

Municipal Setting Designations

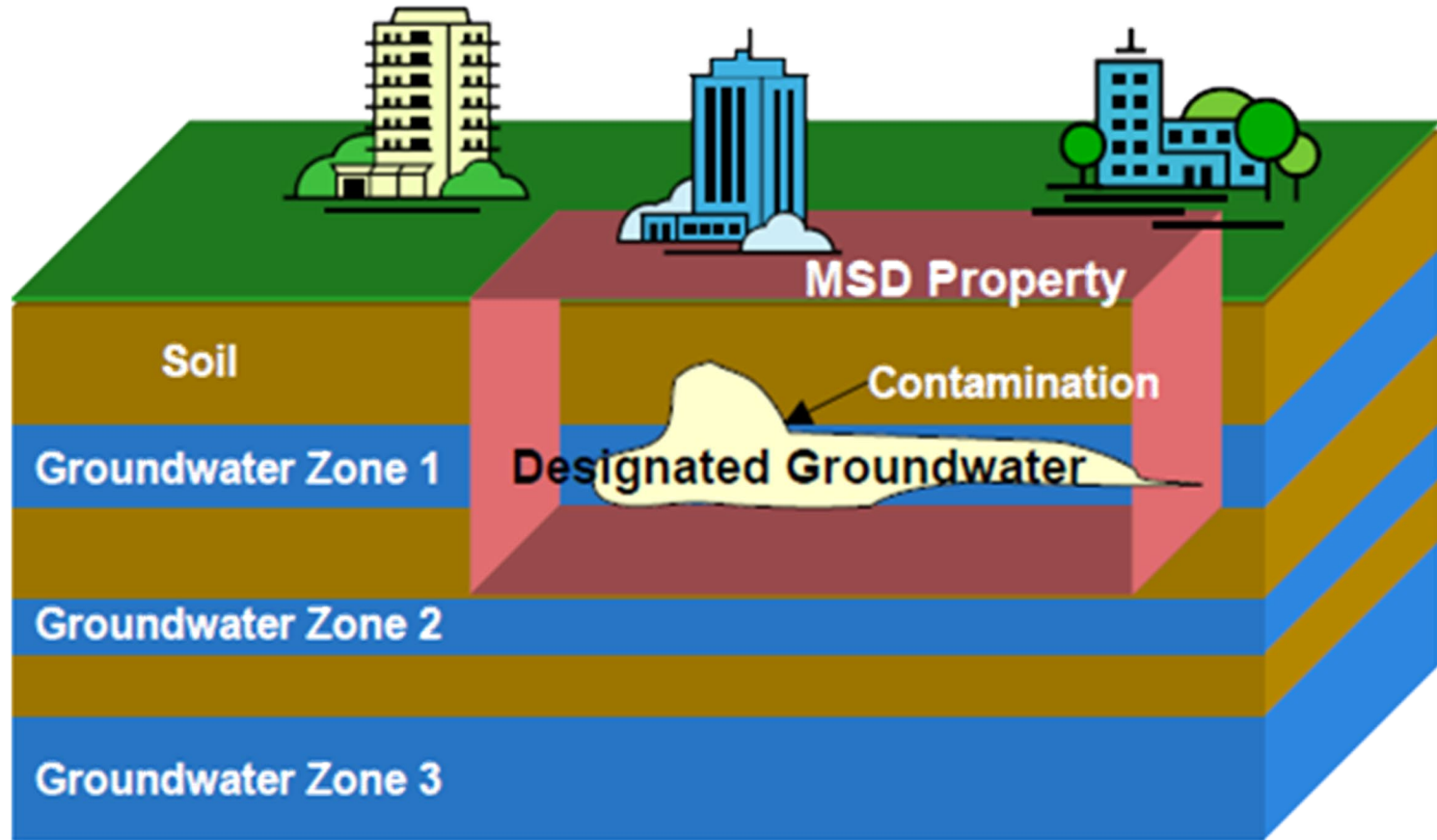
Mark A. Wooten Jr.
Program Manager



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



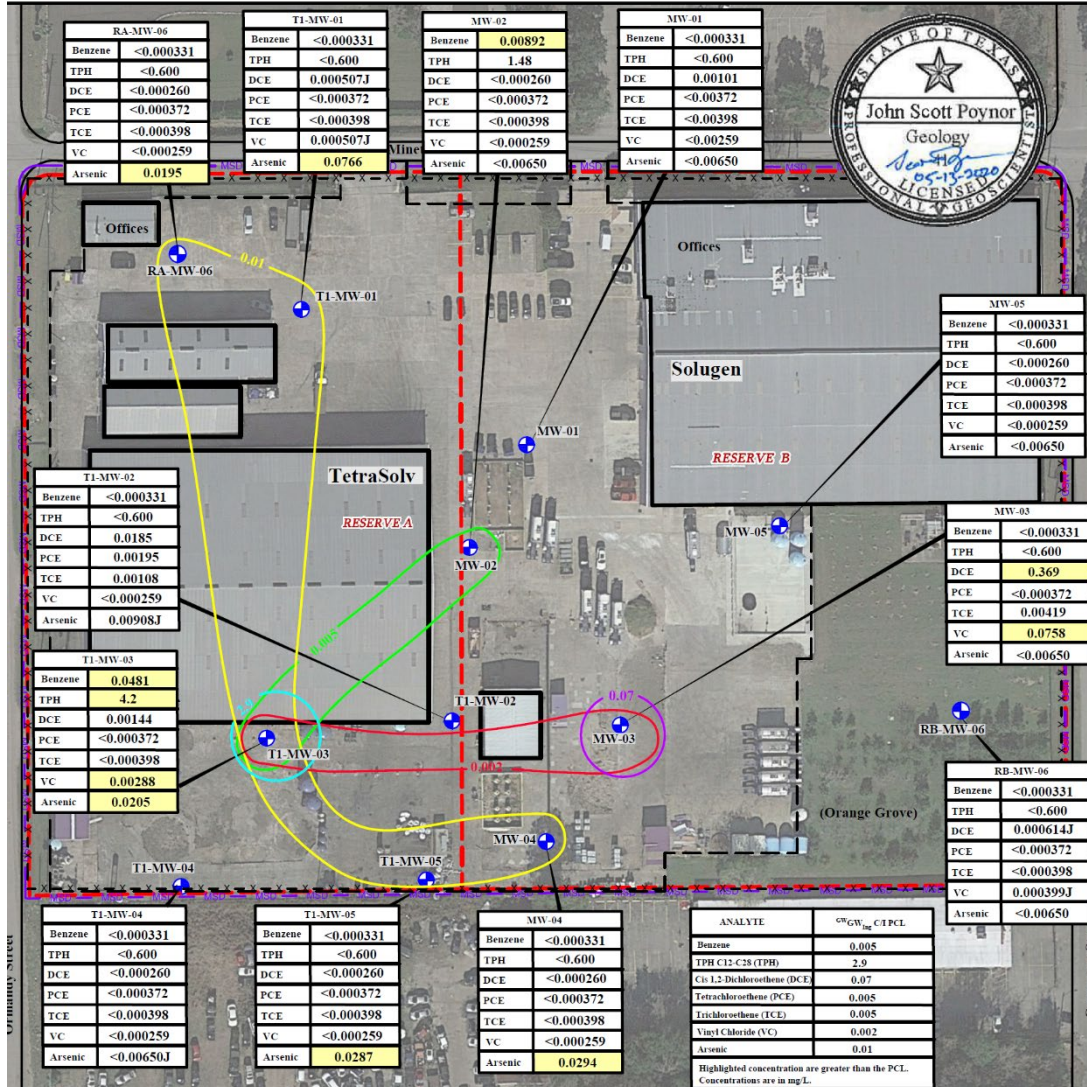
14549 Minetta Street



Equity Resource Partners – Houston LLC

- 8.7 Acres
 - Tract 1: 3.7 acres
 - Tract 2: 5.0 acres
- 1966 - 1980: Developed as an oil refinery (S&R Oil Co.)
- 1980 – 2017: Developed by Marcus Oil & Chemical as a polyethylene wax manufacturing facility
- 2018: Equity Resource Partners Houston LLC acquired property
- 2018 – 2019: All above ground former process units and piping dismantled and removed from property
- Voluntary Cleanup Program VCP
 - Tract 1: VCP No. 3026 (2019)
 - Tract 2: VCP No. 2999 (2019)

