



MUNICIPAL SETTING DESIGNATIONS

MARK A. WOOTEN JR., MPA
HOUSTON WATER



PURPOSE

together we create a strong foundation
for Houston to thrive



5 TO THRIVE VALUES

integrity | teamwork | ownership | communication | respect

AGENDA

City of Houston - Programmatic

- What the MSD is
- Who the MSD impacts
- Steps in the MSD process

MSD Applicant - Technical

- Specific information on the site
5129, 5133, & 0 Lawndale
- **Questions / Comments**



ENVIRONMENTAL PROTECTION IN TEXAS

- **The State of Texas has jurisdiction for Environmental Protection**
 - Texas Commission on Environmental Quality

- **Environmental Complaints**



- By Phone: 1-888-777-3186
- Online: <https://www.tceq.texas.gov/compliance/complaints>
- By Phone: 311
- Online: <https://www.houstontx.gov/311/>

MSD NOTICE LETTERS



September 6, 2022

RE: MSD Application #2021-161-FSF, 5129, 5133 and 0 Lawndale, Houston, TX 77023

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 5129, 5133 and 0 Lawndale, Houston, TX 77023 that has low levels of contaminated groundwater beneath their property. This application was submitted by 5129 Lawndale LLC (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not** affected, nor are any of the local water wells affected by the contamination at this site.

The following notice will give you additional details about the type of contamination that has been found at the site. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

Public Meeting Information:

When: October 6, 2022 at 6:00 PM

Where: Microsoft Teams Platform

For meeting link and additional project information go

to: <https://www.publicworks.houstontx.gov/msd-calendar>

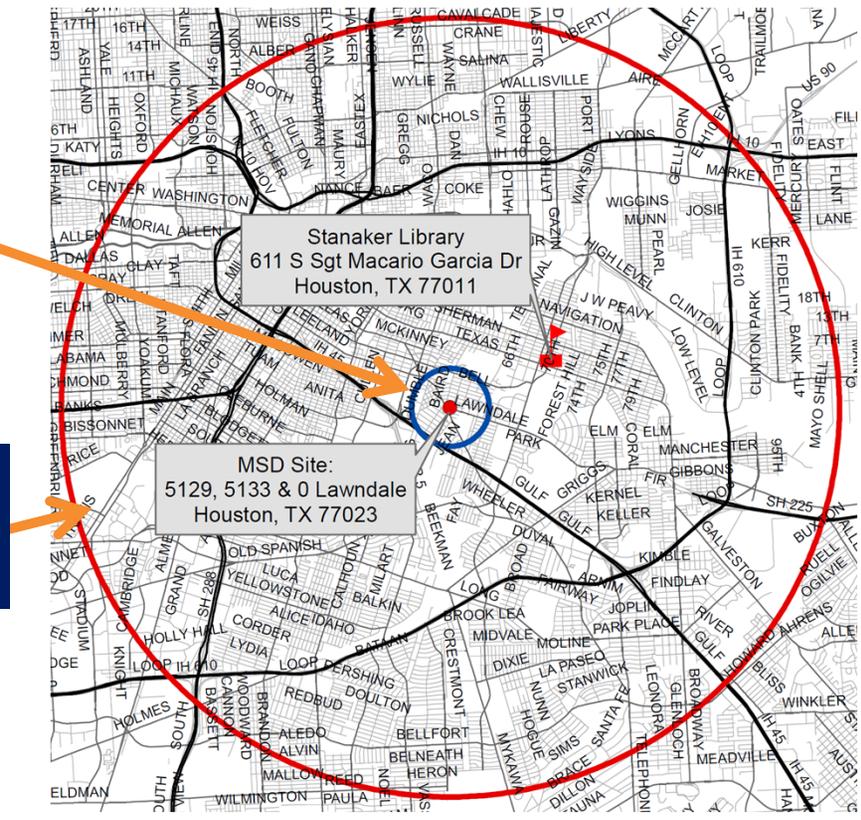
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/msd>), for the permitting agency that has provided information pertaining to your property and contact that agency. **The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.** If you received the notice through the regular mail it is because you own property within a half-mile of the site.

