



EASTSIDE MSD

AUGUST 17, 2021

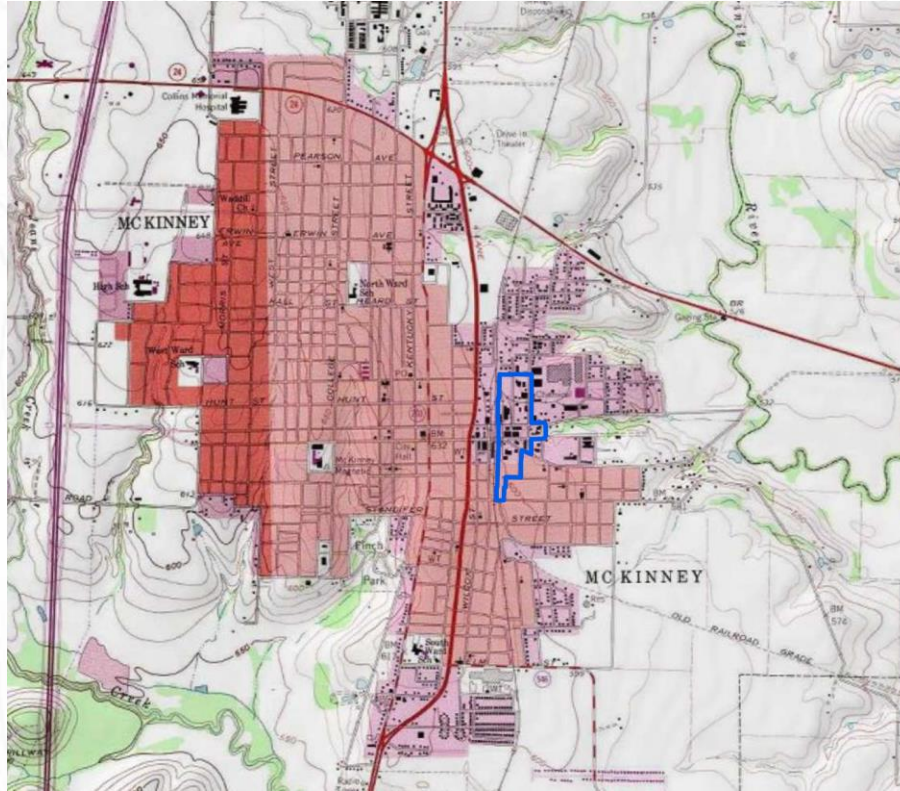
Eastside MSD - Project Summary

Redevelopment Planning:

- ➔ ~30 Acres identified for new development near downtown
- ➔ 38 individual parcels
- ➔ Historically, industrial operations have included cotton gins, pesticide formulation/storage, wrecking yard, fuel/oil sales, fuel tanks, dry cleaning and railroad operations
- ➔ Environmental evaluation efforts included a phased investigation identifying Nitrogen Compounds, Metals, Chlorinated Solvents, and Petroleum Hydrocarbons in groundwater above ingestion-based criteria. Additionally, soil impacts included Petroleum Hydrocarbons, Metals, and Pesticides.
- ➔ To address groundwater impacts across **all** properties, a **Municipal Setting Designation** or MSD has been proposed to restrict potable use of groundwater.



Eastside MSD – Area Map



MSD Background

Timeline:

- ➔ **2003:** Texas House Bill 3152 passed
 - Purpose: Allow removal of groundwater ingestion pathway in part to spur redevelopment
- ➔ **2004:** TCEQ Certification process formalized
 - Prohibit by law the potable use of actual or potentially contaminated groundwater; and
 - Allow appropriate Protective Concentration Levels (PCLs) to be applied, which allows moderately-impacted property to be redeveloped faster



MSD Process

- ➔ City Passes Ordinance in Support & Restricts GW use on the MSD designated property only
- ➔ Then Notification to:
 - All Registered Drinking Water Wells – 5 miles (~119)
 - All Municipalities – ½ mile (none)
 - All Water Utility Districts – 5 miles (none)

TCEQ must then review and certify



Next Steps

- ➔ Pass ordinance
- ➔ Complete Remaining Notification Requirements
- ➔ Submit TCEQ Application
- ➔ Complete regulatory closure steps for individual properties



Q+A

QUESTIONS AND
ANSWERS