Groundwater Impacts



MSD Notice Letters



March 12, 2021

RE: MSD Application #2020-144-MOC, 14549 Minetta Street, Houston, TX 77035

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 14549 Minetta Street, Houston, TX 77035 that has low levels of contaminated groundwater beneath their property. This application was submitted by Equity Resource Partners - Houston, 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. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

Public Meeting Information:

When: April 12, 2021 at 6:00 PM

Virtual: Microsoft Teams Platform

For meeting link and additional project information go

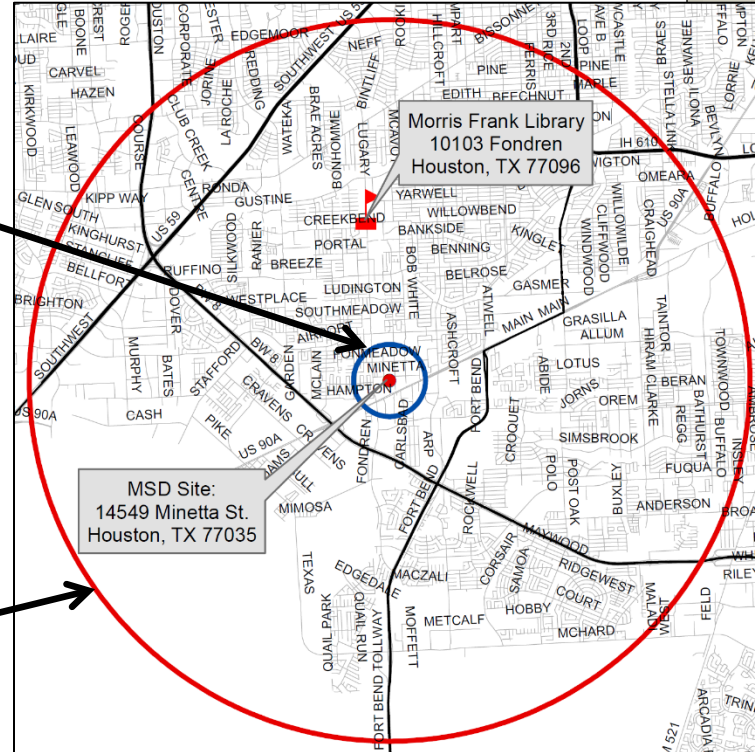
to: <https://www.publicworks.houstontx.gov/msd-calendar>

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/msd>), 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.

Property Owners
First-Class Mail
½-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



1370 East 40th Street



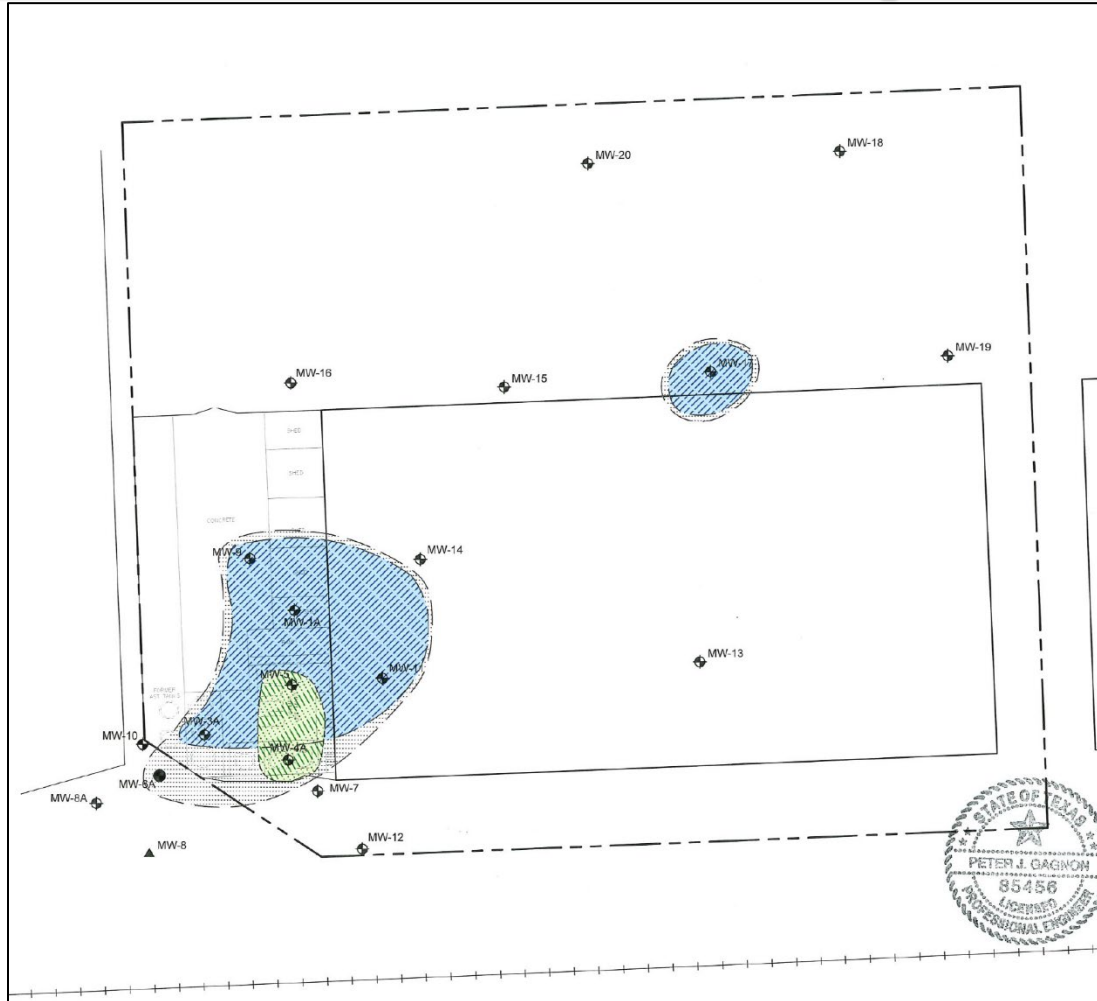
Illinois Tool Works Inc.

