

**MINUTES OF THE
BROWNFIELDS ADVISORY COMMITTEE**

Council Briefing Room, Third Floor of City Hall, 101 West Abram Street

Monday, October 24, 2012

5:30 P.M.

City Staff present included:

- Douglas McDonald, Planning Project Manager I
- Marc Paustian, Quality Assurance Manager

Brownfields Advisory Committee members present included:

- Sue Phillips
- Glenn Troutman
- Robert Knezek
- John Sallman, representing Terracon Consulting

Status of Assessments:

Douglas McDonald provided status updates on the following assessments:

1) 1315 E. Abram Street

- a. A Phase I assessment was completed on September 4, 2012. Recognized Environmental Conditions (RECs) were identified based on on-site observations of on-site practices, used oil storage and heavy staining in the north portion of the site during the site reconnaissance, the historical use of the west and up-gradient adjacent property as a car care facility and the historical use of the eastern adjacent property as a gasoline service station. In addition, potential asbestos containing materials were identified in the on-site structure. Terracon recommended that a subsurface investigation (Phase II assessment) be conducted on-site to evaluate potential impacts to the site from the current on-site operations, the west and upgradient adjacent car care facilities and the former gasoline service station operations adjacent to the east of the site. A Property-Specific Sampling and Analysis Plan (PSAP) was approved by EPA on October 12, 2012.

2) 1324 E. Abram Street

- a. A Phase I assessment request was approved by EPA on October 9, 2012. Terracon will conduct the Phase I assessment this week.

3) 1325 E. Abram Street

- a. A Phase I assessment request was approved by EPA on October 9, 2012. Terracon will conduct the Phase I assessment this week.

Status of Municipal Setting Designations (MSDs):

John Sallman provided status updates on the following assessments:

- 1) **401 E. Division Street/305 North East Street (Wilkerson's)**
 - a. A Public Input Meeting was conducted on June 21, 2012 at City Hall.
 - b. City Council held a public hearing on June 26, 2012 and approved the first reading for the MSD resolution. City Council approved the final reading for the MSD resolution on August 7, 2012.
 - c. Terracon has begun contacting adjacent cities to obtain resolutions from their City Councils:
 - i. Grand Prairie will hold a public hearing on November 16, 2012 to approve a resolution in support of the MSD.
 - ii. Terracon is waiting on a response from Pantego to schedule a public hearing.
 - iii. Dalworthington Gardens now requires a fee, so Terracon is waiting on a check from the property owner.
- 2) **2544 East Abram Street (Your Lucky Lady/Comet Cleaners)**
 - a. City Council approved the MSD application on February 22, 2011.
 - b. TCEQ issued a MSD Certificate on February 15, 2012.
 - c. Voluntary Cleanup Program (VCP) completion should be within the next few weeks for final site closure.
- 3) **804 N. Collins Street (Former Stadium Mart)**
 - a. City Council approved the MSD application on February 22, 2011.
 - b. TCEQ issued a MSD Certificate on February 15, 2012. We are waiting on concurrence of the request for final site closure.
 - c. An Affected Property Assessment Report (APAR) has been submitted for the former dry cleaners.
- 4) **801 Orthopedic Way (Arlington Orthopedic Associates)**
 - a. The MSD application was misplaced by The Texas Commission on Environmental Quality (TCEQ) and a new application was submitted to TCEQ on July 13, 2012.

Other Business:

Douglas McDonald and John Sallman provided status updates on the following projects:

- 1) **106 Stadium Drive (Atmos Energy Office)**
 - a. We received approval from EPA for a Phase III clean-up plan, and we will be entering into the Voluntary Cleanup Program (VCP) and obtaining an MSD for the site. The MSD application is expected to be submitted to the City this week.
- 2) **New Brownfields Grant Update (2014-2017 Fiscal Year Cycle)**
 - a. Staff and Terracon will be working together to submit a new grant application to EPA for the 2014-2017 fiscal year cycle. The new application deadline is November 19, 2012. Please be aware that if you submitted a letter of support for the application, EPA may call you to verify your involvement with the Brownfields Advisory Committee.

Next Advisory Committee Meeting:

- The next Brownfields Advisory Committee meeting will take place in January 2013.