



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

March 11, 2004

REPLY TO THE ATTENTION OF:

SR-6J

Mayor Helen Johnson
City of Stoughton
381 East Main Street
Stoughton, WI 53589

Re: Stoughton City Landfill--Recreational Use at the Site

Dear Mayor Johnson:

At the meeting on February 18, 2004 in your office, one of the topics that we discussed was the installation of a disc (at the meeting we called it Frisbee) golf course on part of the property at the Stoughton City Landfill Superfund site. The disc golf course, consisting of nine "holes", was to be built on the river side of the trail that passes by the west side of the waste disposal area. Tom Lynch, of Parks and Recreation, when I asked, said that it would probably be necessary to place some parking in that area also.

The above project is an acceptable use for the described area, and you may proceed with the planning and installation. I have contacted Michael Schmoller of the Wisconsin Department of Natural Resources, the remedial project manager for the site, and he has also said that the disc golf course is an acceptable use for the site.

When I walked around part of the site after the meeting, I did notice one well, GMP-3, a gas monitoring well, which is near the area to be used for the disc golf, that does not have any protective posts. If vehicles may get close to this well, some protection should be provided for the well.

I am going to continue to look at the data that we have been receiving for the site to determine what other areas may be available for use and what modifications, if any, might be necessary before the areas are used. In the course of doing this, I will try to develop some modifications for the deed restrictions that were proposed several years ago.

If you have any questions, please call me (312-886-4746).

Sincerely yours,

A handwritten signature in cursive script that reads "Bernard J. Schorle".

Bernard J. Schorle
Support Agency Coordinator

cc: Tom Lynch, Stoughton Parks and Recreation
Robert P. Kardasz, City of Stoughton Municipal Utilities
Donna L. Olson, City of Stoughton
Michael R. Schmoller, Wisconsin Department of Natural Resources

Kalnicky, Richard A

From: Edelstein, Gary A.
Sent: Wednesday, July 20, 2005 10:56 AM
To: Straub, Richard M.; Kalnicky, Richard A
Cc: Behn, David
Subject: RE: Stoughton Bid Specs/Scope

Dick had some minor comments that I accounted for in this latest revision of the O&M document. Unless I hear otherwise,



Stoughton_O&M_re
v_2005_Bid.doc...

this is what we will use.

Gary A. Edelstein, P.E., Waste Management Engineer
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment - RR/3
P.O. Box 7921
Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

From: Edelstein, Gary A.
Sent: Monday, July 18, 2005 3:59 PM
To: Straub, Richard M.; Kalnicky, Richard A
Cc: Behn, David
Subject: RE: Stoughton Bid Specs/Scope

EPA's review is now complete - the O&M document now accounts for their comments.

I'm happy to meet this week and we can proceed. Timing will have to account for my upcoming vacation - I will be out 8/1 through 8/19.

Here are all the documents for bidding. The zip file has the 2 figures referenced in the O&M document.

Gary A. Edelstein, P.E., Waste Management Engineer
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment - RR/3
P.O. Box 7921
Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

From: Straub, Richard M.
Sent: Wednesday, July 06, 2005 10:18 AM
To: Edelstein, Gary A.; Kalnicky, Richard A
Cc: Behn, David
Subject: RE: Stoughton Bid Specs/Scope

Gary - did you hear back from the EPA guy? Weren't you waiting for their approval on the document you created? Do you have any further changes for the O & M document? I would like to visit with you about the timing of the bid, when we want to do the site visit, how much time for vendor questions, when should we have the opening, etc. These are all dates I need to put into the Request for Bid form.

Creating the bid package will not be very hard once we come to agreement on the details. I will create a RFB form, add the standard Terms & Conditions, add a short document that details to the vendors the Special Conditions of Bid (how to respond, when the site visit is, and other details like contract length, etc.), add in the O&M document you have created as the scope of work/technical requirements of the bid, and include the Bid Price Sheet we have already developed. I can do these things in short order once we hammer out the details.

The bid number of F-009-08 has already been assigned and you can include it in the final version of the O&M document if you want.

My schedule is very open to visit with you. Please give me a call or email to set something up.