- 7.3 acres
- Formerly operated by Childers Products Co.
- Site was previously used to manufacture coatings, adhesives, sealants, and to fabricate metal jackers for insulation
- 4 underground storage tanks, 8 aboveground storage tanks, and a former concrete wastewater holding tank were located in the southwest portion of the Site
- Tanks were removed in 1986 and 1991

Illinois Tool Works Inc.

- Childers ceased chemical product manufacturing in 1991
- Illinois Tool Works acquired Childers and operated until 2019
- Voluntary Cleanup Program VCP No. 1387 (2002)

Groundwater Impacts



MSD Notice Letters



March 18, 2021

RE: MSD Application #2020-147-FCS, 1370 East 40th Street, Houston, Texas 77022

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 1370 East 40th Street, Houston, Texas 77022 that has low levels of contaminated groundwater beneath their property. This application was submitted by Illinois Tool Works, Inc. (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. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

Public Meeting Information:

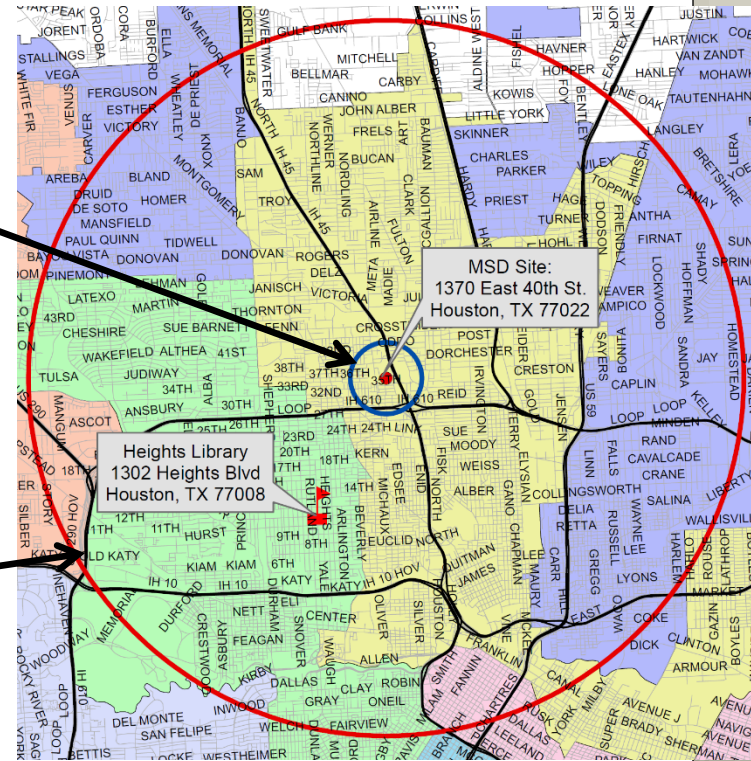
When: April 15, 2021 at 6:00 PM
 Virtual: Microsoft Teams Platform
 For meeting link and additional project information go to: <https://www.publicworks.houstontx.gov/msd-calendar>

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.

