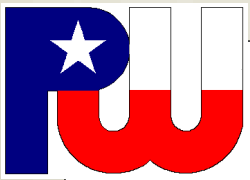


# Municipal Setting Designations

Mark A. Wooten Jr.  
Program Manager

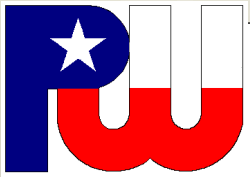




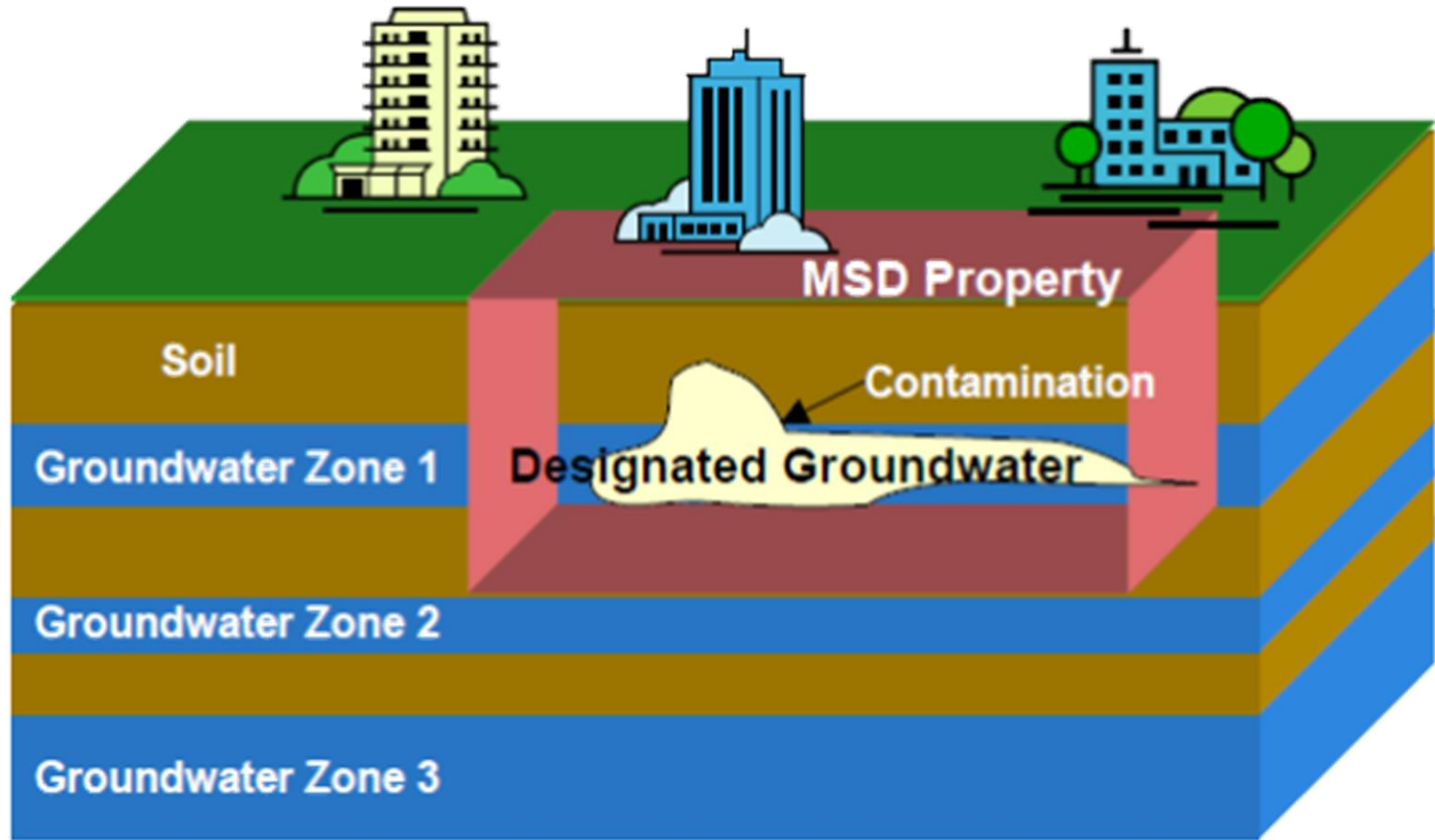
# What is an MSD?

