRAPH

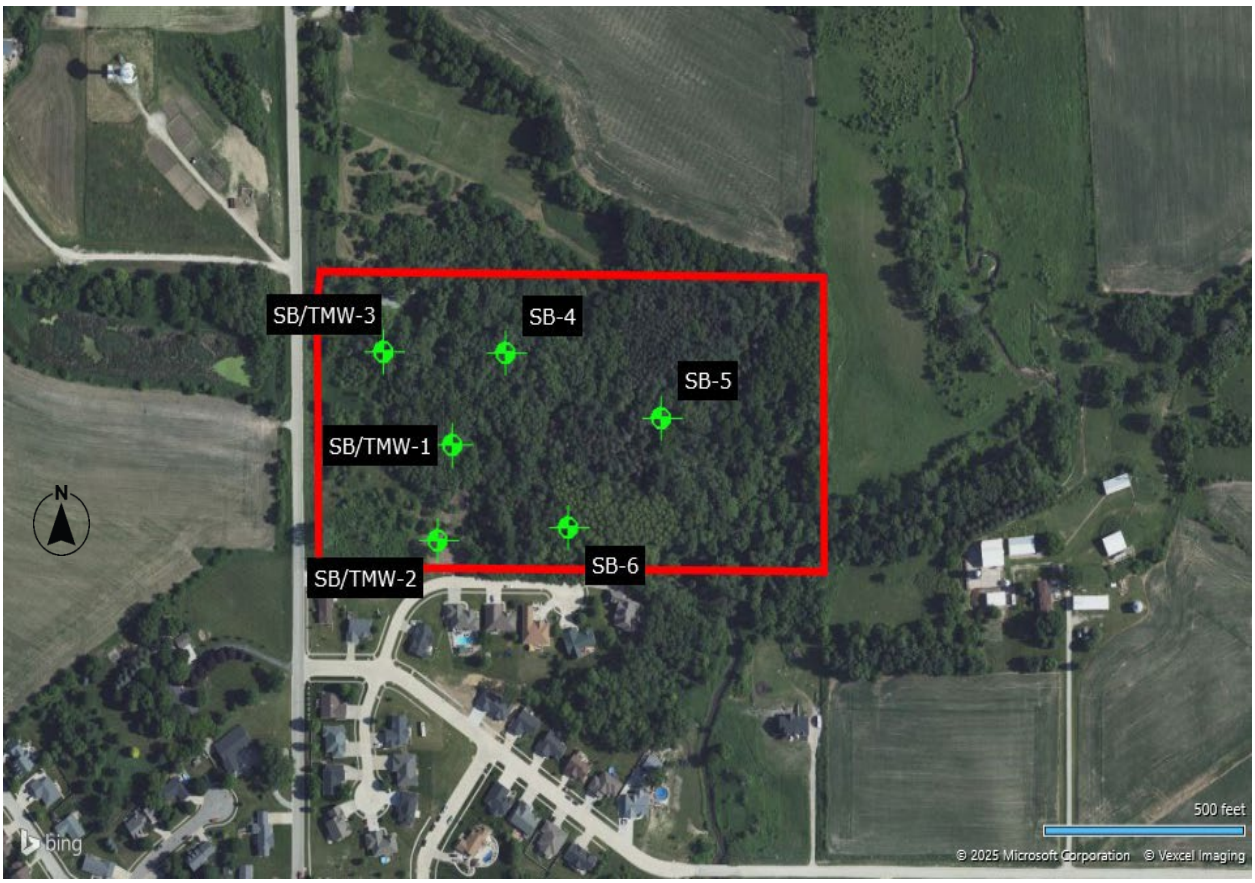
Subject: ALBERT SCHULTZ
ILLEGAL SOLID WASTE DISPOSAL SITE
Location: RURAL
City: ELY
County: LINN
Date: 3/9/93 Time: 10:00 AM
Photographer: J. SANFILIPPO
Witness: NONE
Other: FACING NORTHEAST

542-1289 13

Appendix C - Borehole Logs

C-1

Borehole locations that will take place September 2025



Appendix D - Disposal Manifest

D-1

Manifest of total debris removed

Timber Ridge Partners LP

295 Jappa Road, Ely, Iowa

Date	Vendor	Quantity (lbs)	Description
14-May-25	ABC Disposal Systems	21,580	C&D
19-May-25	ABC Disposal Systems	16,520	C&D
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		120,980	

Tires	C&D (Construction & Demo)	Trash	Metal
2,180	81,740	1,340	35,720

	120,980.00	**Pounds**
	60.49	**Tons**

D-2

Cleanup report will be sent as email attachment.

D-3

Disposal Log

Date	
Truck	
Waste Type	
Volume	
Disposal Site	
Signature	

Appendix E – QA/QC Field Checklist – Former Schultz Dump Site

E-1

Task	Verification Method	Responsible Party	Complete
Site boundary flagged and mapped	GPS survey and visual confirmation	Site Manager / Crew Lead	☐
Erosion controls installed	Silt fence, wattles, inlet protection	Field Crew	☐
PPE compliance enforced	Daily safety briefings, spot checks	Safety Officer	☐
Waste segregation and manifesting	Load tickets, disposal logs	Trucking Coordinator	☐
Foundry sand retained and graded	Field inspection and grading plan	Excavation Foreman	☐
Cap thickness verified (24–30")	Probe measurements and visual checks	QA Technician	☐
Clay/topsoil mix confirmed	Soil delivery records and compaction tests	QA Technician	☐
Final grading and drainage checked	Slope measurements and runoff simulation	Site Engineer	☐
Seeding completed	Seed mix records and visual inspection	Landscaping Crew	☐
Fence installed and signage posted	Perimeter walk-through	Site Manager	☐
Photo documentation captured	Pre-, during-, and post-excavation photos	Field Photographer	☐
Final report prepared	Summary of activities and compliance	Site Manager / Consultant	☐