

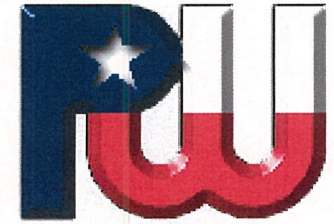
Municipal Setting Designations



Jedediah Greenfield
Program Manager

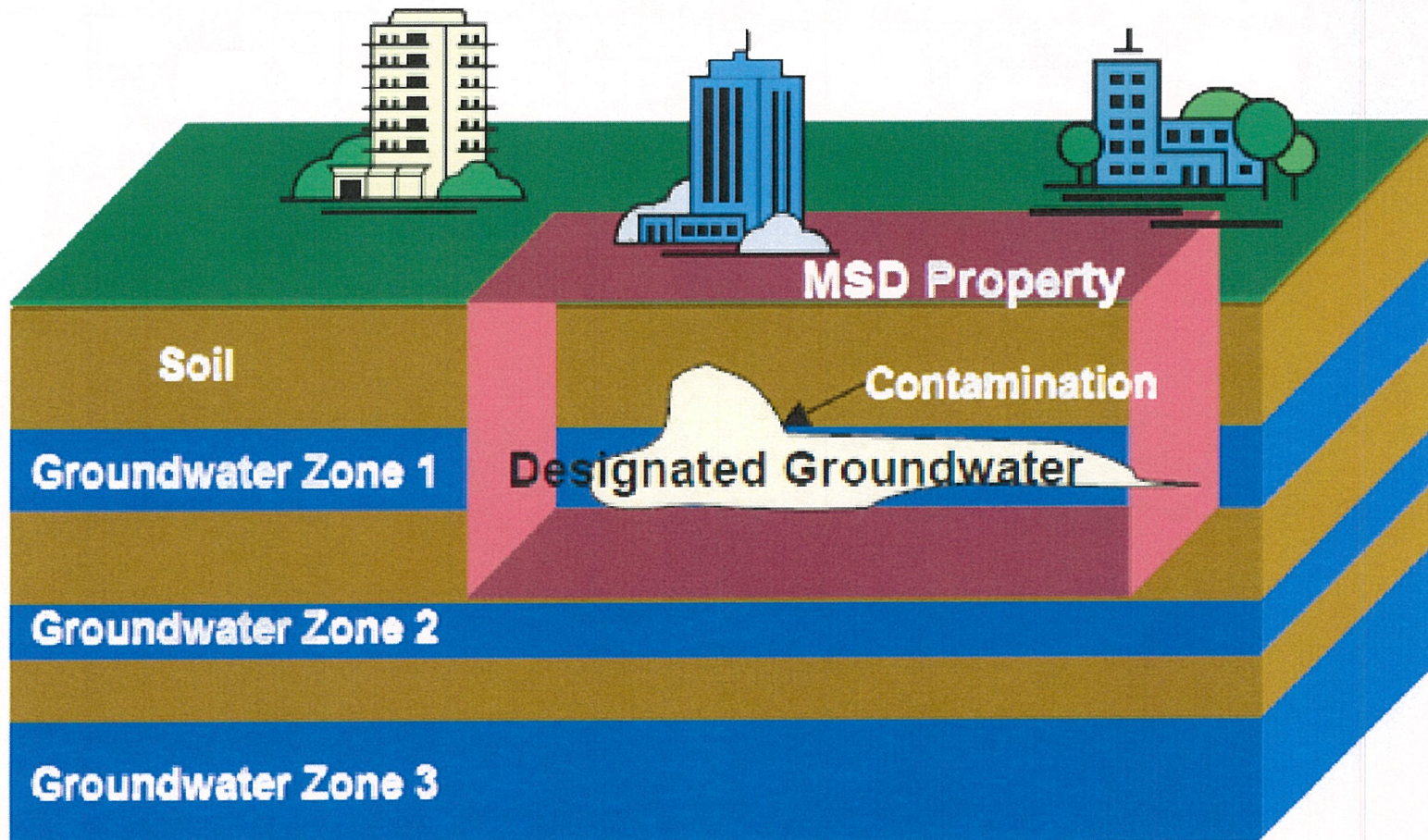
Municipal Setting Designations (MSDs)

What is an MSD?



