



Southern Regional Office (SRO)
400 W. Congress, Suite 433, Tucson, AZ 85701

**REVISED Minutes of the
Shannon Road/El Camino del Cerro Water Quality Assurance Revolving Fund (WQARF)
Community Advisory Board (CAB) Meeting – 33rd Meeting**

October 21, 2008, 6:00 p.m. - 7:30 p.m.
Ellie Towne Flowing Wells Community Center, Large Multi-Purpose Room #3,
1660 W. Ruthrauff Rd.,
Tucson, Arizona

CAB Members Present: Randy Abbey, Gary Burchard, Marty Drozdoff, Marc Herman, Bob Ornelas, Grant Parker, Ellie Towne, Kerry Xhaferi

CAB Members Absent: Keith Adkins, Terri Hutts, Al Pesqueira

ADEQ Staff Present: Bill Ellett, Superfund Programs Unit Manager; Melissa Hayes, Community Involvement Coordinator

Members of the Public Present: Molly Collins, John Doncsecz, Brenda Limon, Terry Miley, Daniel Tylutki

The meeting began at 6:05 p.m.

1. Call to Order/Introductions

CAB co-chair, Marty Drozdoff, welcomed members and conducted introductions. He said that Al Pesqueira and Terri Hutts could not attend the CAB meeting. He said that he would have to leave the meeting early, so Randy Abbey would chair the meeting at that point.

2. Approval of Minutes for 07/15/08 CAB Meeting

Ellie Towne motioned to approve the minutes from the July 15, 2008 CAB meeting; Kerry Xhaferi seconded the motion. All CAB members were in favor; none were opposed.

3. Presentation on Pima County Brownfields Program - Daniel Tylutki

Daniel Tylutki from the Pima County Community Development and Neighborhood Conservation Department/Development Services Department presented about Brownfields development in Pima County. He said that this is Pima County's first time working with Brownfields redevelopment, and he showed the portion of the Flowing Wells area that will be targeted, with Interstate 10 and Highway Drive to the west, the Rillito River to the north, Gardner Lane to the south, and Fairview Avenue to the east. This includes a portion of the Shannon Road/El Camino del Cerro WQARF Site. He then gave some background and demographics about the Flowing Wells area, and current efforts for redevelopment and revitalization. He said that zoning for the area has historically been multi-use.

There are three strategies for the Flowing Wells area: a business infill incentive district, comprehensive plan amendment and Brownfield opportunities. State statute allows for the creation of a business infill incentive district if an area meets three of five criteria outlined by statute. The current industrial area along North Highway Drive meets these criteria, so Pima County plans to set up a business infill incentive district in that area. Residents want an industrial manufacturing area that brings jobs. Creating this district would create incentives for development in the area by addressing development equity issues, and allowing expedited zoning, processing and relaxed development plan standards.

A comprehensive plan amendment would allow zoning in the area to be voluntarily changed from commercial to industrial zoning, which brings jobs to the area. He said that the process has included a lot of community involvement.

The third strategy would be Brownfields opportunities, which are areas with abandoned, idled or underutilized industrial and commercial facilities where expansion or redevelopment is complicated by potential contamination. Pima County was awarded a \$200,000 community-wide assessment grant through the Environmental Protection Agency (EPA). The goal is to conduct site assessments, spurring economic development; Pima County wants to get the word out to get people to volunteer to have site assessments done. He said that there are some barriers to be addressed, but there are economic and environmental advantages to Brownfields redevelopment. He reviewed the Brownfields work plan and said that community involvement is critical to the success.

Gary Burchard asked what would happen if a contaminated property is found during the site assessments, and if there are funds to clean it up. Daniel Tylutki said that Pima County would work with the state in that case, possibly placing the property into the Voluntary Remediation Program. He also said that a non-profit or local government has to own the property to be able to clean it up through the Brownfields program. Bob Ornelas asked who gives the final approval on what properties to choose for the Brownfields redevelopment. Daniel Tylutki said that threshold criteria will be established, and a task force will be set up to review the options. Anyone in the specified Flowing Wells area is eligible.