PO Box 1562 | Houston, Texas 77251-1562 | HoustonPublicWorks.org
Capital Projects | Customer Account Services | Houston Permitting Center | Houston Water | Transportation & Drainage Operations

PROPERTY OWNERS
first-class mail
1/2-mile radius
city requirement

WATER WELL OWNERS
certified mail
5-mile radius
state requirement



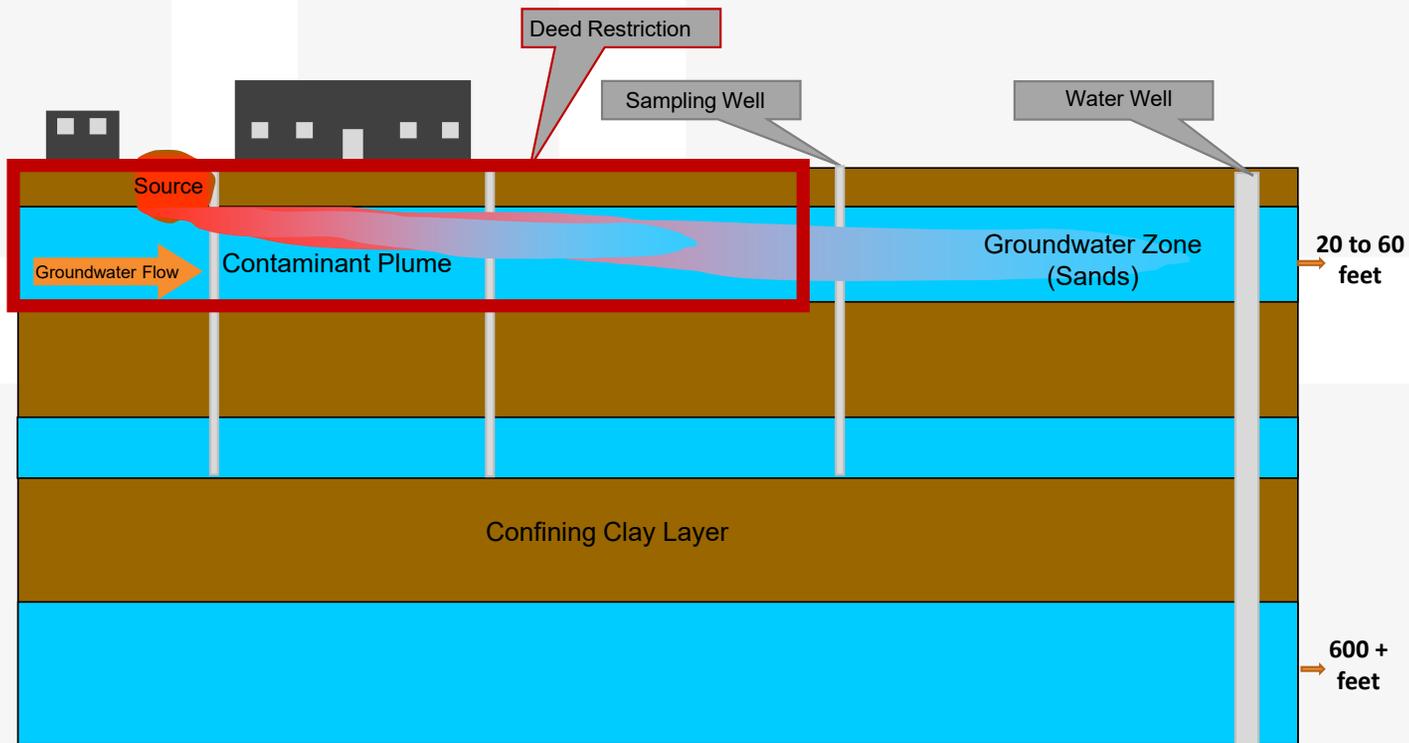


WHAT IS AN MSD

A voluntary deed restriction to prevent the use of contaminated groundwater

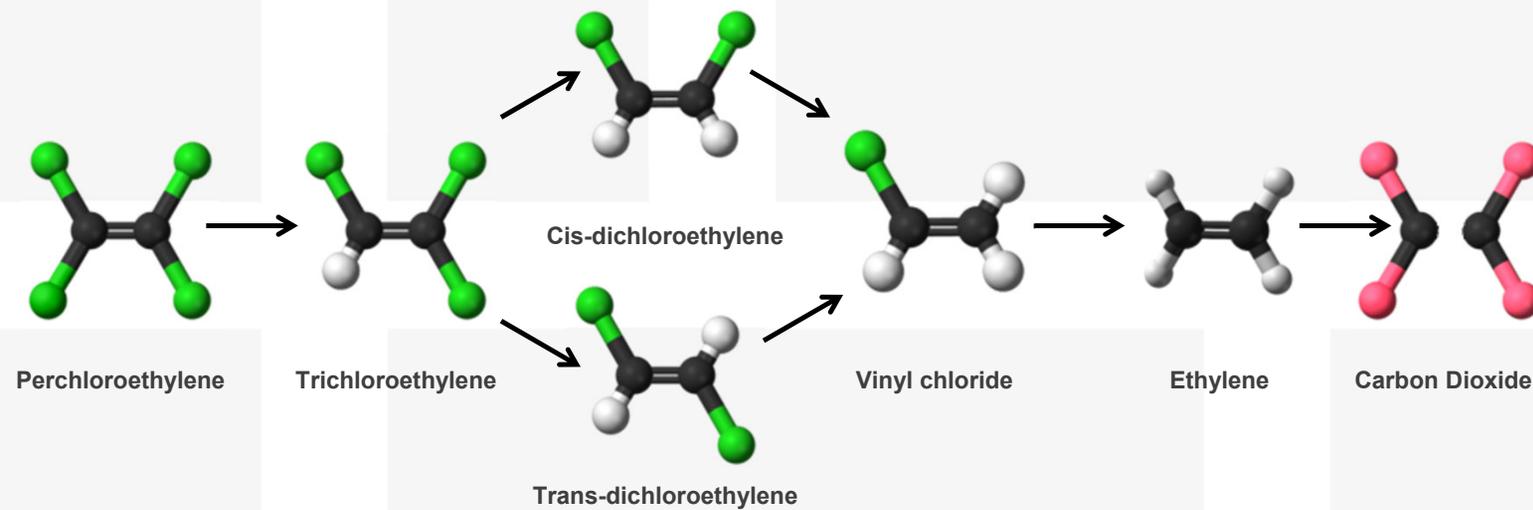
- No water wells on the subject property for drinking water purposes
- A legally binding way to ensure the public is not exposed to contaminants