From: Edelstein, Gary A.
Sent: Wednesday, June 22, 2005 5:21 PM
To: Straub, Richard M.; Kalnicky, Richard A
Cc: Behn, David
Subject: RE: Stoughton Bid Specs/Scope

Revised bid tasks document accounting for Dick K's comments, so use this one instead << File: Stoughton_Bid_Tasks.doc >>

Gary A. Edelstein, P.E., Waste Management Engineer
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment - RR/3
P.O. Box 7921
Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

From: Edelstein, Gary A.
Sent: Tuesday, June 21, 2005 5:28 PM
To: Straub, Richard M.; Kalnicky, Richard A
Cc: Behn, David
Subject: Stoughton Bid Specs/Scope

Here are the Stoughton City LF bid specs/scope document in the form of an O&M Plan. I've also included the bid tasks document. This should get us started and are first drafts. I've sent a copy to EPA for a one week turnaround review. They must agree with the scope.

I should note that the bid package will also include a site map and we will need to announce that the following documents will be available for viewing here upon request through me:

- Site file with past 5 years of O&M reports and existing site maps (some maps will be in bid package for bidders)
- QAPP/SAP used by the previous contractor and the QAPP/SAP used by EPA
- GEMS information for the site wells (also available by email)

We will also need to schedule and announce an on-site pre bid visit for the bidders.

Can you get starting preparing the bid package?

Thanks, Gary E << File: Stoughton_O&M_rev_2005_Bid.doc >> << File: Stoughton_Bid_Tasks.doc >>

Gary A. Edelstein, P.E., Waste Management Engineer
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment - RR/3
P.O. Box 7921
Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

Edelstein, Gary A.

From: Steven Smith [ssmith@bt2inc.com]
Sent: Tuesday, November 01, 2005 9:12 AM
To: Leslie Busse; Edelstein, Gary A.
Subject: RE: Stoughton City LF

Attachments: 2005_H&S.Cert.pdf



2005_H&S.Cert.pdf
(379 KB)

Gary,

I attached a copy of my current 2005 H&S certificate below. I am currently the only person from BT2 that will be on-site.

Thanks,
Steven

Steven B. Smith
Environmental Specialist
BT2, Inc.
2830 Dairy Drive
Madison, WI 53718
Office # (608) 224-2830 ext. 239
Mobile # (608) 225-2972
Fax # (608) 224-2839
E-Mail : ssmith@bt2inc.com

>>> "Edelstein, Gary A." <Gary.Edelstein@dnr.state.wi.us> 10/31/2005
3:17:42 PM >>>
Steven,

Yes, a copy of the course certification will suffice. All people who go on site must be trained.

Gary E

Gary A. Edelstein, P.E., Waste Management Engineer Wisconsin Department of Natural Resources Bureau for
Remediation and Redevelopment - RR/3 P.O. Box 7921 Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

-----Original Message-----

From: Steven Smith [mailto:ssmith@bt2inc.com]
Sent: Monday, October 31, 2005 3:12 PM
To: Leslie Busse; Edelstein, Gary A.
Subject: RE: Stoughton City LF

Gary,
Will a copy of my current 8-hr refresher course certification suffice?

I'll fix the fence in December.
I'll begin the QAPP revisions in a few weeks; very busy field time for me.
Thanks,
Steven

>>> "Edelstein, Gary A." <Gary.Edelstein@dnr.state.wi.us> 10/31/2005
1:52:16 PM >>>
Steven,

1. We can use the one on file if you send us a letter stating what you've said below. In a related matter, remember section G of the bid certification requires:

"G. All vendors who bid must certify that if they are awarded a contract they will submit certification of health and safety training to the project manager, prior to the start of field activities."

2. You are responsible for revising the QAPP to meet the current specs as necessary. I assume the existing document must be brought up to date and requires a few revisions. I will endeavor to get chemist support to do the review, but in any case we will not delay your work with any review we do, provided the document is submitted soon enough to allow us 30 calendar days to do the review. I may have to slog through the document myself without chemist support.

3. You may repair the fence at the first scheduled visit.

Also, here is a version of the bid specs with the final addendum added into the document verbatim. This should be of use to both of us to understand what is required exactly without referring to 2 different documents.

Thanks, Gary E

- o Gary A. Edelstein, P.E., Waste Management Engineer Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment - RR/3 P.O. Box 7921 Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

-----Original Message-----

From: Steven Smith [mailto:ssmith@bt2inc.com]

Sent: Monday, October 31, 2005 1:29 PM

To: Leslie Busse; Edelstein, Gary A.