4. Site Investigation Update/Q&A

Bill Ellett reported for Sherri Zendri, ADEQ Project Manager, at this meeting. He provided the latest sampling results for well MW-31. He said that a carbon change out was done for the South Shannon well in September. The treatment system had treated about 16 million gallons between carbon changes. Since the system first started, 346 million gallons of water have been treated, removing 76.6 pounds of volatile organic compounds. Melissa Hayes said that she distributed a new site plume map; the plume has changed since there are more monitoring points and data now.

He gave an update on the work taking place by Pima County at the former El Camino del Cerro Landfill. He said that a wastewater permit was negotiated and granted with Pima County Wastewater in August for the treatment system that should begin construction soon. He then reviewed the schedule for this fiscal year for projects at the Shannon Road/El Camino del Cerro WQARF Site. He said that Sherri Zendri has received the first part of the site's draft Remedial Investigation (RI) Report to review. The report will consist of background information, groundwater modeling, and conclusions and recommendations; a draft for public comment should be available in summer 2009. ADEQ will include data from other parties conducting work at the site to make it a site-wide RI Report. Melissa Hayes said that ADEQ will solicit public and CAB comment on the draft RI report when it is completed. Bill Ellett

indicated that because the RI Report for the site is time consuming, the installation of two new monitoring wells for the site have been postponed until possibly spring 2009. Melissa Hayes said that ADEQ will do doorhangers and let the CAB know about the installation when it occurs.

He then reviewed the eligibility and evaluation (E & E) scoring process for potential WQARF sites, requested by the CAB at the last meeting. This is how the state scores a potential WQARF site, and he passed around an example. He said for the Shannon Road/El Camino del Cerro WQARF Site, there were originally two sites for this area: The Shannon Road-Rillito Creek WQARF Site, which scored a 53 out of a possible 150; and the El Camino del Cerro WQARF Site, which scored 71 out of 150. He reviewed other E & E scores for Tucson WQARF sites.

Randy Abbey asked about the budget status. Bill Ellett said that the legislature had already taken \$4 million from the WQARF program for fiscal year 2009, adjustments had already been made in site budgets, and site tasks are still in progress.

Grant Parker asked for more information on how Central Arizona Project (CAP) water factors into the area, in terms of the needs of this area based on the wells that are functioning, wells that are contaminated or wells that will come on stream. Bill Ellett suggested that this topic might be something that Tucson Water could address in a presentation. He understood that Tucson Water wanted to use more CAP water because it was a renewable source and would reduce pumping of the central well field in Tucson. He said that some of the reductions in use have already begun, and parts of the water table in the center of Tucson have already rebounded. Melissa Hayes reminded the CAB to make sure that the presentation relates to the WQARF Site; she also reminded them that Metro Water is also a water provider in the area.

The CAB discussed the focus of the presentation and decided that they would be interested in learning about issues regarding the different water providers in the area, particularly water resources and groundwater use in the area, as they relate to the regional uses. This would include topics such as the areas the water providers serve, where the water comes from, different groundwater uses in the area, CAP usage, and how these items relate to the regional uses, such as the Sweetwater recharge area. Melissa Hayes said that she would coordinate the presentation with Sherri Zendri for the next meeting.

5. Call to the Public

John Doncsecz asked who the Flowing Wells Irrigation District serves and the CAB discussed it.

6. Distribution of 2008 WQARF Registry Report

Melissa Hayes distributed the 2008 WQARF Registry Report, which lists all WQARF sites on the Registry and is required by statute every year.

7. Notice of Change of Location of Site Information Repository to Flowing Wells Branch Library

Melissa Hayes said that she moved the information repository for the Shannon Road/El Camino del Cerro WQARF Site (and the Miracle Mile WQARF Site) to the Flowing Wells Branch Library, and distributed a handout with the updated information. She said this was done because the information repository materials had been discarded by the libraries where they had been stored previously. Since she had to recreate the materials, she moved the information repository to the Flowing Wells Branch

Library, which she believes is more accessible to the WQARF Site community. CAB members believed that the new location would work well. She also said that the information repository will now consist of just the notebook of site-related documents; supplemental reports can be viewed at ADEQ's Southern Regional Office or Central Office in Phoenix, or copies can be sent to interested parties. However, future milestone reports, such as the Remedial Investigation Report, will be placed in the library for public comment when the time comes.