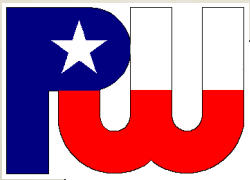
- A **voluntary** deed restriction that prohibits the use of impaired groundwater as potable water
  - A tool property owners can use to address environmental impairments to groundwater
  - Allows reinvestment and redevelopment of impaired properties
- A public health protection





# MSD Depiction

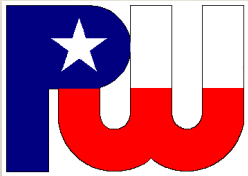




# What is an MSD?

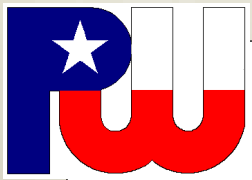
- It is a State Program
  - Administered by the Texas Commission on Environmental Quality (TCEQ)
  - Requires Local Support
- Article 13 of Chapter 47
  - Public Hearing Required





# 1503 North Post Oak Road

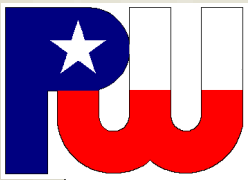




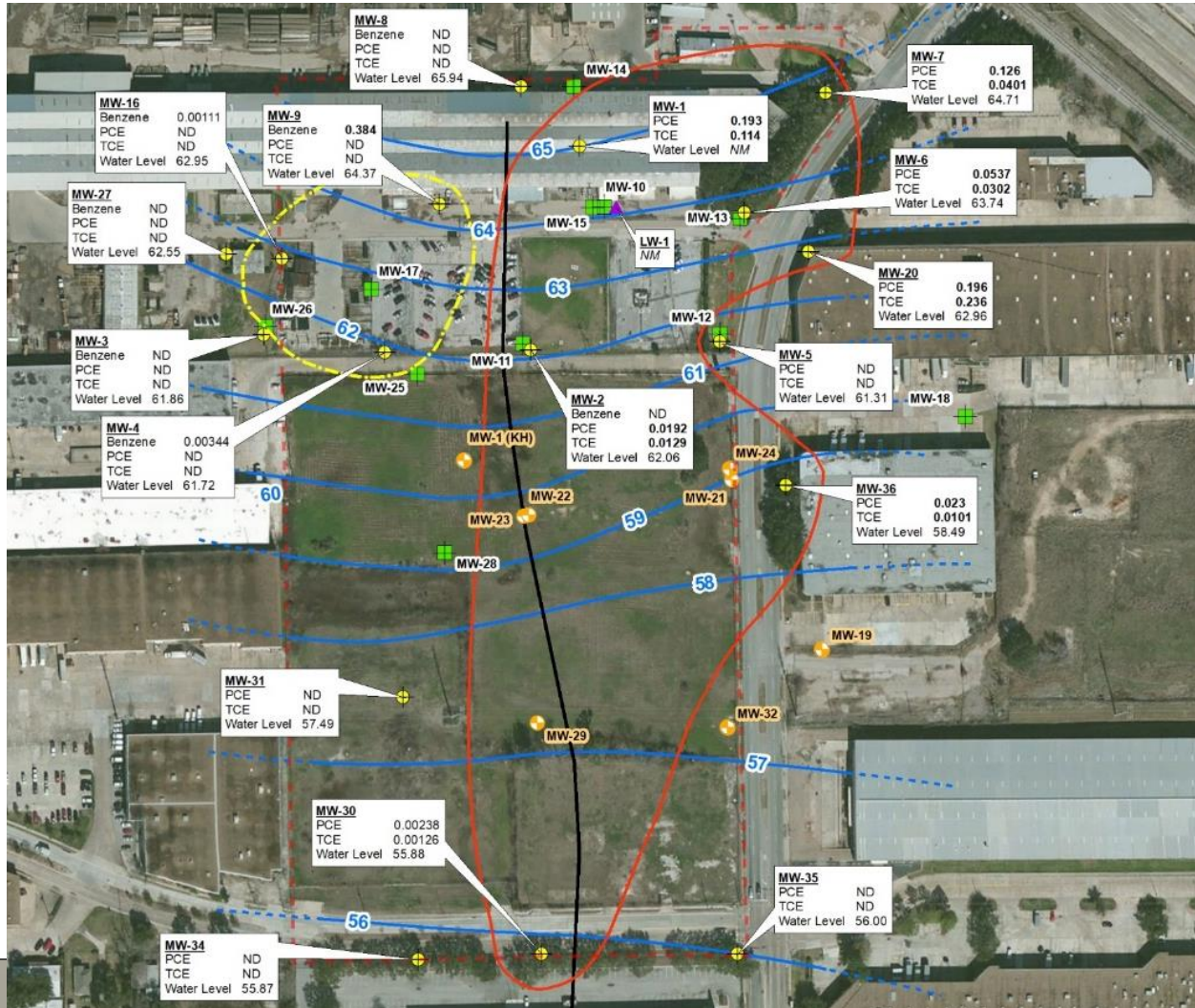
# AK Steel Corporation

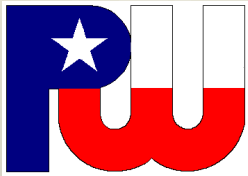
- 24 Acres
- AK Steel operated a rolled steel products manufacturing business 1945 – 1994; sold to TT Investment Company.
- Historic and current manufacturing operations involve the manufacture of carbon steel pipe products.
- Voluntary Cleanup Program VCP 0340, 462






# Groundwater Impacts





# MSD Notice Letters

 **CITY OF HOUSTON**  
Houston Public Works

**Sylvester Turner**  
Mayor

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