Groundwater Contamination



Please Note: Houston has shallow contaminated groundwater scattered across the City

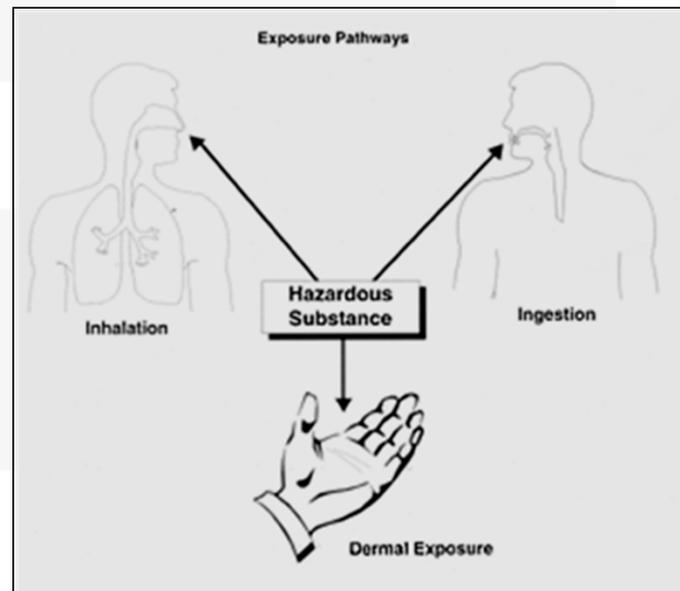
Chemical Degradation



This process takes decades, but is found to be the most efficient strategy.

Exposure Pathways

- Cleanup Programs are based on public exposure to contaminants and reducing public health risks
- Exposure Pathways
 - ~~Ingestion~~
 - Inhalation
 - Contact (dermal)
 - Soil
 - Groundwater to surface water
 - Ecological



Environmental Cleanup

- The MSD is only one step in the cleanup process
- An MSD does NOT excuse the applicant from reducing risks to the public
- Responsible Parties are always responsible