- A voluntary deed restriction that prohibits the use of impaired groundwater as potable water
 - A tool property owners can use to address environmental impairments to groundwater
 - Allows reinvestment and redevelopment of impaired properties
- A public health protection

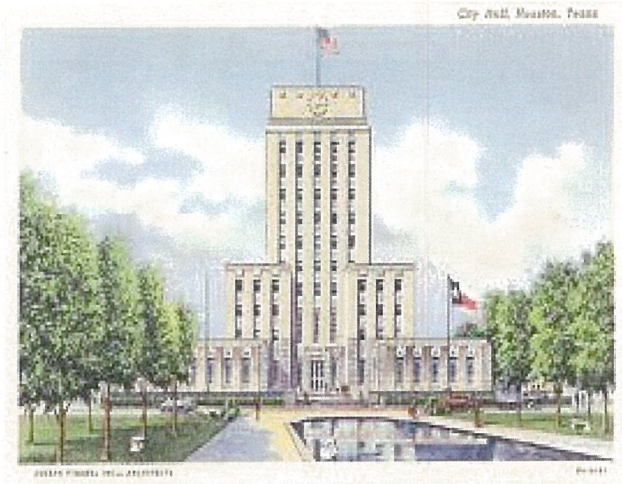
MSD Depiction



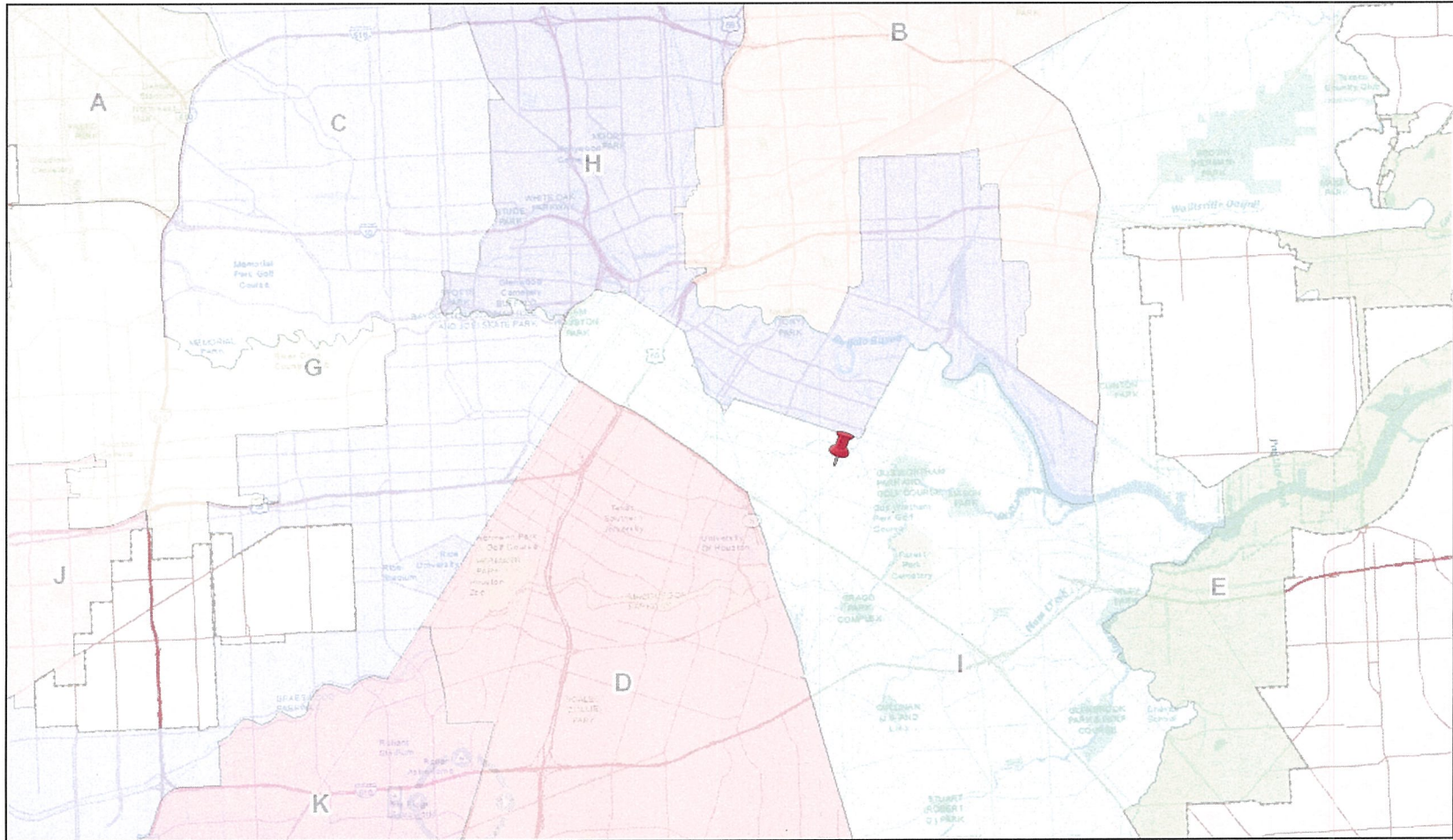
Municipal Setting Designations (MSDs)

