

Beggs, Tauren R - DNR

From: Gerry Neuser <GerryNeuser@co.manitowoc.wi.us>
Sent: Wednesday, November 22, 2017 2:54 PM
To: Beggs, Tauren R - DNR
Cc: Jill Zich; Scherbert, Lynn
Subject: RE: White Lesperance Parcels - WDNR reimbursement to Manitowoc County for additional borings

Thanks Tauren.....I'll talk to Lynn next week and we'll form a game plan.

Happy Thanksgiving to you too,

Gerry

Gerard J. Neuser, CDT, CCCA
Director, Manitowoc County DPW
1028 S. 9th Street
Manitowoc, WI 54220
920.683.4307 phone
920.683.4475 fax
gerryneuser@co.manitowoc.wi.us

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From: Beggs, Tauren R - DNR [mailto:Tauren.Beggs@wisconsin.gov]
Sent: Tuesday, November 21, 2017 4:00 PM
To: Gerry Neuser <GerryNeuser@co.manitowoc.wi.us>
Cc: Jill Zich <JillZich@co.manitowoc.wi.us>; Scherbert, Lynn <scherbertl@AyresAssociates.com>
Subject: RE: White Lesperance Parcels - WDNR reimbursement to Manitowoc County for additional borings

Hi Gerry,

You understand my email correctly in regard to making a determination (aka providing the County a letter) for approval of a complete site investigation.

Just one clarification I would like to make in regard to getting these properties to case closure. A remedy (cleanup) to address the contaminated soil above non-industrial and/or industrial direct contact soil standards at the two properties is needed in order to get approval for case closure. The remedy for these sites will likely be some sort of cap as part of a redevelopment. Examples of caps can be: soil with vegetation (such as landscaped areas of a redevelopment), building foundations, pavement (parking lots, driveways), etc. I think the next step that we can discuss while we are waiting for the sediment data can be what does the County ultimately want to do with these two properties, whether it would be to sell to Mr. Carey for his business or some other land use, since the redevelopment of these properties will also likely act as the remedy. You can discuss this more with Lynn and let me know if you have questions. I would be happy to get a

Green Team (redevelopment) meeting together with you (the County) and Lynn to discuss grant options and redevelopment scenarios.

Happy Thanksgiving,

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Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: Gerry Neuser [<mailto:GerryNeuser@co.manitowoc.wi.us>]

Sent: Tuesday, November 21, 2017 1:49 PM

To: Beggs, Tauren R - DNR; Scherbert, Lynn

Cc: Jill Zich

Subject: RE: White Lesperance Parcels - WDNR reimbursement to Manitowoc County for additional borings

Hello Tauren,

Thanks for your response to Lynn.

It's the County's goal to have this site designated as a GIS Registered Closed Site (with continuing obligations), as to make it more likely to be sold (hopefully to Mr. Carey) at some time in the future.

If I'm understanding your email correctly, we cannot move to that end and/or you cannot make that determination until either:

1. Phase One sampling and historic data are sufficient to let you close the site, or
2. Phase Two sampling is required and that could take some time.

If I have this right, it then makes sense to pause the process, and we will reach out to you every 6 months for updates.

If I'm misunderstanding anything, please let me know?

I look forward to your reply.

Thanks,

Gerry

Gerard J. Neuser, CDT, CCCA

Director, Manitowoc County DPW

1028 S. 9th Street

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From: Beggs, Tauren R - DNR [<mailto:Tauren.Beggs@wisconsin.gov>]
Sent: Thursday, November 16, 2017 10:03 AM
To: Scherbert, Lynn <scherbertl@AyresAssociates.com>
Cc: Gerry Neuser <GerryNeuser@co.manitowoc.wi.us>; Jill Zich <JillZich@co.manitowoc.wi.us>
Subject: RE: White Lesperance Parcels - WDNR reimbursement to Manitowoc County for additional borings

Hi Lynn,

It was nice to meet you as well! As discussed with you last week, I just wanted to provide a follow up email on the White and Lesperance properties to summarize our conversation and to discuss next steps.

