Quarterly Progress Report
City of Arlington
Brownfields Community-wide Petroleum Assessment Grant

I. Cooperative Agreement Recipient Information

Recipient:	City of Arlington
Assistance ID No.:	BF 00F69701-0
Quarterly Report No.:	1
Quarterly Reporting Period:	October 1, 2015 to December 31, 2015
Submittal Date:	January 30, 2016

II. Grant Program Progress and Activities for the Quarter

The following sections summarize activities for the quarter as they relate to the tasks/budget categories defined in the approved grant work plan.

PHASE I/II ASSESSMENT

Automotive Complex

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/13/13.

The following Recognized Environmental Conditions (RECs) were found:

- The historic on-site automotive maintenance/repair activities and associated oil/water separators
- The current and historic off-site automotive maintenance/repair facilities to the west
- The former off-site gas stations and documented groundwater impact to the north

Based on the findings, the City submitted a Phase II assessment request to the EPA during the 2nd Quarter of FY14. The EPA approved the Phase II assessment on 4/23/14. The Phase II Assessment was completed on 6/25/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site soils and groundwater appear to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-based regulatory standards. Based on the review of the analytical results from soil and groundwater samples collected, further investigation does not appear warranted.

Vacant Land

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/20/13.

The following Recognized Environmental Conditions (RECs) were found:

- The current and historic off-site automotive maintenance activities to the north, east and west

Based on the findings, the City submitted a Phase II assessment request to the EPA during the 2nd Quarter of FY14. The EPA approved the Phase II assessment on 4/23/14. The Phase II Assessment was completed on 6/18/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site groundwater appear to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-based regulatory standards. Based on the review of the analytical results from soil and groundwater samples collected, further investigation does not appear warranted.

Carplex Auto Group

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/30/13.

The following Recognized Environmental Conditions (RECs) were found:

- The former on-site gas station and associated gasoline tanks
- The current on-site automotive maintenance/repair activities and associated oil/water separator

Based on the findings, the City submitted a Phase II assessment request to the EPA during the 2nd Quarter of FY14. The EPA approved the Phase II assessment on 4/23/14. The Phase II Assessment was completed on 6/24/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site groundwater appear to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-based regulatory standards. In addition, a ground penetrating radar (GPR) survey was conducted on-site and the results of the GPR survey did not identify underground storage tanks on-site. Based on the review of the analytical results from soil and groundwater samples collected and the GPR survey, further investigation does not appear warranted.

Former International Auto Sales

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/18/13.

The following Recognized Environmental Conditions (RECs) were found:

- The historical on-site printing and automotive facilities
- The off-site automotive maintenance facilities to the north
- The previous on-site soil sampling with elevated lead concentrations

Based on the findings, the City submitted a Phase II assessment request to the EPA during the 2nd Quarter of FY14. The EPA approved the Phase II assessment on 4/16/14. The Phase II Assessment was completed on 6/19/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site groundwater in the vicinity of monitoring well MW-4 appear to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-

based regulatory standards. Several metals were detected in the soils slightly above the TCEQ risk-based regulatory standards. However, based on additional analysis and the detected metal concentrations being consistent with typical urban areas, further investigation does not appear warranted.

Wilkerson's 1

Under the previous City of Arlington Brownfields Grant (2010), a Phase I was completed on 5/5/11.

The following Recognized Environmental Conditions (RECs) were found:

- Former on-site gas station and automotive service facilities
- Existing on-site Wilkerson's Automotive & Front End Service
- Former and existing off-site auto maintenance/repair facilities located to the adjacent north, west and east of the site
- Former off-site gas station located to the southwest of the site

Based on the findings, the City requested approval for a Phase II assessment on 5/11/11, which the EPA approved the same day. The subsequent sampling plan was submitted on 5/23/11, which the EPA approved on 6/6/11. The Phase II Assessment was completed on 7/20/11.

Findings and Recommendations:

Based on the analytical results, the on-site soils and groundwater appear to be affected by TPH, lead and select VOCs and PAHs exceeding TCEQ risk-based regulatory standards associated with a release of petroleum hydrocarbons from the former on-site gas station and auto service facilities.

