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# **Community Relations Plan**

for

# **Hall Street Superfund Site**

**This electronic version of the community relations plan is abbreviated. However more complete files are available as part of the Hall Street Superfund site repository records**

at

**Mares Memorial Library  
4324 Hwy 3  
Dickinson, Texas**

**College of the Mainland Library  
1200 Amburn Road  
Texas City, Texas**

and/or

**TCEQ Records Management Center  
Austin, Texas**

**June 2004**

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June 2004



# Hall Street Proposed State Superfund Site

## Community Relations Plan

On the Web:

[www.tnrcc.state.tx.us/permitting/remed/superfund/hallst.html](http://www.tnrcc.state.tx.us/permitting/remed/superfund/hallst.html)

REMEDICATION - SUPERFUND

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

# COMMUNITY RELATIONS PLAN

for

## Hall Street State Superfund Site Galveston County, Texas

**Updated June 2004**

Inquiries relating to the Hall Street State Superfund Site should be directed to:

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Austin, Texas 78753

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Site Location Map

*Texas Register* publication of the public notice announcing the land use determination public meeting for the Hall Street State Superfund site.

*Texas Register* publication of the State Superfund Registry:

March 26, 2004

September 19, 2003

March 7, 2003

November 29, 2002

May 24, 2002

November 23, 2001

May 18, 2001

November 24, 2000  
May 26, 2000  
November 26, 1999  
June 4, 1999  
May 22, 1998  
November 20, 1998  
April 18, 1997  
April 12, 1996  
March 31, 1995  
January 25, 1994  
March 30, 1993  
December 24, 1991  
November 26, 1991  
October 1, 1991  
April 18, 1989  
January 22, 1988  
January 16, 1987

*Texas Register* publication of the public notice announcing the public meeting regarding the proposal to list the Hall Street site on the State Superfund Registry.

# Overview of Community Relations Plan

This community relations plan (CRP) identifies issues of community concern regarding the Hall Street state Superfund site, east of Dickinson, Galveston County, Texas. It also outlines the anticipated community relations activities to be conducted during each phase of the cleanup at the Hall Street site.

The Hall Street CRP has been prepared to aid the Texas Commission on Environmental Quality (TCEQ) in developing a community relations program tailored to the needs of the community affected by the Hall Street site. The TCEQ will conduct community relations activities to ensure that the local public has input to decisions and access to information about Superfund activities at the Hall Street site.

The information in this plan is based primarily on the Hazard Ranking System (HRS) package, and the Pre-Statement of Work for the Hall Street site, and the final technical memorandum for off-site groundwater investigation and waste trench sampling.

*Note: The State predecessor agencies Texas Water Quality Board (TWQB), Texas Department of Water Resources (TDWR), Texas Water Commission (TWC), Texas Air Control Board (TACB), and the Texas Natural Resource Conservation Commission (TNRCC) referred to in this plan are now known as the Texas Commission on Environmental Quality (TCEQ). The new agency name, TCEQ, became effective September 1, 2002, as mandated under State House Bill 2912 of the 77th Regular Legislative Session.*

# Site Profile

## A. Site Location and Description:

29° 28' 59" North Latitude 95° 02'15" West Longitude

In the 1960's, the Hall Street site was used for the non-permitted disposal of wastes characteristic to chemical manufacturers.

The Hall Street state Superfund site is located in a rural Galveston County area east of the Dickinson city limits and south of League City, within the extra-territorial jurisdiction of League City, and north of the intersection of 20th Street East (formerly Hall Street) with California Street.

Waste materials were disposed of in shallow pits or on the ground. Drums containing wastes were buried in shallow ditches and later covered with soil. Tars and sludges were sometimes set afire.

## B. Background and Operating History:

From February 10, 1959 to June 27, 1963, the Hall Street property was owned by O.L. Davis (now deceased), who operated a waste hauling company. As Davis Enterprises, Mr. Davis allegedly hauled waste to the 13-acre site.

The site is generally level with little slope. There are no structures. The waste, consisting of organic tars (described as styrene tars), is buried on approximately one half acre of the 13 acres comprising the site.

October 23, 1981, first reported sampling of water from shallow on site monitoring wells.