Who the MSD Impacts

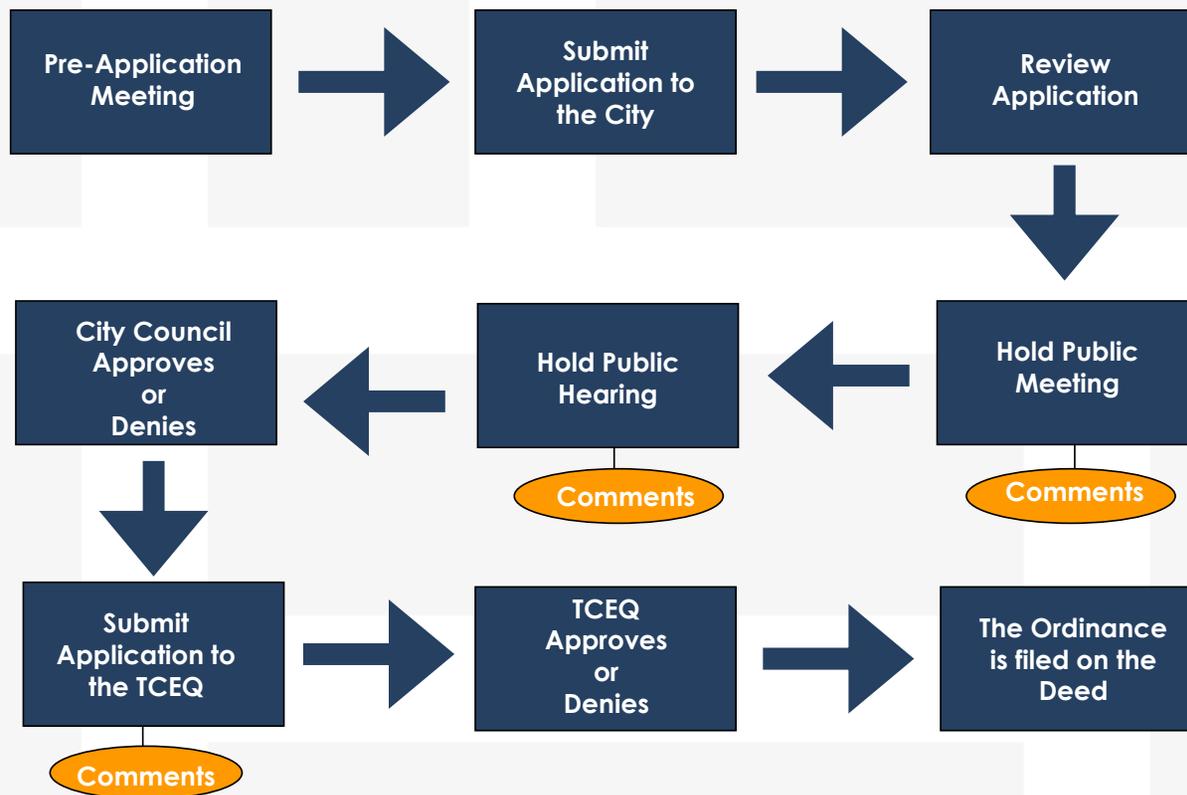
- An MSD does not affect you!
 - An MSD **DOES NOT AFFECT** your property
 - An MSD **DOES NOT AFFECT** your water well
 - There are **NO REQUIREMENTS** on you
- Drinking water supplied by the City is not affected

City's Requirements of the Applicant

- Enrollment in a State or Federal cleanup program
- Thorough investigation confirming that the groundwater plume is stable or decreasing, and delineated
- Source of contamination has been removed
- A **third-party** Engineer (P.E.) or Geologist (P.G.) must certify application



Steps in the Process

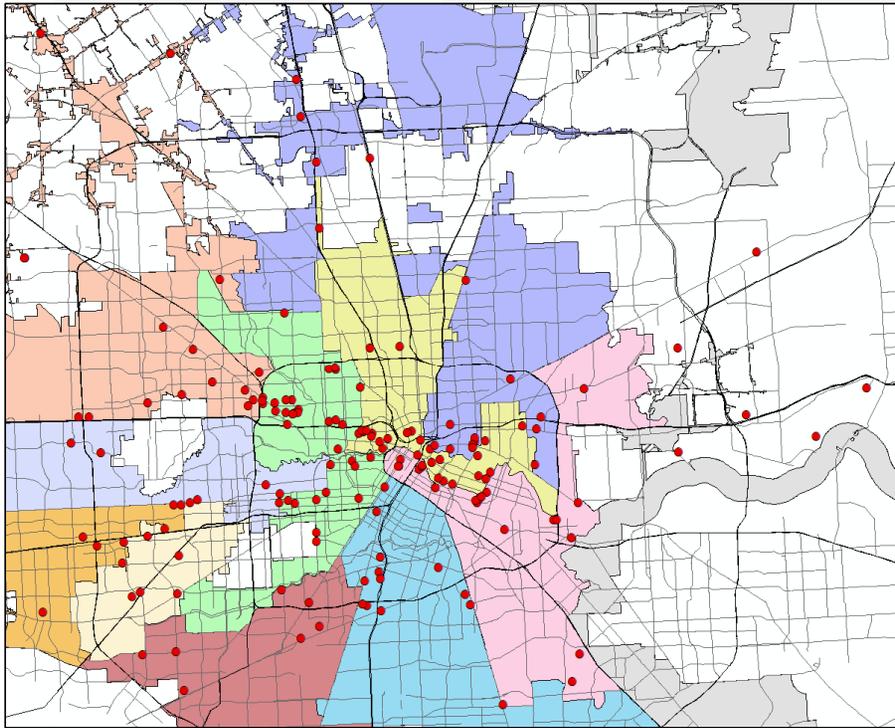


Why Support An MSD?