The site was approved for a Phase III Cleanup on 7/31/11. Based on the information submitted to the TCEQ as part of the cleanup planning, the TCEQ requested additional assessment of the petroleum impacted groundwater. The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 11/21/13. The EPA reviewed the PSAP and requested changes on 12/19/13. The PSAP was revised and sent to the EPA for final approval. The EPA then requested a new petroleum determination letter from the TCEQ. The City requested a new petroleum determination letter from the TCEQ. However, based on the LPST status of the site, the TCEQ considered the site high risk and a petroleum determination letter was not granted by the TCEQ. Therefore the site assessment activities are being completed outside of the Brownfields Program by the owner and documentation has been sent to the TCEQ requesting site closure.

Wilkerson's 2

Under the previous City of Arlington Brownfields Grant (2010), a Phase I was completed on 5/5/11.

The following Recognized Environmental Conditions (RECs) were found:

- Former on-site gas station and automotive service facilities
- Existing on-site Wilkerson's Automotive & Front End Service
- Former and existing off-site auto maintenance/repair facilities located to the adjacent north, west and east of the site
- Former off-site gas station located to the southwest of the site

Based on the findings, the City requested approval for a Phase II assessment on 5/11/11, which the EPA approved the same day. The subsequent sampling plan was submitted on 5/23/11, which the EPA approved on 6/6/11. The Phase II Assessment was completed on 7/20/11.

Findings and Recommendations:

Based on the analytical results, the on-site soils and groundwater appear to be affected by TPH, lead and select VOCs and PAHs exceeding TCEQ risk-based regulatory standards associated with a release of petroleum hydrocarbons from the former on-site gas station and auto service facilities.

The site was approved for a Phase III Cleanup on 7/31/11. Based on the information submitted to the TCEQ as part of the cleanup planning, the TCEQ requested additional assessment of the petroleum impacted groundwater. The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 11/21/13. The EPA reviewed the PSAP and requested changes on 12/19/13. The PSAP was revised and sent to the EPA for final approval. The EPA then requested a new petroleum determination letter from the TCEQ. The City requested a new petroleum determination letter from the TCEQ. However, based on the LPST status of the site, the TCEQ considered the site high risk and a petroleum determination letter was not granted by the TCEQ. Therefore the site assessment activities are being completed outside of the Brownfields Program by the owner and documentation has been sent to the TCEQ requesting site closure.

Atmos Energy Office

Under the previous City of Arlington Brownfields Grant (2010), a Phase I was completed on 8/3/11.

The following Recognized Environmental Conditions (RECs) were found:

- Historical off-site printing facilities, machine shops, manufacturing companies and automotive repair facilities
- The historical on-site UST

Based on the findings, the City requested approval for a Phase II assessment on 8/12/11, which the EPA approved the same day. The subsequent sampling plan was submitted on 8/25/11, which the EPA approved on 9/7/11. The Atmos Energy Phase II was completed on 10/14/11.

Findings and Recommendations:

Based on the analytical results, the on-site soils and groundwater appear to be affected by petroleum hydrocarbons and/or arsenic exceeding TCEQ risk-based regulatory standards in soils and/or groundwater associated with a release of petroleum hydrocarbons from the former on-site gas tanks.

The site was approved for a Phase III Cleanup Plan on 6/26/12. A MSD application was submitted to the City of Arlington on 10/25/12 and was approved by City Council on 12/18/12. A TCEQ MSD application was submitted in April 2013 and the TCEQ issued an MSD Certificate on 7/13/13. The TCEQ requested additional shallow soil sampling for metals prior to closure.

The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 2/19/14 and the City also submitted a new property eligibility form on 2/20/14. The EPA reviewed the PSAP and requested changes on 3/3/14. The PSAP was revised and sent to the EPA for final approval. The EPA then requested a new petroleum determination letter for the site, which was obtained from the TCEQ on 3/24/14. The EPA approved the PSAP 5/15/14.

The Phase II sampling was conducted on 5/29/14. The sampling results indicated lead and arsenic in the shallow soils above the TCEQ risk-based regulatory standards for the protection of groundwater. However, since a MSD (groundwater use restriction) was certified for the site, the detected lead and arsenic concentrations did not exceed the next applicable risk based regulatory standard for protection of human health. Terracon submitted a response letter to the TCEQ on 7/8/14 requesting site closure be granted. TCEQ responded to the request for site closure and indicated that due to the slightly elevated lead and arsenic concentrations identified in the shallow soils, that a background study or an affected property assessment report (APAR) was required to further evaluate the detected arsenic and lead concentrations. The City submitted a property eligibility form to the EPA on 12/30/15 to conduct cleanup planning on the site by performing a background study of shallow soils in the area for arsenic and lead, which was approved by the EPA on 1/8/15. The background study was completed on 2/17/15 and the report was submitted to the TCEQ requesting the VCP certificate of completion be issued for the site. The TCEQ issued the Final VCP certificate of completion on 6/10/15.