832.395.2900  
www.publicworks.houstontx.gov

August 16, 2019

**RE: MSD Application #2015-083-TTC, 1503 North Post Oak Road, Houston, Texas 77055**

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 1503 North Post Oak Road, Houston, Texas 77055 that has low levels of contaminated groundwater beneath their property. This application was submitted by AK Steel Corporation (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not** affected, nor are any of the local water wells affected by the contamination at this site. The following notice will give you additional details about the type of contamination that has been found at the site. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**  
When: September 17, 2019 at 6:00 PM  
Where: Trini Mendenhall Community Center  
1414 Wirt Road, Houston, Texas 77055

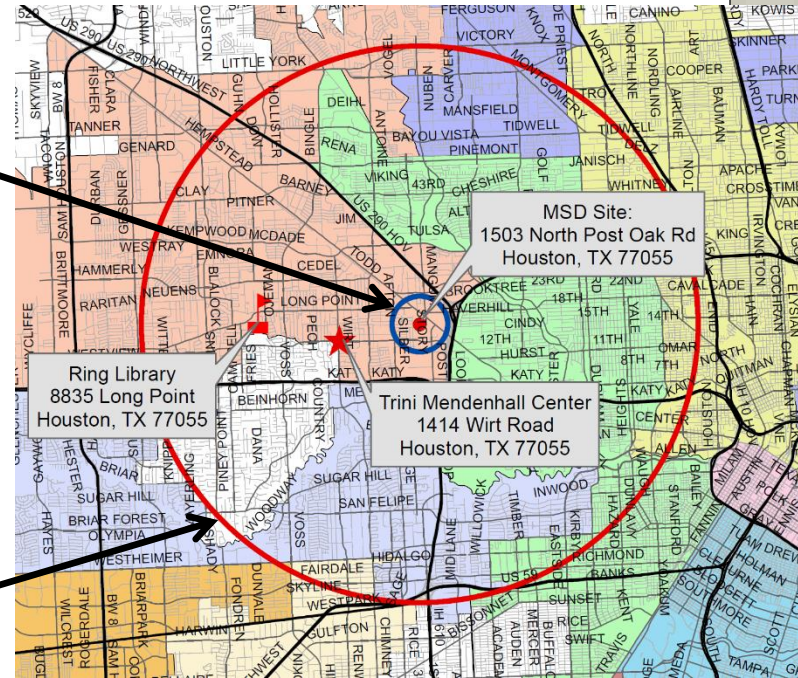
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/pds/municipal-settings-designation.html>), for the permitting agency that has provided information pertaining to your property and contact that agency. **The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.** If you received the notice through the regular mail it is because you own property within a half-mile of the site.