What is an MSD?

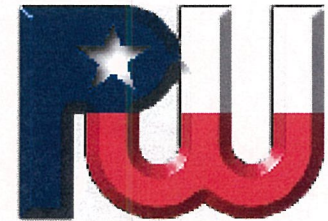
- It is a State Program
 - Administered by the Texas Commission on Environmental Quality (TCEQ)
 - Requires Local Support
- Article 13 of Chapter 47
 - Public Hearing Required



5425 Polk Street

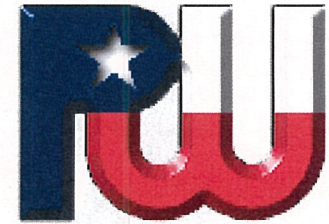


Baker Hughes, Inc.



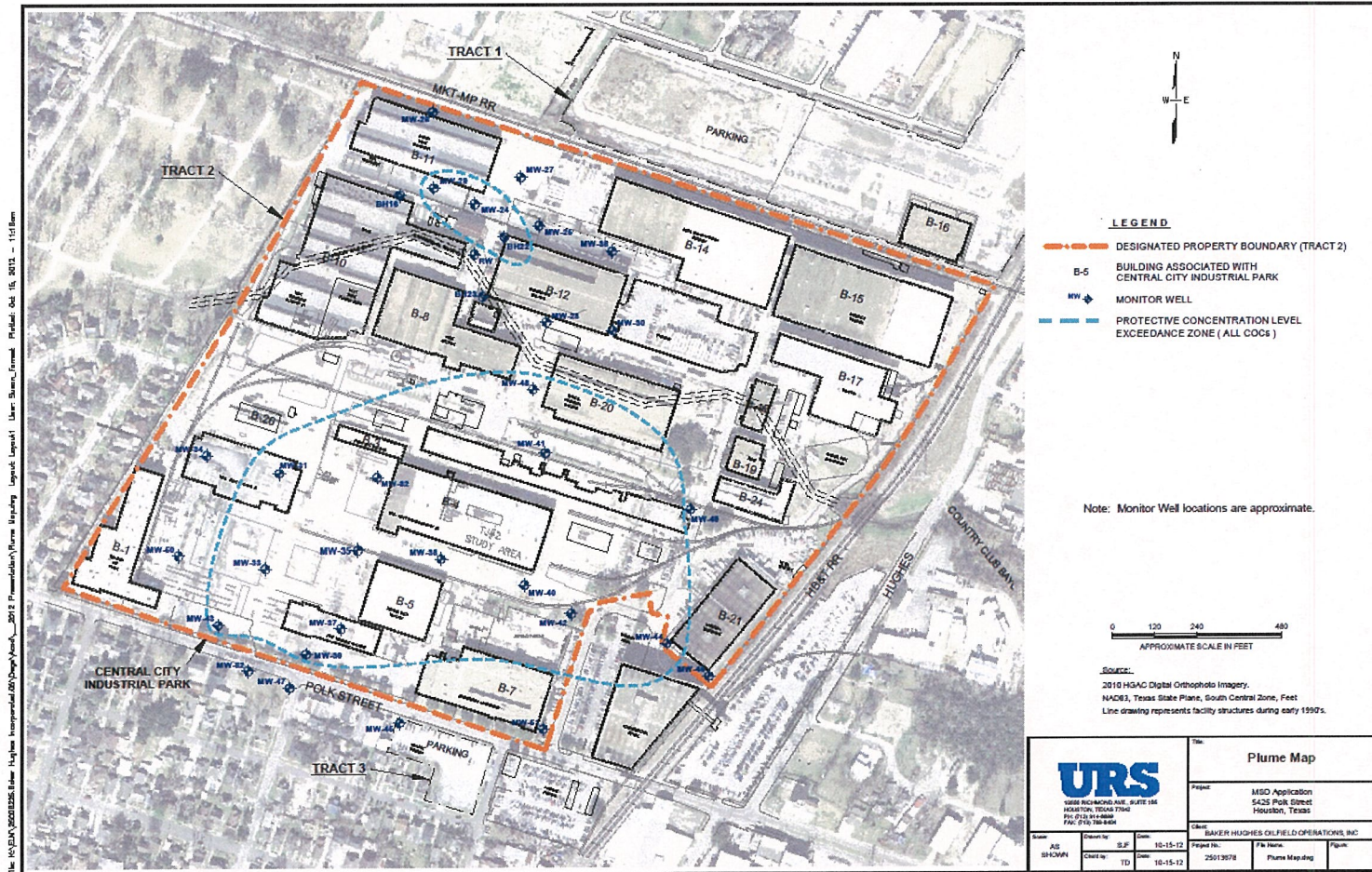
- Consists of 77-acres
- Hughes Tool operated a drill bit and tool manufacturing facility at the site starting in the 1920's
- Hughes Tool later merged with Baker Oil Tools and became Baker Hughes, Inc.
- Baker Hughes ceased operations at the site in 1992
- Baker Hughes sold the Property to Pelec in 2006