Subject: Stoughton City LF

Gary,

A couple of questions for you:

1. Based on the RFB, we are to submit a Health & Safety Plan before beginning work at the site. We prepared a complete H&S Plan in Sept.

2000 and after reviewing it, there are no changes to make. Do you want us to re-print it or would you rather use the H&S Plan on file?

2. Do you know when the original draft QAPP may get reviewed? Will it incorporate the changes mentioned during the bidding process?

3. Our first scheduled site visit will be in Dec. 2005 to do the bimonthly gas probe monitoring. Do you want me to make the fence repairs at that time or should I make a special visit?

Thanks,

Steven

Steven B. Smith

Environmental Specialist

BT2, Inc.

2830 Dairy Drive

Madison, WI 53718

Office # (608) 224-2830 ext. 239

Mobile # (608) 225-2972

Fax # (608) 224-2839

E-Mail : ssmith@bt2inc.com

BT² inc.

Madison, WI

Presents this certificate to

Steven Smith

for the completion of the
8-Hour OSHA HAZWOPER
Refresher

Level-C Training Program
February 17th., 2005

Conducted by

Fire & Industrial Response Enterprises, LLC.

Green Bay, WI 54304



Robert A. Ehlert, CET, CFI
Trainer

Edelstein, Gary A.

From: Edelstein, Gary A.
Sent: Tuesday, January 03, 2006 12:18 PM
To: Edelstein, Gary A.; 'Schorle.Bernard@epamail.epa.gov'
Subject: RE: Stoughton Landfill

One more possibly big fly in this ointment is the OSHA safety requirements for these sorts of sites. Can anyone really be allowed on it without meeting those requirements, including their maintenance people and those using the site for recreation? Please note that our maintenance contractor is expected to meet them per our specs for maintenance.

-----Original Message-----

From: Edelstein, Gary A.
Sent: Tuesday, January 03, 2006 12:02 PM
To: 'Schorle.Bernard@epamail.epa.gov'
Subject: RE: Stoughton Landfill

I know about the other 2003 application and have a copy. If they wish to discuss what was granted, and just that in detail, then that might be OK, but a pre call is still strongly recommended. It did allow some activities on the cap. But, there will be outstanding issues regarding implementation details. For example, they will have to get agreement from us on how they will implement some of the activities as well as how they will coordinate with our maintenance activities. They may have to take over some of the maintenance in order to be compatible with what we and they do - but I don't know how that will work.

In my opinion, the overall issue of reuse requires agreement between all 3 parties on how that will work, including all the details. Written confirmation of exactly how that will happen should be provided by you, with concurrence from us.

I would like us to have better communication and have the traditional partnership I'm used to having with all the other RPMs I've worked at on other sites at Region 5. I think you should have called me to discuss this (and a number of other issues before it gets into long email exchanges) before setting up a meeting. So, please call me so we can talk about this and the other outstanding issues at the site.

Gary E

Gary A. Edelstein, P.E., Waste Management Engineer Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment - RR/3 P.O. Box 7921 Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

-----Original Message-----

From: Schorle.Bernard@epamail.epa.gov [mailto:Schorle.Bernard@epamail.epa.gov]
Sent: Tuesday, January 03, 2006 11:44 AM
To: Edelstein, Gary A.
Cc: Kallas, John
Subject: RE: Stoughton Landfill

I disagree. I owe them a meeting. I should have been doing more than I have on this all along. We have already had some discussions on the possible reuse of the site. We do have to work something out with regard to the vents, and I need to look at the gas at the vents to determine if anything special will need to be done around the vents other than making sure someone cannot throw something into a vent. We will discuss ideas. If specific responses are needed but more information must be obtained first, that is no problem.

The city has already submitted an application for development at an historic fill site or licensed landfill exemption which has been acted upon by the state. Mike Schmoller knows about this.

If we are opening up the facility to more people coming onto the capped area and other parts of the site, it has always been my intention to have the city be responsible for policing the area and taking care of any damage. There is already a trail at the site. I don't intend to allow any kind of vehicle traffic on the capped area except for that associated with maintenance or similar duties.

I suggest that you talk with John Kallas. He is at the Wisconsin Department of Health and Family Services. The internet

lists his phone as 608-267-7725. He has also given me his home number as 608-873-8667. He has been involved in this through a Stoughton Leadership group.

