



MEETING MINUTES

**7th Avenue & Bethany Home Road/Central & Camelback
Water Quality Assurance Revolving Fund (WQARF) Site
Community Advisory Board (CAB) Meeting**

Wednesday, July 23, 2014

5:30 p.m. - 7:30 p.m.

**A.L. Moore-Grimshaw Mortuaries Bethany Chapel
710 West Bethany Home Road, Phoenix, AZ 85013**

MINUTES

CAB Members Present: Stan Watts; Chad Johnson; Paul Barquinero; Peter Zorbas; Lynn Morrow; Pam Perry

CAB Members Absent: Daniel Kingston

ADEQ Staff Present: Wendy Flood, Community Involvement Coordinator (CIC); Kevin Snyder, Project Manager; Scott Goodwin, Project Manager; Caroline Oppleman, CIC

Members of Public Present: Paul "Tom" Cox; Phil McNeely, City of Phoenix

1. Call to Order/Introductions

Mr. Stan Watts called the meeting to order at 5:38 p.m. initiated introductions by all present.

2. Acceptance and/or Changes to May 28, 2014 Minutes

Mr. Paul Barquinero moved to accept the May 28, 2014 meeting minutes with one change – he asked that the minutes be changed to reflect that Chad Johnson called the meeting to order. The motion was seconded by Mr. Watts and passed unanimously by the CAB.

3. 7th Avenue & Bethany Home WQARF Site – Update regarding Pilot Test (ADEQ Presentation; Discussion) – see ADEQ presentation attached

Mr. Scott Goodwin reviewed the presentation slides and stated that the results of the pilot test demonstrate a break down of contaminants, which is the change we want to see. He said that ADEQ is trying to keep the reaction confined to the treatment zone. He stated that ADEQ is starting to see data on groundwater velocity. Mr. Goodwin estimates approximately two years to treat the 200-foot source area. Mr. Goodwin is not optimistic about full funding for the project. Mr. Watts asked when ADEQ will have a better feel regarding funding. Mr. Goodwin indicated around August 1. Mr. Goodwin stated more sampling is planned for August. Mr. Watts asked whether contaminants will continue to migrate off-site if there is no funding. Mr. Goodwin answered yes and that if ADEQ does not keep the carbon source active, we will make no further

progress on the cleanup. Mr. Johnson asked if the conditions could revert back to the way they were before the treatment and Mr. Goodwin replied no. There was further budget discussion between the CAB and ADEQ staff. Some CAB members asked if in situ is the way to go and Mr. Goodwin replied that it appears to be doing what it's supposed to do and two years is a faster cleanup than the other available options.

4. Central & Camelback WQARF Site – see ADEQ presentation attached

➤ Public Comments on Draft Remedial Investigation (RI) (Discussion)

Mr. Snyder gave a site presentation concerning the source and remediation areas and reviewed the public comment process regarding the draft RI report, which summarizes investigations conducted to date and the land and water use report. Mr. Snyder then solicited comments on the draft RI and told the CAB they could provide their comments verbally or in writing by July 28, individually or as a group.

Mr. Barquinero said that he was glad to see mention of the whole area in the draft RI report. He expressed that he is impressed with the citizenry running similar businesses [dry cleaning] today and that they are aware of good environmental practices, unlike before. Mr. Snyder added that historic environmental practices were not malicious but common for that time.

Mr. Watts asked if the RI report takes into consideration the current zoning for the site that says you can build a high rise building with deep excavation as well as possible exposure to construction workers. Mr. Snyder responded that ADEQ looks at a 15 foot depth for residential and that industrial can involve deeper; then he provided further details regarding the different exposure scenarios. Because of active remediation at the site, the levels are dropping and it is safe in consideration of both potential uses [residential and industrial]. However, concerning construction, there is the issue of depth to groundwater and there are standards to protect groundwater.

Mr. Watts asked if it is correct to say there is no exposure pathway and Mr. Snyder replied, yes. He added that excavation could create new pathway, but ADEQ is remediating and before the work is complete it will be re-tested. There currently is no risk of exposure and ADEQ is working to prevent future risk.

Ms. Perry asked if soil is excavated from the site and hauled off site if further decontamination of that soil somewhere else would be necessary. Mr. Snyder replied that it depends on the concentrations and that the soil would be sampled and tested to determine proper disposal.

Mr. Morrow shared that he has seen proposals for high-rise buildings in the area that would require substantial excavation to develop. Mr. Snyder said that ADEQ has unrestricted site access and the owners are aware of the site status. He added that the owners may not want to construct an underground garage due to the water table and the potential/likelihood of flooding. He added that the service stations have been remediated.

Ms. Oppleman then asked for formal comments on draft RI report and Ms. Flood reviewed the process.

Mr. Watts requested a response in writing regarding his question about a potential exposure pathway through soil to workman and residents. Mr. Watts' comment follows:

- Mr. Watts requested that the RI take into account the possible exposure to construction workers involved in future development projects at the site.
- Mr. Watts stated, "I am concerned that the RI does not address the soil exposure pathway for potential future workman onsite and potentially residential; it seems to discount the fact that there is a pathway but in my mind I see that there might be one and I guess I would be concerned that saying there's no pathway is too strong."