Baker Hughes, Inc.



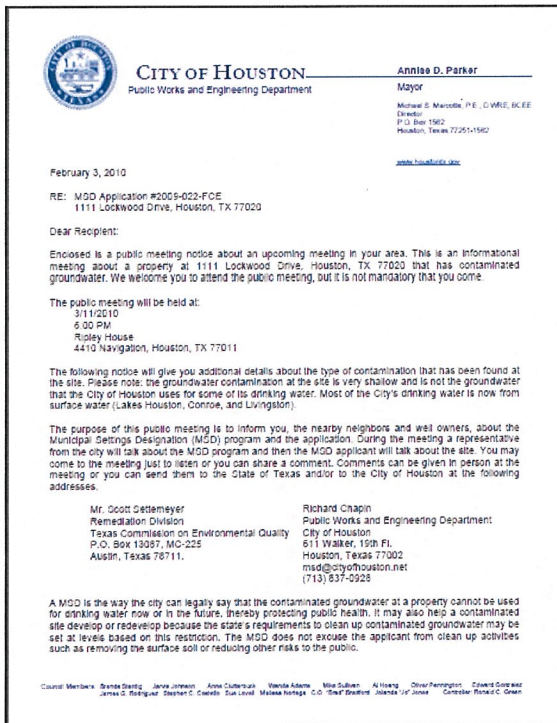
- Current Site owner is Pelec Central City, Ltd.
 - Pelec operates the facility as an industrial park, leasing to various entities
- Baker Hughes, Inc. sold the property to Pelec in 2006 and retained environmental monitoring and remediation obligations associated with past operations
- Anticipated future use of the site will remain commercial/industrial

Baker Hughes, Inc.