July 23, 1987, water from the shallow monitoring wells was tested by the Texas Department of Health, which reported the presence of chlorobenzene at a level that would be unacceptable if the well was used as a source for drinking water.

July 25, 1986, a legal notice was published in the *Texas Register*, announcing a series of public meetings across the state to collect information and receive comments on the initial state Superfund registry and announcing a hearing to be held at the Houston-Galveston Area Council of Governments in Houston on August 21, 1986, and a second hearing to be held at the Stephen F. Austin Building in Austin on August 28, 1986

January 16, 1987, Hall Street became 1 of 10 sites on the first Texas Superfund registry.

November 25, 1988, the Texas Water Commission published an invitation in the *Texas Register* seeking third parties to participate voluntarily in a remedial action at the Hall Street site.

November 1, 1992, remedial investigation/feasibility study started under the TNRCC.

May 12, 1993, following construction of a site perimeter fence and posting of signs warning of contamination, a geophysical survey was conducted on the site to locate buried wastes.

In 1993, the first phase of remedial investigation field work, consisting of soil, waste, surface water and groundwater sampling, was completed. Results showed low levels of contamination in shallow on site groundwater.

June/July 1995, the TCEQ conducted the second phase of the remedial investigation. Five additional shallow groundwater wells, and one deeper well, were installed and sampled. Exploratory trenches were made to evaluate the extent and depth of waste sources, and additional shallow borings were made to evaluate the extent of contamination.

November 1995-January 1996, additional groundwater samples were collected. The results of the second phase of the remedial investigation lead the TCEQ to conclude that the wastes were isolated in two areas totaling approximately one-half acre of the 13-acre site.

January 28, 1994, TNRCC approved Phase I of the remedial investigation report.

November 1, 1996, TNRCC approved the final baseline risk assessment.

December 4, 1997, TNRCC approved Phase II of the remedial investigation report.

April 26, 2001, TNRCC conducted a public meeting to propose the appropriate land use determination for the Hall Street state Superfund site – commercial/industrial use only. Approximately 30 area residents attended the land use public meeting.

May 25, 2001, the site was cleared of brush, and empty drums were moved off-site for proper disposal.

June 20, 2001, the TNRCC approved the sampling and analysis plan for off site well installation and groundwater monitoring.

August 2, 2001, surface radiation survey was performed at the site. The purpose of the survey was to determine if waste pits on the site contained material that would cause elevated surface radiation levels. The survey was performed by establishing the existing background radiation level, and then comparing the radiation levels from the three onsite waste trenches to the background.

The radiation levels of the samples taken at the Hall Street site did not exceed the existing background radiation levels, therefore it was concluded that there was no threat of surface radiation from the waste pits at the site.

Groundwater samples were collected from nineteen wells on site. Fifteen wells were completed in an aquifer that is approximately 30 feet below ground level, and four wells were completed in an aquifer approximately 100 feet below ground level.

Contaminants on site in the 30-foot groundwater include 1,4-dichlorobenzene, 4-chloroaniline, benzene, chlorobenzene, 1,2-dichlorobenzene, and lead.

No contaminants were detected in the 100-foot aquifer, therefore the contaminated aquifer appeared to be separated from drinking water aquifers.

January 24-25, 2002, TNRCC installed one 30-foot monitoring well west of the site, and one 30-foot monitoring well east of the site. The TNRCC also collected additional soil samples to further delineate onsite soil contamination, and to determine areas of soil exceeding safe human health levels.

March 21, 2002, TNRCC issued a work order for trench delineation and additional soil sampling

April 18, 2002, TNRCC's contractor completed the field work for additional delineation of waste trenches.

May 23, 2002, TNRCC approved the final technical memorandum for off site ground- water investigation and waste trench sampling. The results indicated contamination in the groundwater is within the site boundaries and additional groundwater sampling and soil delineation was needed.

August 2002, TNRCC's contractor re-sampled the monitoring wells. TNRCC requested the contractor to begin development of a presumptive remedy for the site and identify any additional data needs.

September 2002, TCEQ received a pre-presumptive remedy memorandum from the contractor, which identified data needs. TCEQ requested the contractor to calculate protective concentration levels and contaminated soil volumes for the presumptive remedy determination.

March 8, 2003, the site was mowed and groundwater samples were collected from the monitor wells.