- Protects the public from consumption of contaminated groundwater
- Encourages clean-up of contaminated sites
- Promotes redevelopment of under-utilized properties

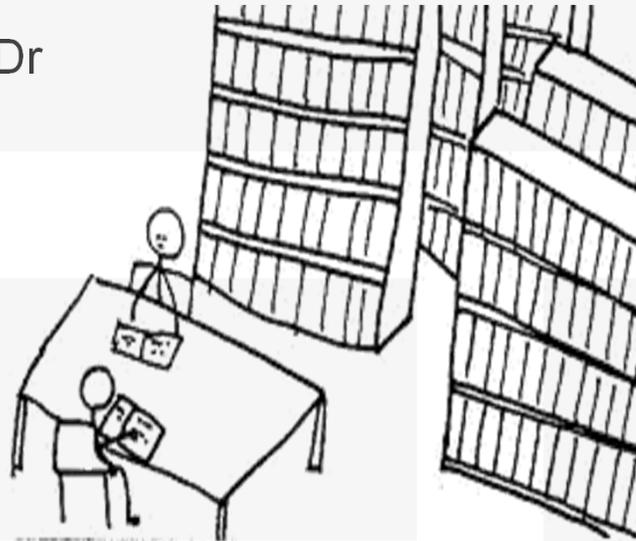


MSD Sites in Houston



MSD Application Availability

- Stanaker Library
 - 611 S Sgt Macario Garcia Dr
 - Reference Desk



- Also available online at:

<https://www.publicworks.houstontx.gov/msd>

Public Hearing

- Date: November 8, 2022
- Time: 10:00 AM
- Place: City Council Chamber
Regulatory and Neighborhood Affairs
(Committee Meeting)
- Address: 901 Bagby, Second Floor
Houston, Texas 77002

Any person wishing to speak on this issue must arrive at least 15 min early and sign the speakers list located on the front desk.

Contact Information

Mark A. Wooten Jr., MPA

Program Manager

Houston Public Works

1002 Washington, 3rd Floor

Houston, Texas 77002

mark.wooten@houstontx.gov

msd@houstontx.gov

(832) 394-9003

thank you!



HoustonPublicWorks.org



[@HouPublicWorks](https://twitter.com/HouPublicWorks)

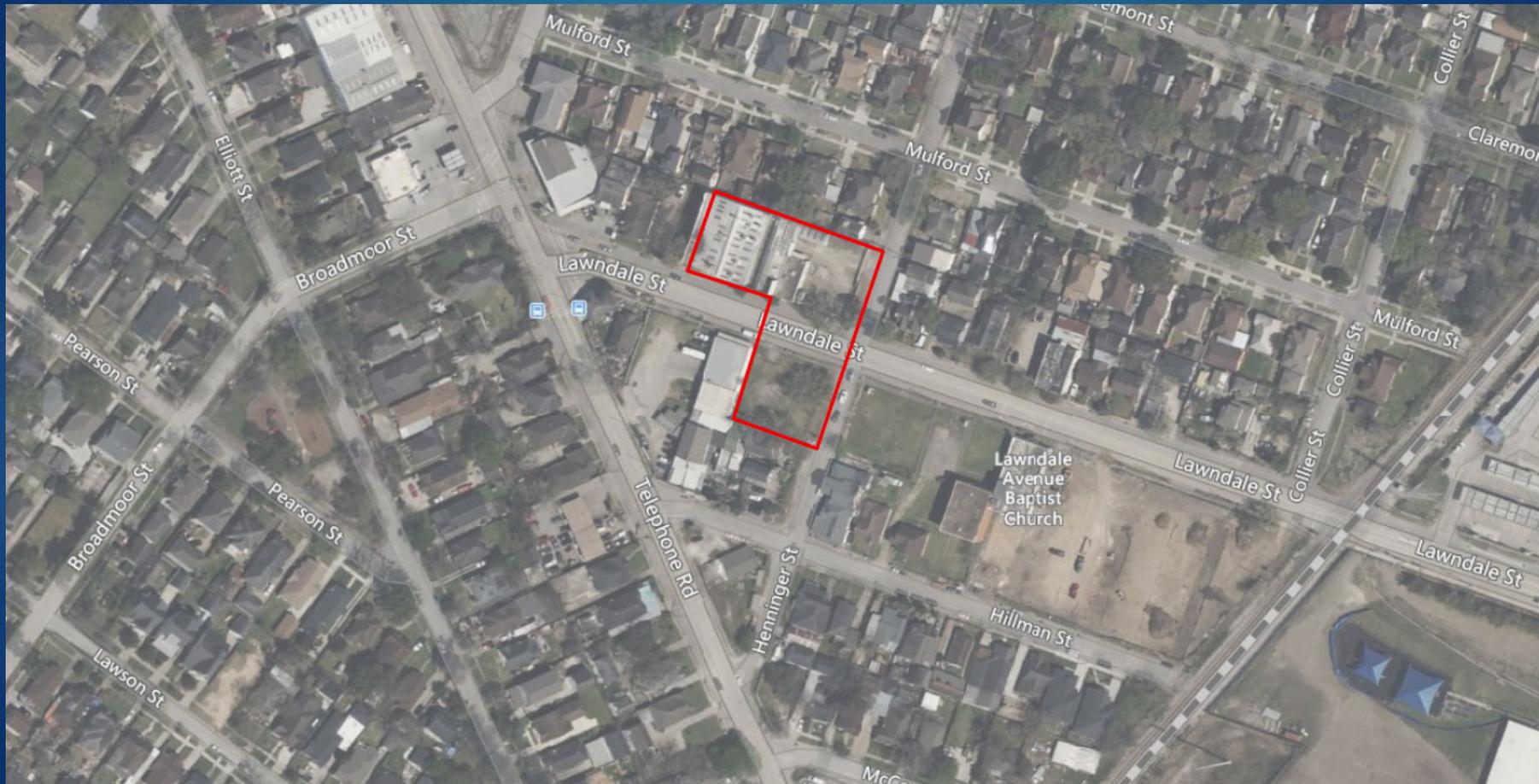
Former Spraymetal Facility 5129 Lawndale