There were no other verbal comments for the record.

- **Solicitation of Remedial Objectives (ROs) (Discussion)**

Mr. Snyder explained the ROs, reviewed examples of ROs for soil and groundwater, solicited verbal and written ROs, and reviewed the WQARF process. Mr. Morrow indicated that he wanted to provide the same RO for groundwater as presented in Mr. Snyder's presentation example, which stated:

The RO for regional groundwater at the site is to protect for the use of the groundwater supply by the City of Phoenix, and SRP. This action is currently needed and will be needed if/when groundwater use changes to municipal/drinking water uses. This action will be needed for as long as the level of contamination in the groundwater threatens the use of the regional groundwater for municipal/drinking water uses.

Mr. Cox asked whether there is a sunset on ROs. Mr. Snyder responded if the current use is changing, ADEQ would address it. He added that there is no sunset, the ROs are in place and the site is active until the decided standards are met and then the site can be delisted.

The CAB further discussed ROs.

A summary of the CAB draft RI comments and ROs provided to ADEQ at the meeting follows:

Central & Camelback - Draft RI Comments

- Mr. Stan Watts: I am concerned that the RI does not address the soil exposure pathway for potential future workman onsite or potentially residential; it seems to discount the fact that there is a pathway but in my mind I see that there might be one and I guess I would be concerned that saying there's no pathway is too strong.

Central & Camelback ROs

- Mr. Lynn Morrow, Ms. Pam Perry, Mr. Stan Watts, Mr. Paul Barquinero, and Mr. Chad Johnson: The remedial objective for regional groundwater at the site is to protect for the use of the groundwater supply by the City of Phoenix, and SRP. This action is currently needed and will be needed if/when groundwater use changes to municipal/drinking water uses. This action will be needed for as long as the level of contamination in the

groundwater threatens the use of the regional groundwater for municipal/drinking water uses.

- Ms. Pam Perry: Soil be handled properly per future development.
- Mr. Stan Watts, Mr. Lynn Morrow and Mr. Chad Johnson: Concerned that the RI does not address the soil exposure pathway for potential future workman onsite or potentially residential; it seems to discount the fact that there is a pathway but in my mind I see that there might be one and I guess I would be concerned that saying there's no pathway is too strong.
- Mr. Peter Zorbas: Cleanup be conducted to a standard that allows for any and all possible future uses and result in water that is safe for people to drink.

5. 16th Street & Camelback WQARF Site (16th St.)

- **16th St. Overview – Background/Status (ADEQ Presentation; Discussion) – see ADEQ presentation attached**

Mr. Snyder gave a presentation regarding the location, site history, contaminants of concern, environmental investigation, monitoring, site characterization, and groundwater flow direction. He said that the only current concern is the north plume and PCE (perchloroethene); the two plumes have attenuated naturally. He explained that sampling and monitoring is continuing and that the RI is being prepared. He said that when the draft RI is ready, it will go out for public comment and follow the same process as the Central & Camelback WQARF site.

Mr. Cox suggested that the applicable standard be included when presenting data for context.

Mr. Morrow commented about natural attenuation. Mr. Snyder replied that it would be determined as part of the WQARF process. Cleanup options can include active remediation, no action and monitoring for natural attenuation. Ms. Perry asked about the depth of groundwater at this site compared with the Central & Camelback site. Mr. Watts asked what does that curve [natural attenuation] look like? Mr. Snyder replied either way is possible and it will be looked at as part of FS. Mr. Snyder added that the site investigation had been on hold but that ADEQ has stepped it up and recently installed monitoring wells. Mr. Johnson requested an explanation of groundwater flow direction and Mr. Snyder explained the site hydrology.

- **CAB merger with 16th St. (Discussion; Vote)**

The CAB discussed the implications of a merger. Mr. Johnson motioned to merge the 16th St. CAB with the existing CAB and Ms. Perry seconded the motion. The CAB then voted unanimously to merge the CAB.

- **If appropriate, Review/Vote on 16 St. CAB Application(s)**

Mr. Barquinero motioned to invite/accept all 16th St. applicants as members. Mr. Morrow seconded the motion and the CAB voted unanimously in support.

6. Call to the public

Mr. Cox indicated that the CAB topics remind him of when he worked in government back east.

7. Future Meeting/Agenda (Discussion)

Next meeting is tentatively scheduled for October 15, 2014 at 5:30 p.m. at the A.L. Moore-Grimshaw Mortuaries Bethany Chapel. Agenda topics will include:

- 16th St. Draft RI public Comments/Solicitation of ROs
- New CAB Member Training
- CAB Charter Revision
- Sites Community Involvement Plan

The meeting adjourned at 7:29 p.m.

*This meeting was recorded on a digital device as a record of the proceedings. To listen to recording, or for additional information about the content of this meeting, contact:
ADEQ: Caroline Oppleman at 602-771-6890.*