May 8, 2003, additional soil samples were taken to confirm the extent of the contaminated soil.

# Community Profile

In 2001, Dickinson's estimated population was 17,777 and League City had an estimated population of 39,930, according to the State Data Center at Texas A&M University.

Both cities are served by a mayor-council form of government, with day-to-day operation under the general supervision of a city administrator. All city officials are elected on an at-large basis.

The area surrounding the Hall Street site is being developed for single family lots.

Dickinson and League City are located in northern Galveston County, on the Texas mainland. Galveston County has an economy supported by Gulf Coast recreational activities, sea port, petrochemical industries, varied manufacturing, agriculture and tourism.

According to the U.S. Census Bureau, the 2000 population of Galveston County was 250,158, a 15.1% increase from the 1990 estimate. The 2000 ethnicity of Galveston County by the U.S. Census was: white, 72.7%; black, 15.4%; Hispanic, 18%; American Indian, 0.5%; Asian, 2.1% and 7.2% other.

# Community Involvement

The Hall Street site was proposed for listing on the state Superfund Registry at a public meeting held in Pasadena on November 4, 1987.

In response to a 1998 citizen inquiry regarding a possible excess of cancer in Dickinson, Texas, the Cancer Registry Division of the Texas Department of Health conducted a cancer cluster investigation. The summary of that investigation, dated August 26, 1998, was prepared by Mr. Barry Wilson of the Cancer Registry Division, telephone: (800) 252-8059. The summary stated that the "analysis of the mortality data for Dickinson, Texas during the period 1990-1996 showed that the number of female breast cancer deaths was within the range we expected based on the breast cancer mortality experience for the entire state of Texas. Based on these findings, no statistically significant excess for breast cancer mortality is evident among the female residents of Dickinson, Texas during the period 1990-1996."

On January 4, 2001, TNRCC staff provided a briefing to Dickinson, League City and Galveston County officials regarding the status of the Hall Street site.

At the request of an area citizen, an additional repository was located at the College of the Mainland Library in Texas City. Both this new repository and the Mares Memorial Library will serve as repositories for the Hall Street site.

The TNRCC conducted a land use determination public meeting for the Hall Street site on April 26, 2001, at Dickinson City Hall. Area residents attending the April 2001 land use public meeting voiced these concerns:

1. Surface water and groundwater migrating off site
2. Soil washing off site into ditches
3. Soil particles blowing off site
4. No testing for radioactive materials on site
5. Lack of levee or berm surrounding the site
6. Need for additional monitoring wells on site
7. Need for clarification on liability for possible contaminated groundwater found beneath their property.

There were 5 recorded inquiries by area residents or elected officials to the TNRCC regarding the Hall Street site from 1987 to the April 2001 public meeting.

August 3, 2001, letters announcing a commercial/industrial land use only determination for the site were mailed to the land use meeting attendees and local and state elected officials.

November 2001, a newsletter was mailed to area residents and elected official explaining the results of the radiation survey, on site soil and groundwater sampling, and future site work.

# Specific Objectives of the Community Relations Program

- A. Maintain open communications between the TCEQ, Dickinson and League City, Galveston County and state officials and concerned citizens.
- B. Continue to expand the mailing list to include additional agencies, organizations, and residents that are interested in the project.
- C. Provide a community relations contact from whom interested parties can receive information on site activities, project status, and study results.
- D. Provide all information, especially technical findings, in a language that is understandable to the general public and in a form useful to interested citizens and elected officials through the preparation of fact sheets and news releases, when major findings become available during project phases.
- E. Monitor community concerns and information requirements as the project progresses.
- F. Modify the community relations plan for changes in community needs as necessary to be accurate during different project phases.
- G. Respond to telephone inquiries and written correspondence.
- H. Attend public meetings.