CITY OF HOUSTON MSD NO. 2021-161-FSF



InControl Technologies
Environmental Consulting and Engineering

Location of Proposed MSD Boundary



Site History

- ▶ Operated as an industrial facility since the 1940s
- ▶ Most recently occupied by Spraymetal
 - ▶ Operations included metal spraying, abrasive blasting and sanding, grinding, heat treatment and quenching, welding
- ▶ Operations ceased in 2019 and building was vacated.
- ▶ Initial site investigation conducted in October 2019 to collect soil and groundwater samples in areas of concern



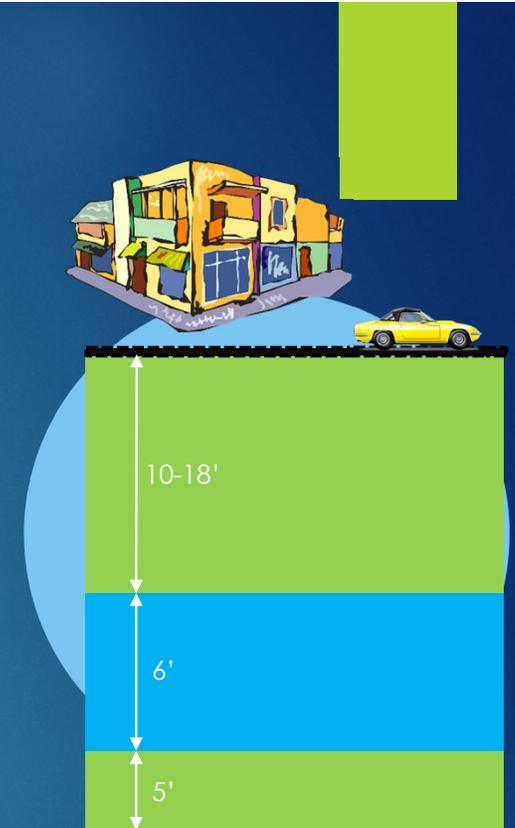
Current Site Conditions

- ▶ Soil and groundwater samples were analyzed for RCRA metals, TPH and VOCs.
- ▶ VOCs were detected in on-site soil at concentrations greater than the assessment levels.
- ▶ VOCs were reported in groundwater above the assessment levels.
- ▶ Permanent groundwater monitoring well network was installed
- ▶ Direction of groundwater flow is toward the south-southeast
- ▶ Building is currently unoccupied. Potential sources have been removed.



Environmental Setting

- ▶ The property is located in a mixture of residential and light industrial development
- ▶ The first shallow groundwater bearing zone is approximately 10-feet below ground surface (bgs).
- ▶ Groundwater flow is to the south-southeast.
- ▶ The closest surface water is a Yates Gully located NE of the site
- ▶ Yates Gulley feeds into Brays Bayou more than 1 mile away
- ▶ Shallow groundwater is not used as a source of drinking water.



Sample Locations – Overall Assessment



Sample Locations – Current





Investigation Results

- ▶ The site was enrolled in the TCEQ Voluntary Cleanup Program in January 2020 and assigned VCP No. 3060
- ▶ There have been several stages of investigation since 2019
- ▶ Soil borings were advanced in potential areas of concern
- ▶ Benzene, TCE, and vinyl chloride were detected in soil at concentrations greater than the assessment levels on-site



Investigation Results

- ▶ A monitoring well network of 9 wells has been installed
- ▶ Groundwater affected by chlorinated solvents (TCE, cis-1,2-DCE and vinyl chloride) and benzene at concentrations greater than the groundwater-ingestion Protective Concentration Levels (PCLs)
- ▶ Benzene is limited to MW-6 only (on-site)
- ▶ Extent of chlorinated solvents in groundwater is delineated
- ▶ Detailed analysis of groundwater data determined concentrations are stable to declining in all monitoring wells