"Edelstein, Gary
A."
<Gary.Edelstein@
dnr.state.wi.us>
01/03/2006 10:28
AM

To
Bernard Schorle/R5/USEPA/US@EPA
cc

Subject
RE: Stoughton Landfill

I'm not prepared to respond to specific ideas at a meeting like this off the cuff. I can only talk very generally about the requirements to preserve the cover, gas venting and monitoring systems integrity. So, I strongly suggest we have a conference call with them first to discuss what ideas they have and what they want to accomplish. Otherwise, we may be wasting our time traveling to a face to face meeting that won't accomplish much.

Gary E

Gary A. Edelstein, P.E., Waste Management Engineer Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment - RR/3 P.O. Box 7921 Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

-----Original Message-----

From: Schorle.Bernard@epamail.epa.gov
[mailto:Schorle.Bernard@epamail.epa.gov]
Sent: Tuesday, January 03, 2006 10:22 AM
To: Edelstein, Gary A.
Subject: Fw: Stoughton Landfill

There is no written agenda. It is a meeting to discuss possible future recreational use of the property at the site. John Kallas, who has been interested in this for some time, called me and wanted to have a meeting. Probably at the meeting will be Mayor Johnson, who has been pressing for something to be done, John Kallas, Tom Lynch from the Park District, maybe the city attorney (we still have to implement the deed restrictions), and possibly Robert Kardasz of the Utilities Department.

There has also been interest shown here at USEPA on reuse of the site.

I believe they installed a nine-hole disc course off the cap already.

They want to expand this and we talked about some other possibilities when I had a couple of meetings with the city over a year ago.

----- Forwarded by Bernard Schorle/R5/USEPA/US on 01/03/2006 10:06 AM

John Kallas
<kallajd@dhfs.st
ate.wi.us>

12/23/2005 07:16 AM

To
HJohnson@ci.stoughton.wi.us,
Bernard Schorle/R5/USEPA/US@EPA
cc

Subject
Re: Stoughton Landfill

Hi Helen and Bernie

Let's plan on setting a tentative meeting for Monday the 23rd of Jan @ 2:00 in City Hall. Please let me know if there is any conflict.

Thanks and Have a Happy Holiday.

>>> "Helen Johnson" <HJohnson@ci.stoughton.wi.us> 12/22/05 03:16PM >>>

I can't do Wednesday that week, but any other day is okay. Go ahead and set up a day and time that works for you and let me know.

Thanks, and Happy Holidays.

Helen

>>> "John Kallas" <kallajd@dhfs.state.wi.us> 12/22/05 12:58 PM >>>

I talked with Bernie today. He thought it would be good idea if we meet. I tentatively schedule a meeting sometime during the week of Jan 23rd. The only day Bernie wanted us to shy away from is Tuesday the 24th. Please let me know what time and day work the best for you and your staff. I would prefer later in the day around 1 or 2.

thanks

John Kallas

City of Stoughton LF
Mayor's office 2:00 1/23/06
LF Reuse/Recreation

Mayor: Waiting for something from EPA?
Have DNR Exemption

Bernie: Deed Restrictions needed. Need
a ROD amendment or ESD

Look @ emissions from vents - what
needs to be done with those

9 more frisbee disc holes?

Mayor: Need a list of things to put in
~~list~~ deed instruments

Me: I handed out my list of potential
issues

We'd have to reach agreement on who
does what

Follow
up Me: * Map - showing where the emissions are
and features - send it to Tom Lynch
within the next month or less

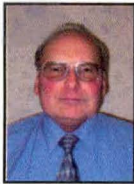
~~Could~~ Look at monitoring for this purpose
Any vents that can be removed?

I suggested 6-10' radius 6 ft or
higher chain link fence

NAME	POSITION	PHONE	EMAIL
TOM LYNCH	P&R DIRECTOR	873-6746	tlynch@ci.stoughton.wi.us
Helen JOHNSON	MAYOR	873-6677	hjohnson@ci.stoughton.wi.us
Donna Olson	Mayor's Office	646-6422	dolson@ci.stoughton.wi.us
Luann Alme	City Clerk	873-6692	lalme@ci.stoughton.wi.us
BOB KARDASZ	UTILITIES DIR.	873-3379 #123	bkardasz@stoughtonutilities.com
Jordan NEAL	Finance Dir	873-6677	JNeal@ci.stoughton.wi.us
Gary Edelstein	Engineer	267-7563	Gary.Edelstein@dnr.state.wi.us
BERNARD SCHORLE	RPM	312-886-4746	SCHORLE.BERNARD@EPA.GOV
John Kallas	Citizen Member	873-8667	Kallasjd@DIFS.state.wi.us
MIKE HAAS	CITY ATTORNEY	608-884-3391	MHAAS@CHARTER.MET