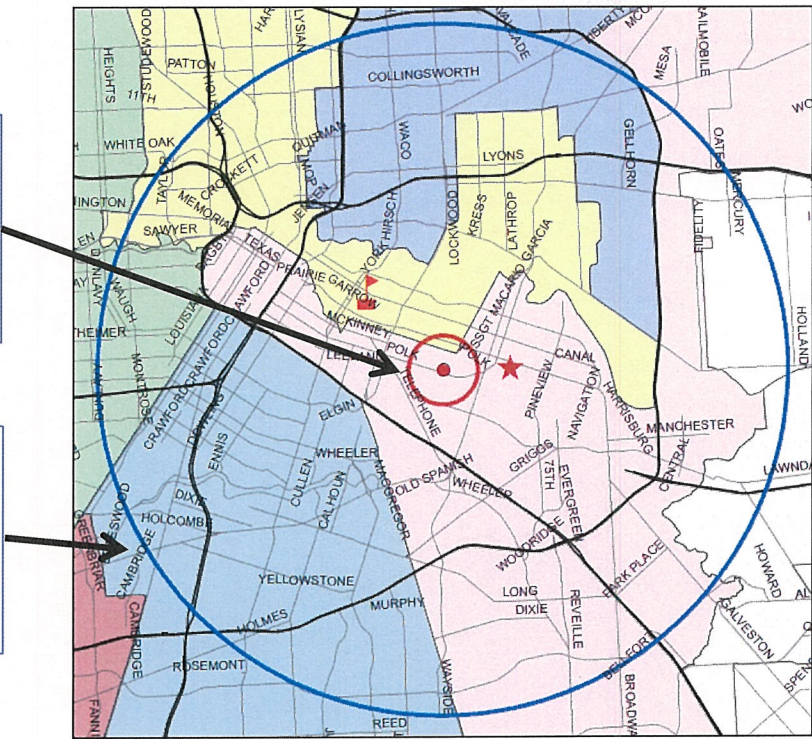
File: H:\ECHO\20100205 Baker Hughes Incorporated\2010\2010 Plume\Plume\Plume Map.dwg User: Steve.Evans Date: 10/15/2012 1:15:18 PM

MSD Notice Letters



Property Owners
First-Class Mail
1/2-Mile Radius
City Requirement

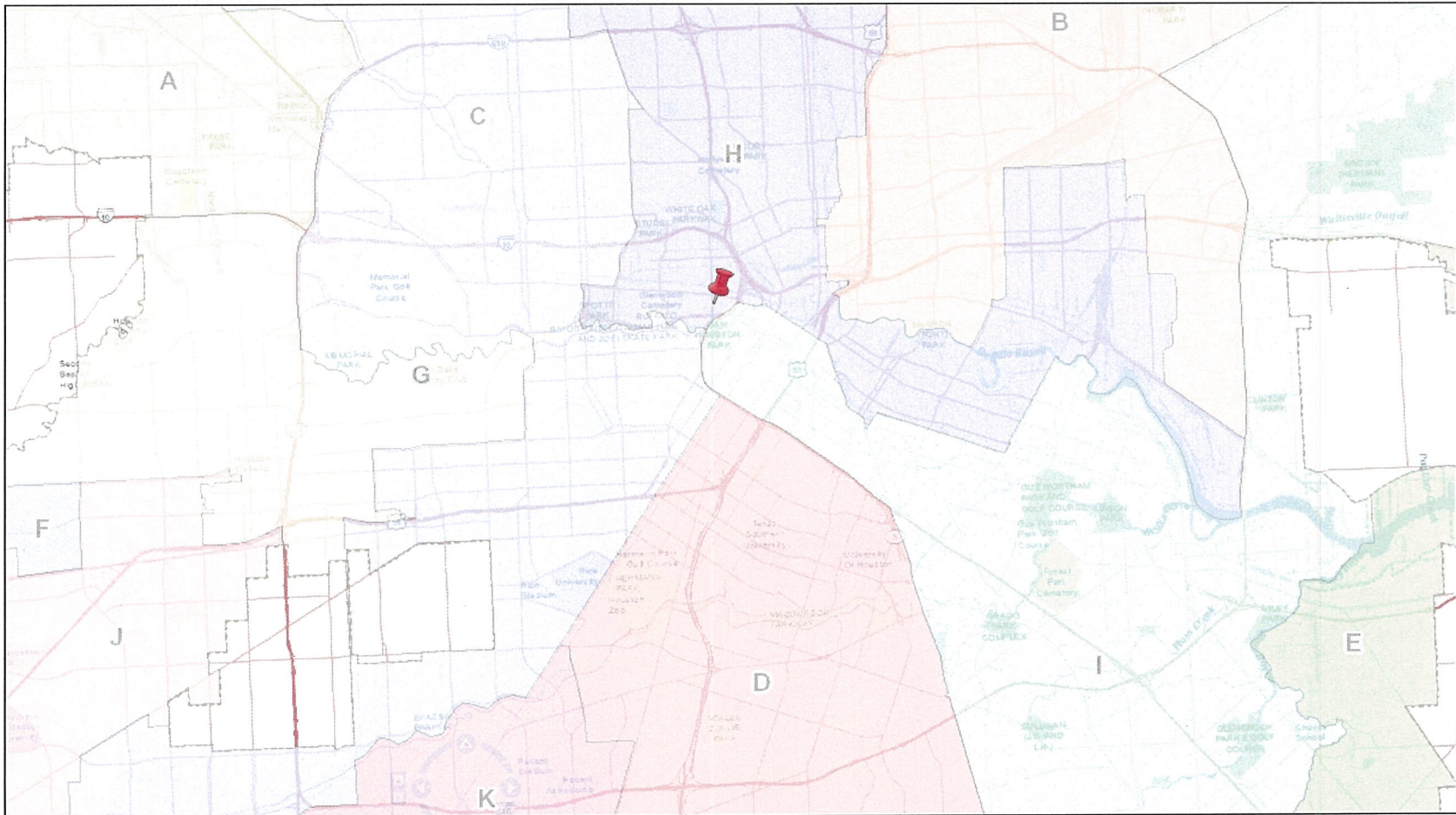
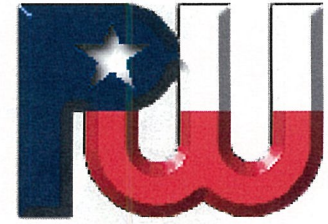
Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