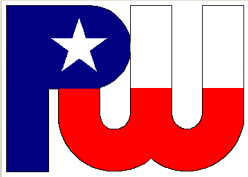
Council Members: Brenda Starob, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Karla Cisneros, Robert Gallegos, Mike Linder, Martha Costello Talam, Mike Knox, David W. Robinson, Michael Kubacki, Amanda K. Edwards, Jack Christie  
Controller: Chris B. Brown

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

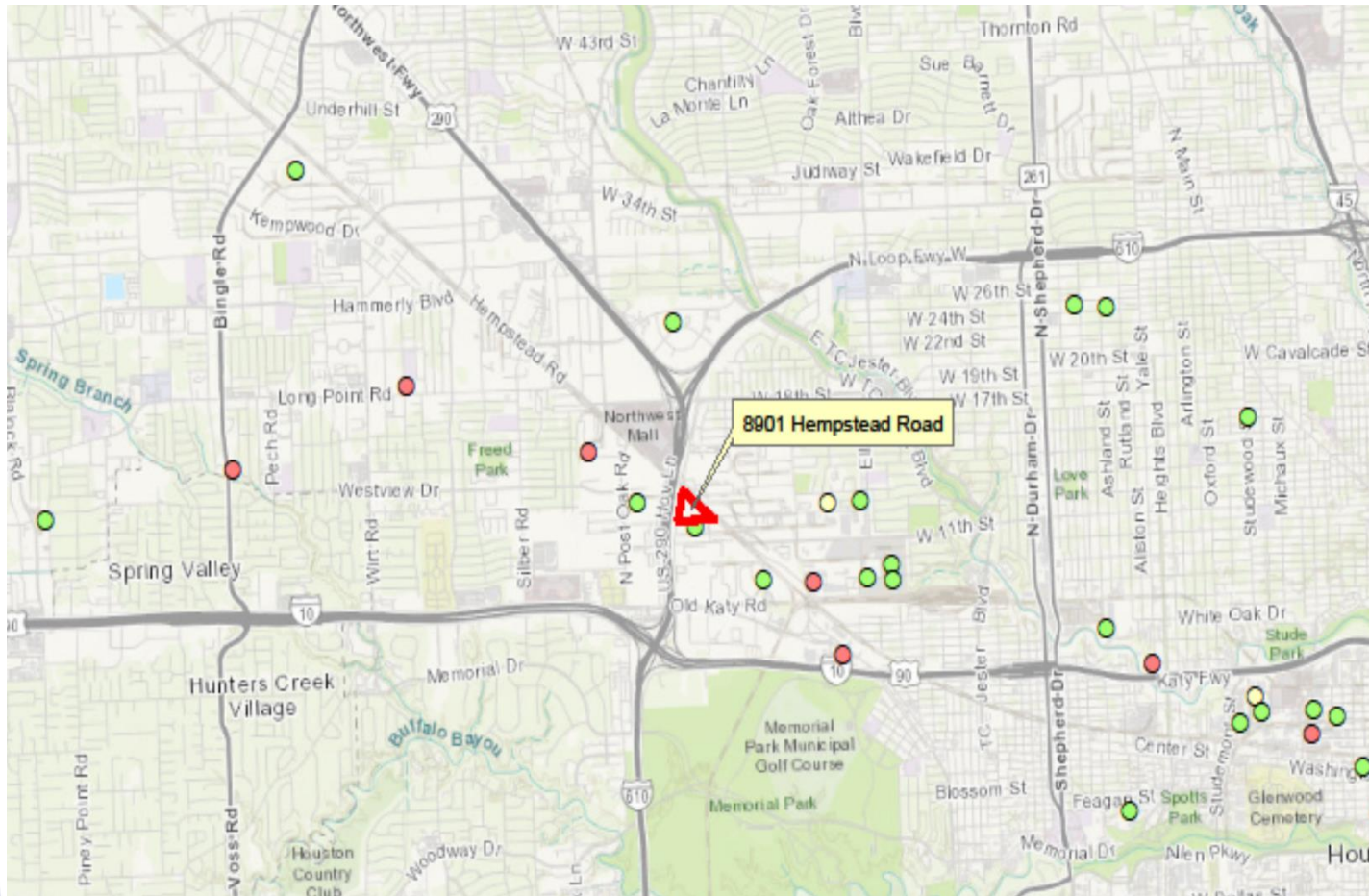
Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement

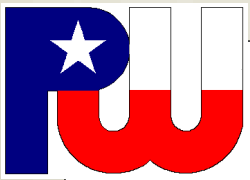






# 8901 Hempstead Road



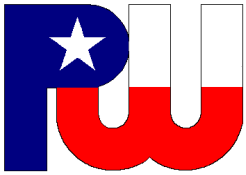


# Stauffer Management Company, LLC

- 13.5 acres
- The former Stauffer Chemical Company formulated pesticides, herbicides, and fungicides at the facility between 1948 and 1973.
- Facility dismantled and decommissioned in 1977.
- Groundwater remediated for over 30 years between 1983 and 2016.
- Industrial and Hazardous Waste Correct Action Program No. 31181







# MSD Notice Letters



CITY OF HOUSTON  
Houston Public Works

Sylvester Turner

Mayor

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
832.395.2500  
www.publicworks.houstontx.gov

August 23, 2019

RE: MSD Application #2018-122-SCC, 8901 Hempstead Road, Houston, TX 77055

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 8901 Hempstead Road, Houston, TX 77055 that has low levels of contaminated groundwater beneath their property. This application was submitted by Stauffer Management Company, LLC (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not** affected, nor are any of the local water wells affected by the contamination at this site. The following notice will give you additional details about the type of contamination that has been found at the site. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: September 26, 2019 at 6:00 PM  
Where: Trini Mendenhall Community Center  
1414 Wirt Rd, Houston, TX 77055

You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

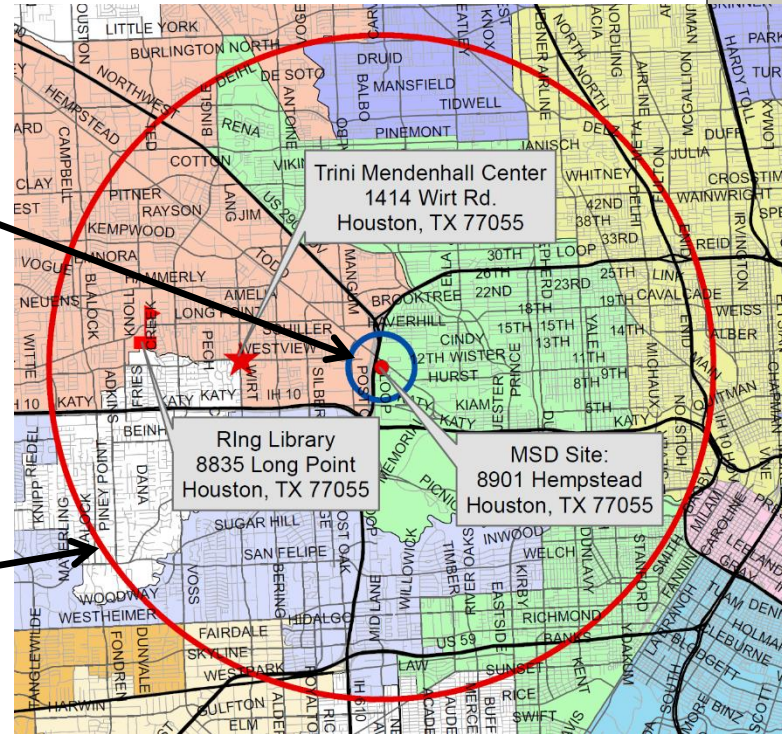
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/pds/municipal-settings-designation.html>) for the permitting agency that has provided information pertaining to your property and contact that agency. **The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.** If you received the notice through the regular mail it is because you own property within a half-mile of the site.

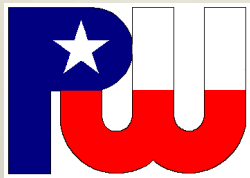
Council Members: Brenda Stangley, Jerry Davis, Elton R. Cohen, Dwight A. Boykins, David Martin, Shiroo Lu, Greg Travis, Karla Cisneros, Robert Callegos, Mike Lester, Martha Castaneda, Mike Knox, David W. Robertson, Michael Kubacki, Amanda K. Edwards, Jack Christie

Controller: Chris B. Brown

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

Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement





# **Contact Information**

**Mark A. Wooten Jr.**

**Program Manager**

**Houston Public Works  
1002 Washington, 3<sup>rd</sup> Floor  
Houston, Texas 77002**

**[msd@houstontx.gov](mailto:msd@houstontx.gov)**

**(832) 394-9003**