AOA

Under the previous City of Arlington Brownfields Grant (2010), the owner had already conducted Phase I and Phase II assessments before contacting the City. The assessments identified contamination problems, so the City began working on a Phase III Cleanup Plan for a MSD with previous grant funds. The EPA approved the continuation of the Phase III using grant funds on 10/18/10. The TCEQ issued an MSD Certificate on 8/28/12. The Affected Property Assessment Report was prepared and submitted to the TCEQ on 1/31/13. Based on the analytical result, TCEQ requested additional assessment of the site.

The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 2/28/14 and the City also submitted a new property eligibility form on 3/7/14. The EPA requested that a new Phase I be completed prior to approval of the PSAP. The City submitted a new property eligibility form on 6/3/14, which the EPA approved on the same day. The Phase I was completed on 8/4/14.

The following Recognized Environmental Conditions (RECs) were found:

- An orchard was formerly located on the central and southern portion of the site
- Historical on-site automotive facility

Based on the findings, the City requested approval for a Phase II assessment based on the previous PSAP that was submitted to the EPA on 2/28/14. The EPA requested that the PSAP be updated wih the current Phase I ESA information and resubmitted. The City updated the PSAP and the PSAP was submitted to the EPA for approval on 11/21/14, which the EPA approved on 3/3/15. The City completed the Phase II assessment on 5/15/15.

Findings and Recommendations:

Based on the laboratory analytical results from the 10 soil borings advanced on the site, various VOCs, SVOCs, RCRA 8 Metals, herbicides and/or pesticides were detected at concentrations above laboratory sample detection limits (SDLs) in the soil samples collected. However, the detected chemicals of concern (COCs) concentrations in the soil samples did not exceed the applicable TRRP protective concentration levels (PCLs). A response was submitted to the TCEQ in May 2015 requesting site closure; however, the TCEQ has requested additional borings on-site along the northern and eastern site boundaries, prior to closure. The additional shallow borings installed did not indicate COCs above critical PCLs and a request for site closure was submitted to the TCEQ. The City anticipates the Final VCP certificate of completion will be issued by the TCEQ during the 2nd quarter of FY 2016.

TxDOT Property

The City of Arlington is considering purchasing and redeveloping of the property. The City requested EPA approval for a Phase I assessment on the property on 6/30/14. Site eligibility was granted by the TCEQ on 6/30/14 and the EPA on 7/2/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 8/12/14.

The following Recognized Environmental Conditions (RECs) were found:

- The historic use of the site as a fueling operation
- The 2007 UST release adjacent to the site
- The historic use of the site for construction vehicle repair
- The historic use and mixture of highway construction additives, such as ethanol, pentane, octane, toluene, hexane, xylene, refined tar, magnesium chloride, chromium, lead, benzene, cresol, dichlorobenzene, and pentachlorophenol
- The historic use of chlorinated solvents used on-site for auto parts cleaning
- The oil/water separator located on-site

Based on the findings, the City requested approval for a Phase II assessment and submitted a Site Specific

QAPP to the EPA on 9/29/14, which was approved on 10/6/14. The TxDOT property Phase II was completed on 10/24/14.

Findings and Recommendations:

Based on the analytical results, petroleum hydrocarbons and chlorinated solvents were detected in the on-site soils. However, the detected petroleum hydrocarbons and chlorinated solvents detected did not exceed the TCEQ risk-based regulatory standards. Various metals were detected in the on-site soils. However, only lead was detected in the soil boring at concentrations exceeding the TCEQ risk-based regulatory standards. Based on the analytical results, petroleum hydrocarbons and chlorinated solvents were detected in the on-site groundwater. However, the detected petroleum hydrocarbons and chlorinated solvents detected did not exceed the TCEQ risk-based regulatory standards.