If you received a notice through certified mail that means you have a water well according to the State's records

Municipal Setting Designations (MSDs)

1216 Houston Avenue & 1300 Dart Street



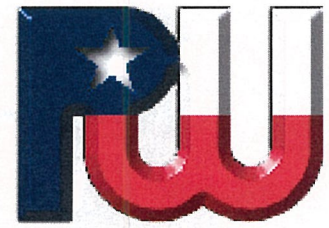


Two Property Owners

- 1216 Houston Avenue
 - 1216 Houston Avenue, Ltd.
 - Vacant Lot
- 1300 Dart Street
 - City of Houston
 - HPD Impound Lot



1216 Houston Ave, Ltd.



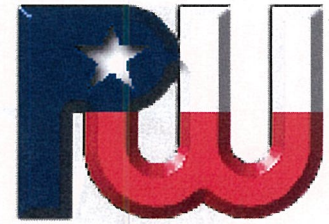
- Former Triple D Uniform and Supply
- Consists of approximately 1.2-acres
- Developed with dry cleaners intermittently since 1920s
- Former aboveground and underground storage tanks
- Buildings demolished in 2007, land is currently vacant
- Anticipated future use is to be a residential development

City of Houston



- HPD Impound Lot
- Consists of approximately 2.6-acres
- Automobile impound lot from 1980s to present
 - Storage of burnt and wrecked vehicles
 - Automobiles crushed on site until September 2000
 - Fleet maintenance area
- Anticipated future use is to remain as an impound lot

1216 Houston Avenue, Ltd. City of Houston



MSD Notice Letters



CITY OF HOUSTON
Public Works and Engineering Department

Annis D. Parker
Mayor

Michael S. Mansell, P.E., D.WRE, SCEE
Director
P.O. Box 1562
Houston, Texas 77251-1562
www.houstontx.gov

February 3, 2010

RE: MGD Application #2009-022-FCE
1111 Lockwood Drive, Houston, TX 77003

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 1111 Lockwood Drive, Houston, TX 77003 that has contaminated groundwater. We welcome you to attend the public meeting, but it is not mandatory that you come.

The public meeting will be held at:
3:11 PM
6:00 PM
Ripley House
4410 Navigation, Houston, TX 77011

The following notice will give you additional details about the type of contamination that has been found at the site. Please note: the groundwater contamination at the site is very shallow and is not the groundwater that the City of Houston uses for some of its drinking water. Most of the City's drinking water is now from surface water (Lakes Houston, Conroe, and Livingston).

