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Community Relations Plan

for

Hall Street

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COMMUNITY RELATIONS PLAN

for

Hall Street State Superfund Site
Galveston County, Texas

Updated January 2002

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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:

- November 24, 2000
- May 26, 2000
- November 26, 1999
- June 4, 1999
- 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 Community Relations Plan has been prepared to aid the Texas Natural Resource Conservation Commission (TNRCC) in developing a community relations program tailored to the needs of the community affected by the Hall Street site. The TNRCC 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.

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:

(Note: The State predecessor agencies, Texas Water Quality Board (TWQB), Texas Water Commission (TWC) and the Texas Air Control Board (TACB) referred to throughout this document are to be known as the Texas Natural Resource

Conservation Commission (TNRCC). The TNRCC came into being effective September 1, 1993, as mandated under State Senate Bill 2 of the 73rd regular Legislative Session.)

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 10-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 Government 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 Texas Natural Resource Conservation Commission (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 TNRCC 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 TNRCC to conclude that the wastes were isolated in two areas totaling approximately one-half acre of the 13-acre site.

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

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

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

April 26, 2001, TNRCC conducts 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 offsite well installation and groundwater monitoring.

A surface radiation survey was performed at the Hall Street state Superfund site on August 2, 2001. The purpose of the survey was to determine if waste pits on the site contain 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 can be concluded that there is 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 appears 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. Data from these wells will determine if contaminated groundwater is moving offsite. The TNRCC has also collected additional soil samples to further delineate onsite soil contamination, and to determine areas of soil exceeding safe human health levels. The TNRCC will continue to monitor groundwater to ensure that contamination is not reaching public or private supply wells.

Community Profile

In 2001, Dickinson's estimated population is 17,777 and League City has 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.

The 2000 estimated population of Galveston County was 250,158, according to the U.S. Census Bureau, a 15.1% increase from the 1990 estimate. The 2000 ethnicity estimates of Galveston County by the U.S. Census were: 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.

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.

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 radio active 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.

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."

Specific Objectives of the Community Relations Program

- A. Maintain open communications between the TNRCC, 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 an easily accessible repository through which the public may review project outputs.
- E. TNRCC State Superfund Internet Homepage - provide current, timely information on state Superfund activities on the World Wide Web at the following web address: www.tnrcc.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

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The Honorable Mike Jackson
Texas Senate
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Telephone: 1-800-615-2525

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Texas House of Representatives
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County

The Honorable James D. Yarbrough
Galveston County Judge
722 Moody
Galveston TX 77550
Telephone 409/762-8621
Fax: 409/765-2671

The Honorable Ken Clark
County Commissioner Pct. 4
174 Calder Rd
League City TX 77573

Telephone 281/316-8745

City

The Honorable Ken Hufstetler
Mayor
City of Dickinson
2716 Main Street
Dickinson, Texas 77539
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Fax: 281/337-6190

Dickinson City Council members:

Kerry Neves	Jack Horn
Judy Svoboda	Linda Murrie
Louis Gill	Mike Reinschmidt

The Honorable A.T. Frankovich
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:

Katie Benoit	Ed Sebesta
Tad Nelson	M.C. Kelly
Darlene Anene	Eugene Stevens
Keith Dill	

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
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KHOU-TV

ATTN: News, Assignments Editor
1945 Allen Parkway
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Program Document Repositories

Texas Natural Resource Conservation Commission
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