City of Stoughton Municipal Utilities

600 South Fourth Street
Stoughton, WI 53589
Serving Electric Water & Wastewater
Customer Needs Since 1886



ROBERT P. KARDASZ, P.E.
Utilities Director

Office: 608.873.3379 Ext. 123
Fax: 608.873.4878
bkardasz@stoughtonutilities.com

HELEN J. JOHNSON
MAYOR

CITY OF STOUGHTON
381 E. Main Street • Stoughton, WI 53589

Ph. (608) 873-6677 ext. 107
Fax (608) 873-5519
email: hjohnson@ci.stoughton.wi.us



Stoughton City LF Superfund Site
Recreational/Park Type Uses
Potential Issues
Prepared by Gary A. Edelstein, WDNR
For 1/23/06 Meeting at Stoughton City Hall

These are potential issues initially identified for the purposes of early discussion.

1. Any activities must be within the framework of the 7/7/03 WDNR Grant of Exemption, the ROD and any amendments/ESD and any SF legal documents like Consent Orders/Agreements.
2. WDNR maintenance and monitoring activities may not be hindered or negatively affected. Some maintenance of cover areas, and perhaps all of the cover, may have to be undertaken by the City.
3. Agreement must be reached by all the parties in writing on how all this will work. EPA is the lead agency and probably should take the lead in drafting written agreements between all the parties and any ROD revisions.
4. The 7/7/03 Grant of Exemption doesn't contain detailed plans for the activities and construction. Detailed plans will need to be developed and approved by all the parties. Restoration after construction will be a part of those plans.
5. Who implements and pays for construction to implement the changes, such as fence removal/disposal, monitoring and gas vent protections, etc. A schedule to perform these activities must be developed. Agreement must be reached on who will pay for and implement any repairs needed as a result of construction activities, should they occur, such as cap damage (including vegetation) and damage to monitoring and venting devices.
6. Who is legally responsible and pays for any damage to the cover, monitoring and venting devices after work is done. Who implements any repairs to these features and when. Examples would be vandals or users who knock down a monitoring device or vent or damage the cap with vehicles.
7. Who is legally responsible and pays if someone gets hurt, such a injury on a fence that protects a feature, gas explosion or gas exposure.
8. OSHA safety requirements apply to SF sites. It appears all site workers and potentially users must meet those requirements to go onto the site. How will this potential difficulty be resolved? Who will resolve it?

Kalnicky, Richard A

From: Edelstein, Gary A.
Sent: Monday, May 22, 2006 11:35 AM
To: Steven Smith
Cc: Kalnicky, Richard A
Subject: RE: Stoughton City LF Elevations

Steven,

I suggest you come in again and look at the files with me present and we can go through the stuff together. I believe some of the wells you say you still need info on do have information available as I pointed out in earlier emails, including the one where I sent you Table 3-9 from a 1995 Weston report.

I talked to our contract manager, Dick Kalnicky, about payment and the reporting of GW elevations in MSL per the specs. He believes we should not pay for the next GW Monitoring report until this issue is resolved and you can report the data per the specs.

I'd like to resolve this ASAP. Feel free to contact me to set up an appointment to view the files again. They are still in the cubicle where you looked at them before.

Gary E

Gary A. Edelstein, P.E., Waste Management Engineer Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment - RR/3 P.O. Box 7921 Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@dnr.state.wi.us

-----Original Message-----

From: Steven Smith [mailto:ssmith@bt2inc.com]
Sent: Monday, May 22, 2006 10:43 AM
To: Leslie Busse; Edelstein, Gary A.
Subject: Stoughton City LF Elevations

Gary,

After pouring through all the files at your office, I still can't find any elevation data or construction logs for 6 wells (MW8I, MW10S, MW10I, MW13S, MW14S, MW14I). I called Bill Karlovitz of Roy F. Weston twice (#847-918-4000), but he hasn't returned my calls. Figures in the Roy F. Weston QAPP (dated 4/98) state that wells 8S, 8I, 14S, 14I, 14D, 15S, 15I, 15D were to be installed in the summer of 1996. So, it appears that a Roy F. Weston report covering work done in 1996 up to the QAPP isn't available or someone else installed the wells in question. Do you have any info on these well installations? Can you go through the files and see what you can find for elevation data for the 6 wells listed above?