8. Report on Voting on CAB Resignations/Discussion on Revising CAB Charter at Future Meeting

At the last CAB meeting, CAB members asked Melissa Hayes to research why they vote on CAB member resignations, and whether they should revise their charter to remove any reference to that. Melissa Hayes reported that she discussed the question with the other ADEQ Community Involvement Coordinators, who agreed that the CAB should vote on resignations so that there is a written record on the agenda and minutes that a CAB member has submitted a resignation. The charter specifies the CAB's quorum, which is affected by CAB member numbers, so if there is no documentation that CAB numbers changed, there is no documentation that the quorum numbers changed. However, it is up to each CAB how they indicate that they accept a resignation; they could vote or they could acknowledge at that agenda item that they accept the resignation. She also said that it is up to each CAB whether they use Parliamentary Procedure at all, but this has been what the CAB has decided to use since its formation. The CAB asked if their charter indicated anything about voting on resignations; Melissa Hayes said that there was no reference to this in the Shannon Road/El Camino del Cerro CAB's charter. She said that the only item that she found that was outdated in the CAB's charter was the location of the information repository.

The CAB discussed how they would like to handle future CAB member resignations, and agreed that future agendas will have an agenda item called "Acceptance of Resignation" where co-chairs will acknowledge that they received and accepted a letter of resignation, and ask the rest of the CAB if there is any discussion. The CAB did ask Melissa Hayes to draft an addendum for the charter indicating the new location of the site information repository, and to add that to the agenda for the next meeting.

9. CAB Outreach/Membership Discussion

Randy Abbey reminded the group that the CAB's function is to interface with ADEQ and the public. At the last CAB meeting, Randy Abbey had asked about the status of ideas on how ADEQ could facilitate outreach, which came out of discussions at the last ADEQ CAB/CAG Co-Chair Workshop in May. Melissa Hayes said that she spoke with management in Phoenix ADEQ, who indicated that the management hierarchy had changed, and there had not been an opportunity for follow-up on these topics. Melissa Hayes said she would check the latest status on this.

10. Other Administrative Business

Melissa Hayes distributed a handout explaining the measurement of parts per billion in easy terms, as was requested at the last CAB meeting. She also distributed a 2009 calendar sheet to CAB members for meeting planning. She said that she sent handouts about ADEQ and the WQARF program to the Ellie Towne Flowing Wells Neighborhood Center for distribution. She then reviewed recent managerial/staff changes and site assignment changes at ADEQ. Ellie Towne reminded the group that the CAB had been meeting for eight years; Melissa Hayes expressed ADEQ's appreciation for the CAB's service.

11. Next Meeting Date/Agenda Discussion

The next CAB meeting will be held on Tuesday, February 3, 2009. The meeting will take place at the Ellie Towne Flowing Wells Community Center, Large Multi-Purpose Rooms #2 and #3, at 1660 W. Ruthrauff, Tucson, 85705, from 6:00 p.m. to 7:30 p.m. Call Melissa Hayes, ADEQ Community Involvement Coordinator, at (520) 770-3309 or e-mail at hayes.melissa@azdeq.gov for meeting details and proposed agenda. Discussion topics for the next meeting proposed by the CAB include a site update, a presentation on water resources and groundwater uses at the site as they relate to regional uses, the charter addendum, follow-up on Randy Abbey's question about the outreach ideas from the co-chair workshop, and a budget update. The next meeting will also include a vote on the CAB co-chairs for the next term.

12. Adjournment

Gary Burchard motioned to adjourn the meeting; Grant Parker seconded the motion. The meeting was adjourned at 7:22 p.m.

This meeting was recorded on a digital device as a record of the proceedings. To listen to the recording, or for additional documents mentioned in these minutes, contact ADEQ's Southern Regional Office, Community Involvement Office, 520/628-6712.

Minutes prepared by: Melissa Hayes 01/05/09
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