Groundwater Concentrations - VOCs



 Proposed MSD Boundary

 Monitoring Well Location

 Overall PCLE Zone

Area of Affected Groundwater



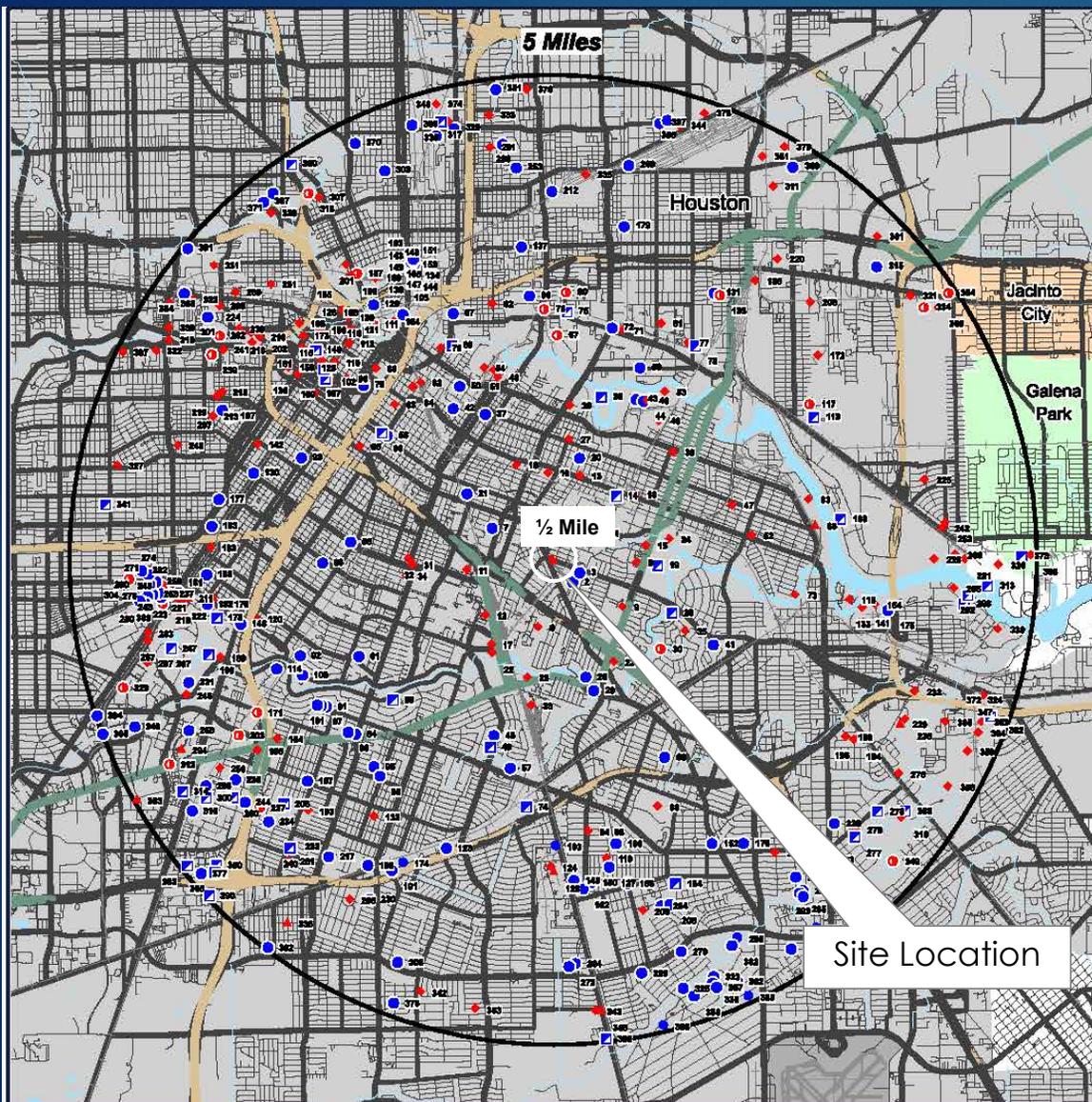
Are You Exposed?

No - Why?



- **First and foremost** - Groundwater is not accessible and is not a current source of potable or drinking water.
- There are no downgradient users of groundwater.
- The source area is covered by a parking lot or a building.
- Key benefit of MSD process is
 - A City Ordinance prohibits the use of the contaminated water as a potable water supply.
 - The TCEQ rules prohibit water well drillers from installing a potable water well within the MSD Boundary.