For the Lesperance property, the additional soil samples collected on the east end of the property had detections of contaminants above direct contact standards, so the contamination in fill will be considered to be property line to property line, because it was not able to be specifically delineated.

For the upland portion of both these sites, there is no additional investigation needed to define the degree and extent of contamination in soil and groundwater. The entire site investigation cannot be approved until all media impacted or potentially impacted from the White and Lesperance properties is investigated. The primary issue with this is sediment in the river. There is a current sediment and surface water investigation being conducted in two phases by WPS as part of their open case to the north, which includes sampling to characterize degree and extent of contamination that migrated from that property. The sampling encompasses the sediment in the river adjacent to the White and Lesperance properties and surface water sampling. The first phase of that sampling was completed in August 2017; however, I am still waiting for the sediment analytical results to be submitted. I just received the surface water sampling results yesterday. Since the sampling is being done in two phases, I am uncertain at this time if the phase one sampling will be sufficient to conclude that the entire site investigation for the White and Lesperance properties is complete. I have recently reached out to WPS to see when they plan to submit the sediment results. A couple other things I want to look into is some old sediment sampling data from the late 90's and early 2000's that I found in the WPS file and if there is more information in the White Property file around the time of the EPA removal in the 90's that could help with clarification on potential releases to the river from the White Property. After my review, if the historic information and phase one sampling is sufficient to make a case the site investigation is complete, then I should be able to prepare and issue a site investigation approval letter for the fee-based site investigation report review received on May 23, 2017.

If the phase one sampling and historic information is not sufficient, there are a couple options on how I can respond to the fee-based review request:

- 1) I can provide a response that states no additional investigation is needed on the upland portion of these sites; however, barring the pending sediment investigation, the entire site investigation cannot be approved until sufficient information is provided to the DNR for impacts to sediment (FYI – this could result in an additional fee for the site investigation if a detailed review and response is requested from the County in the future, but we can discuss this); OR
- 2) I can keep the fee-based review paused, until I can provide a conclusion on the sediment investigation. (FYI - The sediment investigation can become a lengthy process so this could be a longer timeframe for the WPS investigation).

I apologize this has been delayed since the end of May. The WPS site creates a lot of complexities with off-site migration of contaminants similar to those found at these two sites. I will follow up with you once I have had a chance to look at the historic information and I am assuming I should be receiving the phase one sediment results soon.

This is up to the County on how they would like me to proceed. I also want to follow up with Rick Carey, since he has requested a status update, but I will do that after I have received a response from the County.

I hope you have a nice Thanksgiving as well,

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: Scherbert, Lynn [<mailto:scherbertl@AyresAssociates.com>]

Sent: Tuesday, November 14, 2017 4:13 PM

To: Beggs, Tauren R - DNR

Cc: Gerry Neuser (GerryNeuser@co.manitowoc.wi.us); Jill Zich (JillZich@co.manitowoc.wi.us)

Subject: White Lesperance Parcels - WDNR reimbursement to Manitowoc County for additional borings

Good Afternoon Tauren,

It was nice to meet you the other night. And I just spoke with the County and we are tidying up the WEDC paperwork so if you would like to discuss the closeout options for the County after Thanksgiving via a phone conference just let us know a good time/date.

Also, I've compiled the data for the reimbursement request for the two additional DNR borings on these sites (S-13 and S-15) and the information is attached. I think this summarizes what was done and how the costs were broken out. Overall, because everything was part of the site activities I used a pro-rated ratio of 0.092 to calculate the costs for DNR purposes (composed of the your 6 feet of borings divided by the total 65 feet of boring depth). Therefore I prorated the per foot costs, abandonment costs and the mobilization and decon fees, etc. The lab costs were direct at \$185.00 and I pro-rated the Ayres costs as well.

All the documentation and backup is included, please let us know if you require anything else.

Happy Thanksgiving and hope to catch up with you in early December.