Thanks,
Steven

Steven B. Smith
Environmental Specialist
BT2, Inc.
2830 Dairy Drive
Madison, WI 53718
Office # (608) 224-2830 ext. 239
Mobile # (608) 225-2972
Fax # (608) 224-2839
E-Mail : ssmith@bt2inc.com

Edelstein, Gary A.

From: Tom lynch [tlynch@ci.stoughton.wi.us]
Sent: Thursday, July 27, 2006 7:39 AM
To: Edelstein, Gary A.
Subject: Re: Fence Problem at the City of Stoughton Landfill

** PRIVATE **

Gary,
Thank you for giving me the opportunities to make corrections at the Disc Golf Course that will allow it to stay open at this time. As I said on the phone, we have done several things to help the situation out there:

1. Removed the practice basket. This was located too close to the fence causing discs to go into the fenced area.
2. Moved the tee area for hole 7 so that tee shots fly away from the fence.
3. Repaired broken boards on the fence and will continue to as they are needed.

As we talked about, an extension net could be added if problems remain.

Tom Lynch

>>> "Edelstein, Gary A." <Gary.Edelstein@dnr.state.wi.us> 07/26/06 3:21 PM >>>
Tom,

Our operation and maintenance contractor reported the results of a site inspection in a report dated July 11, 2006. In the report, they describe their observations of the fence at their inspections as follows:

Perimeter Security Fencing - The condition of the wooden perimeter fence is poor with several broken boards, and signs of vandalism noted. There are broken boards near both the MW3 and MW5 well nests on the west side of the site, north of the west gate. The damage appears to be related to people climbing the security fence from the Frisbee golf course to the west of the landfill. Previous repairs made to the fencing to the north side of the landfill have since been destroyed. On April 26, 2006, Mr. Steven Smith of BT2 observed a person climbing the wooden security fence to retrieve a Frisbee. The chain-link fencing on the north and east sides of the site are in good condition. Both gates are in good condition and the padlocks operated properly.

We concerned that this situation poses an on-going risk to those who are climbing the fence as well as others who may be able to enter the site through the broken fence. We are willing to repair the fence once, but that will not solve the problem. Golf course users will likely continue to climb the fence to fetch their Frisbees and may break the fence slats again.

I'd like to discuss the options for addressing these concerns with you and/or your assigned staff. I'd like to explore having the Frisbee golf course holes near the fence removed or moved away from the fence. My goal is to reach agreement on a course of action to resolve the problem.

I suggest doing this by phone or meeting. I'd be willing to come to your office for a meeting. Please contact me this week or when I return from being out of the office the week of 8/21/06 so we can set this up.

Thank you for your attention to this matter.

Gary E

Gary A. Edelstein, P.E., Waste Management Engineer Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment - RR/3 P.O. Box 7921 Madison, WI 53707
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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

REPLY TO THE ATTENTION OF: SR-6J

February 13, 2007

Received SR-6J

Mayor Helen Johnson
City of Stoughton
381 East Main Street
Stoughton, WI 53589

FEB 19 2007

REMEDICATION &
REDEVELOPMENT

Re: Stoughton City Landfill-Recreational Use at the Site

Dear Mayor Johnson:

As of December 2006, I have been assigned by U.S. Environmental Protection Agency as the new Remedial Project Manager (RPM) for the Stoughton City Landfill Superfund site. My predecessor, Mr. Bernie Schorle has briefed me on the background of the site, and I look forward to working with you to bring it back into productive use.

I understand a few years ago there was a proposal discussed to put a disc golf course there. Is this still under consideration or are there other plans currently being considered? Either way, I would like to meet with you in the near future to discuss how these plans might be realized.

I will contact you in the next week to set a date when we can meet. If you wish to reach me with questions in the meantime, please do not hesitate to contact me at (312) 886-1995 or e-mail Rogers.Kyle@epa.gov.

Sincerely,

A handwritten signature in black ink that reads "Kyle E. Rogers".