The purpose of this public meeting is to inform you, the nearby neighbors and well owners, about the Municipal Settings Designation (MSD) program and the application. During the meeting a representative from the city will talk about the MSD program and then the MSD applicant will talk about the site. You may come to the meeting just to listen or you can share a comment. Comments can be given in person at the meeting or you can send them to the State of Texas and/or to the City of Houston at the following addresses:

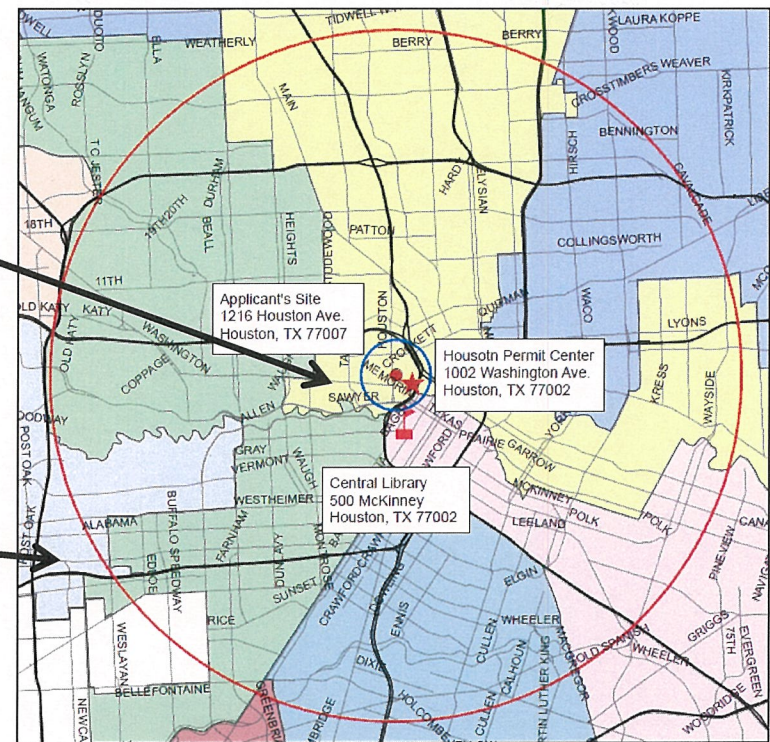
Mr. Scott Gettemeyer Remediation Division Texas Commission on Environmental Quality P.O. Box 13087, MC-225 Austin, Texas 78711.	Richard Chapin Public Works and Engineering Department City of Houston 611 Walker, 15th Fl. Houston, Texas 77002 msdg@cityofhouston.net (713) 937-0928
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A MSD is the way the city can legally say that the contaminated groundwater at a property cannot be used for drinking water now or in the future, thereby protecting public health. It may also help a contaminated site develop or redevelop because the state's requirements to clean up contaminated groundwater may be set at levels based on this restriction. The MSD does not excuse the applicant from clean up activities such as removing the surface soil or reducing other risks to the public.

Council Members: Sandra Herd, Jane Jensen, Anni Clements, Heidi Adams, Mia Solari, Al Hwang, Oliver Fernandez, Edward Gonzalez, James D. Rodriguez, Stephen C. Cavazos, Luis Lovato, Melissa Metzger, C.C. "Ray" Swadlow, Juanda Jr. Jones, Carolee Rankin, C. Green

Property Owners
First-Class Mail
1/2-Mile Radius
City Requirement

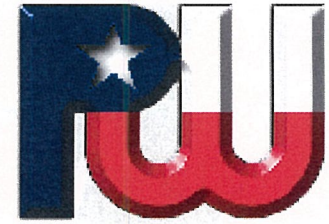
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Municipal Setting Designations (MSDs)

Contact Information



Jedediah Greenfield
Program Manager

Public Works & Engineering
City of Houston,
1002 Washington, 2nd Floor
Houston, Texas 77002



msd@houstontx.gov
(832) 394-9005

Municipal Setting Designations (MSDs)