Sincerely,

Lynn



Lynn L Scherbert, PE

Senior Engineer-Environmental Services

Ayres Associates

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Beggs, Tauren R - DNR

From: Beggs, Tauren R - DNR
Sent: Monday, October 30, 2017 2:15 PM
To: 'Scherbert, Lynn'
Subject: RE: Manitowoc County - white and Lesperance

Hi Lynn,

An FYI – I received the monthly progress report for the WPSC Two Rivers site and they are waiting on the level 4 data results before submitting to DNR for review of the sediment results.

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Tauren R. Beggs

Phone: (920) 662-5178
Tauren.Beggs@wisconsin.gov

From: Beggs, Tauren R - DNR
Sent: Thursday, October 26, 2017 12:42 PM
To: 'Scherbert, Lynn'
Subject: RE: Manitowoc County - white and Lesperance

Hi Lynn,

I hear you on the too many projects/too much time! 😊 Sounds good on the documentation and I will follow back up with you next week once I have refreshed myself on this.

Regards,

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Tauren R. Beggs

Phone: (920) 662-5178
Tauren.Beggs@wisconsin.gov

From: Scherbert, Lynn [<mailto:scherbertl@AyresAssociates.com>]
Sent: Thursday, October 26, 2017 11:10 AM
To: Beggs, Tauren R - DNR
Subject: RE: Manitowoc County - white and Lesperance

Hi Tauren,

We both needed memory updates – too many projects and too much time! 😊

Thanks for your information below. You are right though we did not send the invoice after you checked on that. I had asked the county if they wanted to do a disbursement back in summer and they wanted to hold off then so I just waited. They have hit their grant requirement total now so we will be submitting that information in the next few weeks and I'll get you the invoice as well that with all the documentation.

Talk to you soon.

Lynn

Lynn L Scherbert, PE

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From: Beggs, Tauren R - DNR [<mailto:Tauren.Beggs@wisconsin.gov>]

Sent: Thursday, October 26, 2017 11:06 AM

To: Scherbert, Lynn <scherbertl@AyresAssociates.com>

Subject: RE: Manitowoc County - white and Lesperance

Hi Lynn,

The sediment sampling by WPS's consultant was completed in August 2017, so I should be receiving the report with the results soon. I will see if I can follow up with their consultant to see if they can provide an update on that. As far as the upland soil and groundwater data on Lesperance and White, I will have to quickly refresh my memory on that as it has been awhile, but I believe there were only minor issues, so I will get back to you next week on that so anything that may need to be done can be done before the grant deadline. In regard to the invoice for the soil samples collected near the property line on the White Property, I didn't hear back from you on that after I followed up with our Finance Dept in September 2017, so I have attached the email for reference. If you have questions regarding anything else, please let me know.

Thanks,

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Tauren R. Beggs

Phone: (920) 662-5178

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From: Scherbert, Lynn [<mailto:scherbertl@AyresAssociates.com>]

Sent: Tuesday, October 24, 2017 10:54 AM

To: Beggs, Tauren R - DNR

Subject: Manitowoc County - white and Lesperance

Hi Tauren,

It has been a while and I believe our last discussion on these two parcels was the "wait" for the results of the sediment sampling that was taking place in August/September. I don't believe we've discussed anything since and I know it's been a busy summer for you and for us so I wanted to check back in.

Everything has been on hold for a while so I wanted to see if the County can move toward closure activities at this stage.

Their grant closes out in December so hopefully we can take care of any remaining items before the end of the year, but please let us know.

Thank you,

Lynn



Lynn L Scherbert, PE

Senior Engineer-Environmental Services

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Beggs, Tauren R - DNR

From: Scherbert, Lynn <scherbtrl@AyresAssociates.com>
Sent: Tuesday, August 15, 2017 12:40 PM
To: Beggs, Tauren R - DNR
Subject: RE: White and Lesperance Property

Ok thanks

Lynn L Scherbert, PE

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From: Beggs, Tauren R - DNR [<mailto:Tauren.Beggs@wisconsin.gov>]
Sent: Tuesday, August 15, 2017 12:36 PM
To: Scherbert, Lynn <scherbtrl@AyresAssociates.com>
Subject: RE: White and Lesperance Property

Okay great, that was the main thing I wanted the County to understand. I still have to get back to you on the invoicing question as well, so I will try to get that answer for you soon.