Terracon recommended that the elevated lead concentrations detected in the shallow soils could be further evaluated utilizing the Tier 2 calculation for the groundwater-protective value utilizing site specific parameters, and that if further evaluation of the detected lead concentration utilizing a Tier 2 calculation would require an Affected Property Assessment Report (APAR) be prepared and submitted to the TCEQ for concurrence.

Tire Shop

The owner of the site submitted an application form to the City for assistance with an environmental assessment of this site because they were considering selling the property for future redevelopment. The City requested approval for a Phase I assessment on the property on 8/7/14. Site eligibility was granted by EPA on 8/13/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 9/16/14.

The following Recognized Environmental Condition (REC) was found:

- The historic use of the site as a chemical waste storage facility

Bell Helicopter Tracts

The City of Arlington is considering purchasing and redeveloping of the property. The City requested EPA approval for a Phase I assessment on the property on 1/20/15. Site eligibility was granted by the TCEQ on 2/10/15 and the EPA on 2/10/15. The Phase I Assessment was started; however, the Phase I was put on hold on 2/23/15 due to contract negotiations between the City and Bell. The City does not anticipate completion of the Phase I ESA at this time.

Village Creek Park

The City of Arlington is considering purchasing and redeveloping of the property. The City requested EPA approval for a Phase I assessment on the property on 4/27/15. Site eligibility was granted by the TCEQ on 4/23/15 and the EPA on 5/14/15. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I Assessment was completed on 6/29/15.

The following Recognized Environmental Condition (REC) was found:

- The former use of the site as an automotive service facility and a junk yard.
- The former service station located on the southern adjoining out parcel.
- King's Collision (412 West Fork Drive) located within the east adjoining industrial park, constitutes a REC to the site based on the topographic up to cross-gradient position relative to the site, the close proximity (within 50 feet) and the use of chlorinated solvents.
- Indian Rubber Company (440 West Fork Drive) located within the east adjoining industrial park, constitutes a REC to the site based on the close proximity (within 50 feet) to the site and the use of chlorinated solvents.

The City anticipated conducting a Phase II Assessment during the 4th quarter of 2015; however, prior to the City conducting the Phase II, a contract to purchase the property by a private entity was placed on the site and the Phase II is on hold pending the potential sale of the site to a private party.

Sites Assessed with Grant Funds

To date, nine Phase I assessments and seven Phase II assessments have been completed with grant funds. All sites with assessments completed or pending are described in ***Table 1***.

Table 1 – Sites Assessed with Grant Funds

Site Name	Site Address	Assessment Type	Year Assessed	Site Info In ACRES?
Automotive Complex	201 North East Street, 400, 500 and 506 East Division Street	Phase I Phase II	December 2013 June 2014	Yes Yes
Vacant Land	307 East Front Street	Phase I Phase II	December 2013 June 2014	Yes Yes
Carplex Auto Group	330 East Division Street	Phase I Phase II	December 2013 June 2014	Yes Yes
Former International Auto Sales	500 East Front Street	Phase I Phase II	December 2013 June 2014	Yes Yes
Atmos Energy	106 Stadium Drive	Phase II Clean Up Planning	July 2014 February 2015	Yes Yes
AOA	800 Orthopedic Way 813-15 Secretary Drive	Phase I Phase II	August 2014 May 2015	Yes Yes
TxDot Property	1608 North Collins	Phase I Phase II	August 2014 October 2014	Yes Yes
Tire Shop	2118 East Abrams	Phase I	September 2014	Yes
Bell Helicopter Tracts	620 East Interstate Highway 20	Phase I	Cancelled	Yes
Village Creek Park	4005 West Division Street	Phase I	June 2015	Yes

BUDGET

A total of **$1,675.00** in grant funds was expended this quarter. The expenditures included:

- $977.50 in costs for cleanup planning expenses for the Atmos Energy Site.
- $697.50 in costs for Quarterly Report Preparation and ACRES reporting.

Table 2 – General Budget Summary

Table 2 provides a general budget summary for the grant.