# Community Relations Techniques

- A. Project Status Briefings for community groups and concerned citizens (may include public meetings, if needed) - To periodically inform the general community of significant project developments and findings; to respond to inquiries accordingly and incorporate local concerns into the decision making process as appropriate.
- B. Project Mailing List - To provide the means through which press releases, project status reports and other significant communications can be distributed to concerned groups and individuals.
- C. Public Consultations - To conduct informal meetings (if needed) with residents. To provide an opportunity for affected residents to express any concerns and to make inquiries to ensure effective two-way communication.
- D. Program Document Repositories - To maintain easily accessible repositories through which the public may review project outputs.
- E. TCEQ State Superfund Internet Homepage - To provide current, timely information on state Superfund activities on the World Wide Web at the following web address: [www.TCEQ.state.tx.us/permitting/remed/superfund](http://www.TCEQ.state.tx.us/permitting/remed/superfund)
- F. Revise CRP - To reflect changes in site activities or local concerns. After the Proposed Remedial Action Document (PRAD) has been issued, the CRP will be revised to address implementation of the selected remedial action alternative.

# Area Elected Officials

## State

The Honorable Mike Jackson  
Texas Senate  
1109 Fairmont Parkway  
Pasadena, Texas 77504  
Telephone: 713/948-0111  
Fax: 713/948-0004

The Honorable Mike Jackson  
Texas Senate  
PO Box 12068  
Austin TX 78711-2068  
Telephone: 512/463-0111  
Fax: 512/475-3727

The Honorable Larry Taylor  
Texas House of Representatives  
174 Calder Road, Suite 116  
League City, Texas 77573  
Telephone: 281/338-0924  
Fax: 281/554-9240

The Honorable Larry Taylor  
Texas House of Representatives  
PO Box 2910  
Austin TX 78768-2910  
Telephone: 512/463-0729

## County

The Honorable James D. Yarbrough  
Galveston County Judge  
722 Moody  
Galveston TX 77550  
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Fax: 409/765-2671

The Honorable Ken Clark  
County Commissioner Pct. 4  
174 Calder Rd  
League City TX 77573  
Telephone 281/316-8745  
Fax: 281/316-2000

## City

The Honorable Veta Winick  
Mayor  
City of Dickinson  
2716 Main Street  
Dickinson, Texas 77539  
Telephone: 281/337-2489  
Fax: 281/337-6190

Dickinson City Council members:  
Kay Neal                      Kerry Neves  
Linda Murrie      Louis Decker  
Mark Townsend              Mike Reinschmidt

The Honorable Jeff Harrison  
Mayor  
City of League City  
300 West Walker  
League City, Texas 77573  
Telephone: 281/332-3431  
Fax: 281/338-4831

League City City Council members:  
Keith Dill                 Rusty Tidwell  
Mike Hembree             Hamid Kantara  
Thomas Cones             Barbara Meeks  
Katie Benoit

# Area News Media

## *Galveston County Daily News*

Attn: City Editor  
PO Box 628  
Galveston, Texas 77553  
Telephone: 1-800-361-3611  
Fax: 281/337-4736

## *Texas City Sun*

Attn: City Editor  
PO Box 2249  
Texas City, Texas 77592-2249  
Telephone 409/945-3441  
Fax: 409/945-7432

## KHOU-TV

ATTN: News, Assignments Editor  
1945 Allen Parkway  
Houston, Texas 77001  
Telephone: 713/521-4384  
Fax: 713/521-4326

## KPRC-TV

ATTN: News, Assignments Editor  
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## KRIV-TV

ATTN: News, Assignments Editor  
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## KTMD-TV

ATTN: News, Assignments Editor  
3903 Stoney Brook  
Houston, Texas 77063  
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Fax: 713/974-5875

## KTRK-TV

ATTN: News, Assignments Editor  
3310 Bissonet St  
Houston, Texas 77001  
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Fax: 713/664-0013

## KXLN-TV

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9440 Kirby Drive  
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KTRH-AM

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KXYZ-Am

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[bmcnall@tceq.state.tx.us](mailto:bmcnall@tceq.state.tx.us)

# Program Document Repositories

*(Physical Address)*

Texas Commission on Environmental Quality  
Record Management  
MC-199  
Building E, North Entrance, First Floor  
12100 Park 35 Circle  
Austin, TX 78753  
Telephone: 1-800/633-9363 or 512/239-2920

*(Mailing Address)*

Texas Commission on Environmental Quality  
Records Management  
MC-199  
P.O. Box 13087  
Austin, Texas 78711-3087

Mares Memorial Library  
4324 Hwy 3  
Dickinson Texas 77539-6849  
Telephone: 281/534-3812

College of the Mainland Library  
1200 Amburn Road  
Texas City, Texas 77591  
Telephone: 409/938-1211