Kyle E. Rogers, Remedial Project Manager
Superfund Division

cc: Gary Edelstein, WDNR

381 Main St. is
Mayor's office

Mayor
Mayor's Staff
Tom Lynch
E2
Stoughton Cent. Call
3/21/07 2:45

EPA
Tom B
Kyle

Kyle: Where's the City at now

Mayor: Told they could do low impact reuse - were waiting for Bernie Deed restrictions issue

Tom B - E2 is helping facilitate

Mayor: Read from 1/23/06 meeting notes prepared by Tom L

Kyle - Talked to EPA attorney - waiting for City to record a deed restriction

Mayor: The City never filed one - The attorney who was handling this for the City died

Kyle: Vents emissions - THC elevated

Me: There might be a need to do modelling to determine a safe distance - the city would have to do that

Mayor: If there is any risk, they don't want to reuse - they may not have significant \$\$ to do any modelling

Tom B - Conceptual plans can be prepared by E2 - mainly facilitate, community relations, look into grants

E2 - Illustrations - general - Can't do engineering plans or modelling

Kyle: will look into air emissions and deed restriction issues

*Stoughton, WI: Stoughton Landfill Superfund Site
Conference Call Agenda: Wednesday, March 21, 2007*

**Site Stakeholder Conference Call
2:45 AM – 3:45 PM CST**

1) Introduction and Call Purpose **2:45 PM–3:05 PM**

- Introduction
(Tom Bloom and Kyle Rogers, EPA)
- Call purpose
 - Site status updates
 - Setting agenda items for March 28th meeting
- Participants
 - Tom Bloom and Kyle Rogers (EPA Region 5)
 - Gary Edelstein (Wisconsin Department of Natural Resources)
 - Helen Johnson, Mike Haas, Bob Kardasz, Tom Lynch, Donna Olson, John Neal and Rodney Scheel (City of Stoughton)
 - Alisa Hefner, Melissa Taylor and James Wilkinson (E² Inc.)

2) Site Status and Reuse Planning Updates **3:05 PM–3:35 PM**

- Regulatory and Decision Document Updates
(EPA)
- Site Maintenance and Monitoring Updates
(WI DNR)
- Site Design and Local Stakeholder Updates
(City of Stoughton)

4) Next steps / call wrap-up **3:35 PM–3:45 PM**

City of Stoughton LF
Meeting 3/28/07 3:00 PM
Reuse Issues

Tom B - Intro to reuse initiative for SF sites
EZ Intro

Kyle - Looked @ historical documents
Risk assessment from 1991
Didn't look at emissions then - no
gas system then
looked at emissions data we have
Risk based numbers - values above
trigger levels

Me - Talked about possible alternatives
to manage gas risk - do assessment or collect

Mayor - Expressed frustration with what has
happened so far

Kyle - Mentioned another LF in LLC
that went with active venting

Mayor - City isn't willing to make any
significant investment in dealing with
gas emission issues

Tom B - Maybe bring to a point where someone
else can move it ahead with money

Mayor - not in a position to reuse it at this
time

Kyle - can they find funds to do more work?
quick risk assessment - 5-10k very rough

Need to finish deed instrument - City
Attorney & EPA attorney need to finish

Me - I'm not in favor of additional gas vent monitoring - unless we know values will decrease rapidly
City wants to know when values are low

Site Visit and Stakeholder Meeting
Location: City of Stoughton Mayor's Office, 381 East Main Street
3:00 PM – 4:30 PM

1) Meeting Overview & Introductions 3:00 PM–3:15 PM

- Meeting Overview
(Tom Bloom, EPA Region 5)
- Invited Participants
 - Tom Bloom and Kyle Rogers (EPA Region 5)
 - Gary Edelstein (Wisconsin Department of Natural Resources)
 - Helen Johnson, Mike Haas, Bob Kardasz, Tom Lynch, Donna Olson,
 - John Neal and Rodney Scheel (City of Stoughton)
 - Alisa Hefner, Melissa Taylor, and James Wilkinson (E² Inc.)
- E² Inc. Company Background
(James Wilkinson)

2) Site Status and Reuse Planning Updates 3:15 PM–3:30 PM

- Regulatory Site Reuse Updates
(EPA and WI DNR)
- Site Design and Local Stakeholder Support Updates
(City of Stoughton)

3) Reuse Planning Opportunities and Key Considerations 3:30 PM–4:25 PM

- EPA and WI DNR considerations
 - EPA current site conditions and decision document updates
 - WI DNR Grant of Exemption
- Community reuse plans
 - Current status, next steps and timeframes
 - Regulatory approval requirements
- Site reuse preparation and restoration considerations
- Long-term site management and stewardship considerations
 - Maintenance requirements and responsibilities
- Institutional controls
 - Institutional control requirements in decision documents
 - Current and potential future institutional control needs
- Liability considerations
 - Recreational user injuries
 - Remedy repair responsibilities
- Additional topics
(Stakeholder Discussion)