Work plan Budget Object Class Categories	Current Approved Budget	Costs Incurred Previous Quarter	Costs Incurred This Quarter	Costs Incurred to Date	Total Remaining Funds
1. Personnel	$0	$0	$0	$0	$0
2. Fringe Benefits	$0	$0	$0	$0	$0
3. Travel	**$4,000.00**	$0	$0	$717.88	$3,282.12
4. Equipment	$0	$0	$0	$0	$0
5. Supplies	**$600.00**	$0	$0	$0	$600.00
6. Contractual	**$193,900.00**	$5,333.48	$1,675.00	$166,218.51	$27,681.49
7. Construction	$0	$0	$0	$0	$0
8. Other	**$1,500.00**	$0	$0	$0	$1,500.00
Total	**$200,000.00**	**$5,333.48**	**$1,675.00**	**$166,936.39**	**$33,06~~13~~.61**

Table 3 - Budget Summary by Workplan Task

Table 3 provides a breakdown of expenditures by Work plan tasks.

Workplan Tasks							
Workplan Budget Object Class Categories	Assessment	Cleanup Planning	Inventory	Community Outreach	Travel	Quarterly Expenses	Cumulative Expenses
1. Personnel	$0	$0	$0	$0	$0	$0	$0
2. Fringe Benefits	$0	$0	$0	$0	$0	$0	$0
3. Travel	$0	$0	$0	$0	$717.88	$0	$717.88
4. Equipment	$0	$0	$0	$0	$0	$0	$0
5. Supplies	$0	$0	$0	$0	$0	$0	$0
6. Contractual	$161,451.31	$4,767.20	$0	$0	$0	$1,675.00	$166,218.51
7. Construction	$0	$0	$0	$0	$0	$0	$0
8. Other	$0	$0	$0	$0	$0	$0	$0
Total	**$161,451.31**	**$4,767.20**	**$0**	**$0**	**$717.88**	**$1,675.00**	**$166,936.39**

CLEANUP AND REDEVELOPMENT PLANNING

Cleanup planning was conducted during the 2nd Quarter of FY15 on the Atmos site by performing a lead and arsenic background study as requested by the TCEQ to obtain VCP closure for the site.

SITE INVENTORY AND CHARACTERIZATION

The City continues to use Terracon's services for GeoSearch to help manage and update our Brownfields inventory.

COMMUNITY OUTREACH AND INVOLVEMENT

The City chose to continue with the existing Brownfields Advisory Committee (BAC), which was established through our previous grants. The Committee had their first meeting of the new grant cycle on 10/14/13. At this meeting, we discussed the grant closeout process of the previous grant, ongoing projects, the new grant, and upcoming assessments. City staff also announced that Terracon had been selected as the City's environmental contractor through a competitive RFQ process.

The Committee had their second meeting of the new grant cycle on 3/17/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their third meeting of the new grant cycle on 6/26/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their fourth meeting of the new grant cycle on 9/29/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their fifth meeting of the new grant cycle on 12/15/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their sixth meeting of the new grant cycle on 3/23/15. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their sixth meeting of the new grant cycle on 6/24/15. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their sixth meeting of the new grant cycle on 9/24/15. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their eighth meeting of the new grant cycle on 12/14/15. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities, potential future assessment activities and applying for a new assessment grant.

TRAVEL

No travel-related activities were conducted this quarter.

MBE/WBE REPORT

The MBE/WBE report for the fiscal year 2014 was completed and mailed to Debora Bradford at Region 6 EPA on October 30, 2014. The MBE/WBE report for fiscal year 2015 was completed and mailed to Debora Bradford at Region 6 EPA on October 30, 2015. The next MBE/WBE report will be submitted on October 30, 2016.

ACRES - SITE ASSESSMENT REPORTING

ACRES' reporting was updated on 1/25/16 to reflect the status of all sites listed in Table 1.

FEDERAL FINANCIAL REPORT

The SF-425 report for fiscal year 2016 will be submitted on 10/30/16.

QUALITY MANAGEMENT PLAN

The EPA Region 6 Quality Assurance Officer approved the QMP on 7/22/13. The QTRAK # for the initial QMP was 13-38.1. The City updated the QMP and the EPA approved the QMP on 8/3/15.

GENERIC QUALITY ASSURANCE PROJECT PLAN

The City's generic Quality Assurance Project Plan was prepared and provided to EPA on 11/14/13. The EPA approved the QAPP on 12/18/13. However, on 2/28/14, the EPA stated, that due to a change in policy, all future Phase II Assessment activities will require a site specific QAPP for approval. The first Phase II Site Specific QAPP was submitted for the TxDOT property, which EPA approved in October 2014. The PSAP for the Arlington Orthopedic Site was approved by the EPA in January 2015.