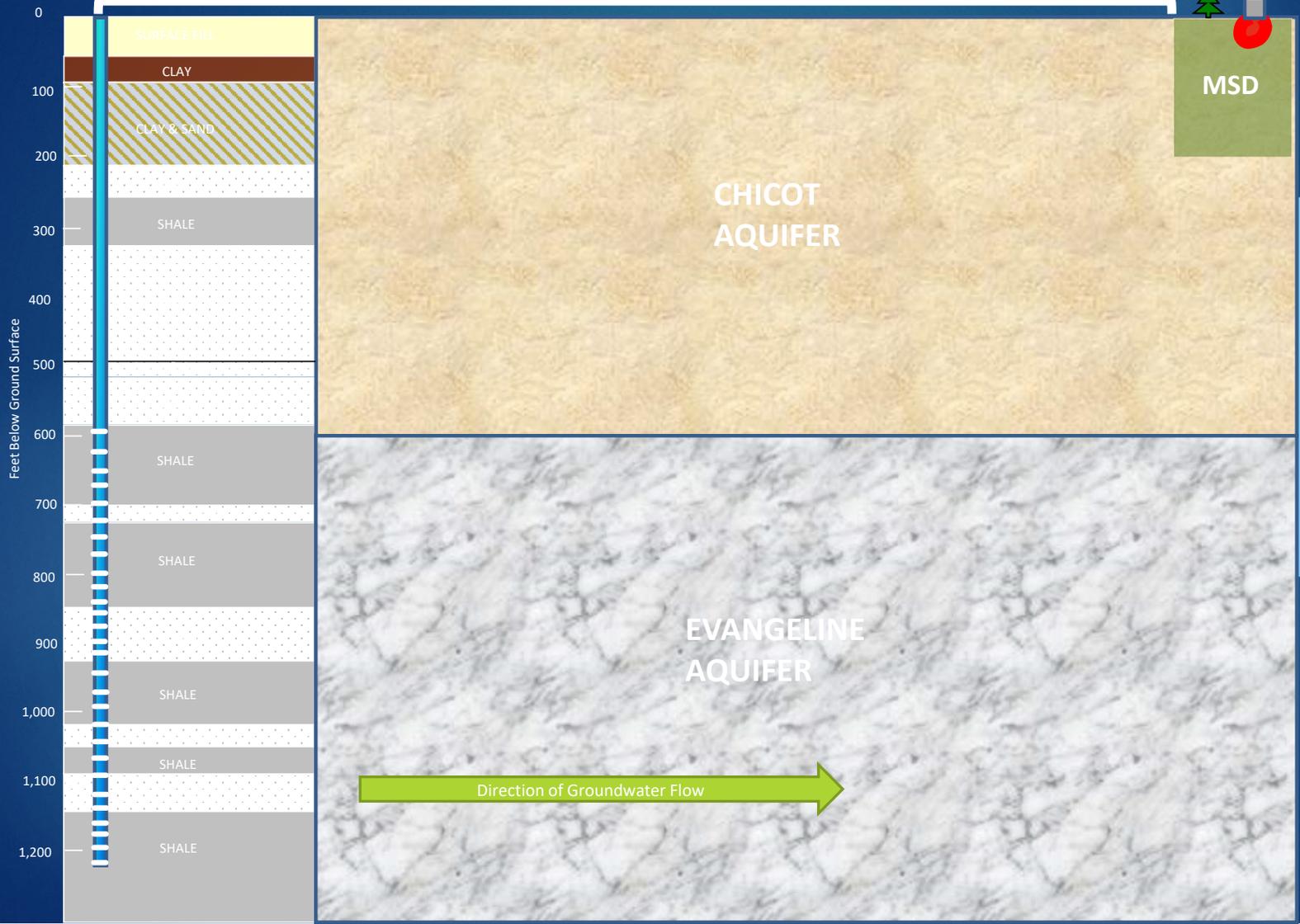




- ▶ The nearest registered water well is located 1,600-feet northwest and completed at a depth of 728-ft below ground surface
- ▶ The nearest active public water supply well is located approximately 4.5 miles west. Owned and operated by Rice University and completed at a depth of 1,600-ft below ground surface
- ▶ Neither well is completed within the zone of contamination



More than 1,000 feet of Separation



Summary

- ▶ Affected groundwater has been delineated
- ▶ None of the nearby water wells are threatened or affected due to past operations.
 - ▶ None of the wells are screened in the zone of contamination
- ▶ There is no current exposure to the chemicals present in groundwater. The MSD will prevent the installation of potable water wells on the subject property.



Contact Information

Michael Marcon 832.559.5802
mmarcon@incontroltech.com

Christine Peach 832.559.5811
cpeach@incontroltech.com



InControl Technologies
Environmental Consulting and Engineering