4) Next steps / meeting wrap-up 4:25 PM–4:30 PM

**Stoughton, WI: Stoughton Landfill Superfund Site
March 28 Site Meeting: Meeting Discussion Matrix (draft)¹**

Areas of Discussion	Specific Discussion Points	Priority (High-Low)	Current Status	Potential Next Steps and Responsibilities	Timeframe
<p>Determination of the implications of current site conditions for the potential future site uses</p>	<p>-- clarify air emissions data, based on data logs and site decision documents.</p> <p>-- discuss reuse implications and need for potential next steps (need for modeling, etc.) based on data findings.</p>	<p>High</p>	<p>EPA RPM Kyle Rogers is reviewing site data and will provide an update at the 03/28/07 meeting.</p>	<p>--</p> <p>--</p> <p>--</p> <p>--</p>	
<p>Site reuse plan development</p>	<p>-- review city's reuse planning efforts to date.</p> <p>-- discuss site reuse plan components.</p> <p>-- discuss potential EPA and DNR decision document modifications that may be needed.</p> <p>-- discuss EPA and WDNR's documentation needs and review capacity as part of the city's development of a site reuse plan.</p>	<p>TBD</p>	<p>The City of Stoughton has identified passive and active recreation opportunities for the site, including a Frisbee golf course, but has not yet developed a detailed site reuse plan.</p> <p>EPA and WDNR will need to review any site reuse plans to ensure the protectiveness of the site remedy.</p> <p>Site decision documents may need to be modified to enable the site's reuse.</p>	<p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p>	

¹ Reuse planning for the Stoughton Landfill site took place within the context of Superfund site decision documents, including the Consent Decree, Record of Decision, and Five-Year Review, as well as WDNR's 2003 Conditional Grant of Exemption, provided in response to the City of Stoughton's recreational site reuse request.

Areas of Discussion	Specific Discussion Points	Priority (High-Low)	Current Status	Potential Next Steps and Responsibilities	Timeframe
<p>Site reuse preparation and restoration considerations</p>	<p>-- discuss activities, like fence removal and gas vent protection/removal, that would need to be undertaken as part of preparing the site for future use.</p> <p>-- review funding sources and safety training requirements for site preparation and restoration activities.</p>	<p>TBD</p>	<p>A comprehensive list of site reuse preparation and restoration activities has not yet been developed.</p> <p>If site reuse plans move forward, detailed site preparation and restoration plans will need to be developed and approved by all parties.</p> <p>WDNR will require continued access to the site as part of ongoing maintenance and monitoring activities.</p>	<p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p>	
<p>Long-term site management (O&M) and stewardship considerations</p>	<p>-- review current site maintenance and monitoring activities and responsibilities.</p> <p>-- identify potential future site maintenance and monitoring activities and responsibilities.</p> <p>-- review funding sources and safety training requirements for site maintenance and long-term stewardship.</p>	<p>TBD</p>	<p>If site reuse plans move forward, site maintenance and monitoring responsibilities will need to be reviewed, updated, and agreed to by all parties.</p> <p>WDNR will require continued site access.</p>	<p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p>	

Areas of Discussion	Specific Discussion Points	Priority (High-Low)	Current Status	Potential Next Steps and Responsibilities	Timeframe
Institutional controls	<p>-- review institutional control requirements laid out in site decision documents.</p> <p>-- discuss current and potential future institutional control needs at the site.</p>	TBD	<p>Institutional controls are required and have not yet been put in place at the site.</p> <p>Institutional controls include restrictive covenants; the City of Stoughton will be able to place the notices once information has been received from EPA.</p>	-- -- -- -- --	
Liability concerns	<p>-- review potential liability concerns, assuming that the site is reused for recreational land uses.</p> <p>-- discuss potential liability responsibilities, costs, and available tools.</p>	TBD	<p>The City of Stoughton, EPA, and WDNR have not discussed site liability responsibilities.</p> <p>At other sites that have been reused for recreational land uses by local governments, existing locality liability provisions have been extended to cover the sites.</p>	-- -- -- -- -- -- --	
Additional Topics		TBD		--	