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Tauren R. Beggs

Phone: (920) 662-5178

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From: Scherbert, Lynn [<mailto:scherbtrl@AyresAssociates.com>]
Sent: Tuesday, August 15, 2017 12:26 PM
To: Beggs, Tauren R - DNR
Subject: RE: White and Lesperance Property

Yes I apologize – we set it aside because of the sediment sampling “postponement”.

Now that you are out there we’ll pull the files back up. I did tell the county there would be a delay.

Lynn

Lynn L Scherbert, PE

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From: Beggs, Tauren R - DNR [<mailto:Tauren.Beggs@wisconsin.gov>]
Sent: Tuesday, August 15, 2017 12:24 PM

To: Scherbert, Lynn <scherbertl@AyresAssociates.com>

Subject: RE: White and Lesperance Property

Hi Lynn,

When you have a chance, please take a look at my below email and we can discuss if needed. I want to make sure everything is understood by the County and I would like to provide Rick Carey with an update on these sites. Also as an FYI, I was out at the WPS Two Rivers site adjacent to White and Lesperance this past week to observe some of the sediment sampling they were conducting.

Thanks,

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Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: Beggs, Tauren R - DNR

Sent: Thursday, July 20, 2017 1:30 PM

To: 'Scherbert, Lynn'

Subject: RE: White and Lesperance Property

Hi Lynn,

No problem, it's crazy here too! Thanks for the update on the various sites! The following is what I have summarized from my review of the latest SI report you submitted and was going to provide to the City and Rick Carey on the status of these sites:

I have looked at the additional investigation data and these two sites (2022 School St and 1910 20th St) are primarily impacted with contaminants that are found in soil historically brought in to sites to fill areas to a higher elevation adjacent to a waterway, combined with some historical releases on both sites that likely contributed to some of the contamination in soil and groundwater as well. The 1910 20th St property did have more contamination in soil historically and it was removed by excavation and proper disposal, but there is some remaining contamination left over on-site. Also, WPS, with their investigation on the property to the north of 2022 School St, will be doing a sediment and surface water investigation in the river starting in the first week in August 2017 that includes collecting samples in the river adjacent to the WPS site and adjacent to these two sites. The data in the river will provide information of what contamination migrated to the river from the WPS and/or from these two sites (if applicable).

For the most part, barring one minor issue with soil fill extent, and waiting for the WPS sediment investigation results to be submitted, the investigation for these two sites is near completion and will likely not change the appropriate cleanup method needed for these two sites. Based on the data, the primary cleanup/remedy will likely be to place pervious (i.e. soil) or impervious (asphalt, concrete, etc.) covers over the contaminated soil to prevent direct contact with it. This will need to be done before DNR can provide final closure for these two sites. Examples of cleanup options could include: property improvements, what plans you or the County have for these properties (such as redevelopment) which you, the County, and/or the County's consultant will need to discuss. I can assist as well if there are questions.

I will send this information to the City and Rick once you have had a chance to look at it.

Thanks,

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: Scherbert, Lynn [<mailto:scherbertl@AyresAssociates.com>]

Sent: Thursday, July 20, 2017 1:16 PM

To: Beggs, Tauren R - DNR

Subject: RE: White Property Soil Sampling: Invoice Question

I did get your other email on the county summary just haven't gotten back to read it thoroughly yet sorry. Just been really crazy – Bill will be joining you tomorrow at Marquette school too, we just met with the city on that this week and he will be doing a Phase I for the city.

Lynn

Lynn L Scherbert, PE

Senior Engineer-Environmental Services

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