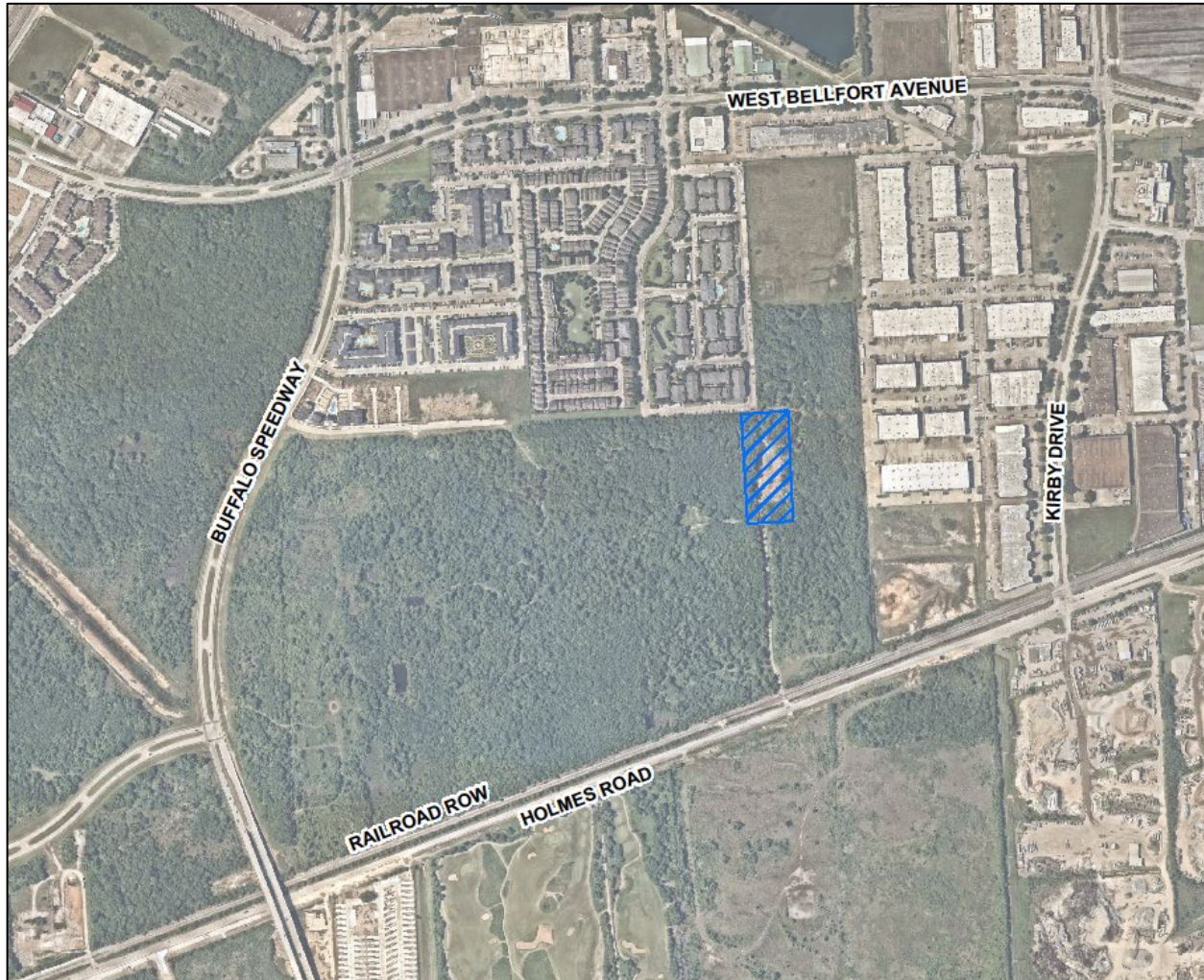
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. 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/msd>), 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.

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 State Requirement



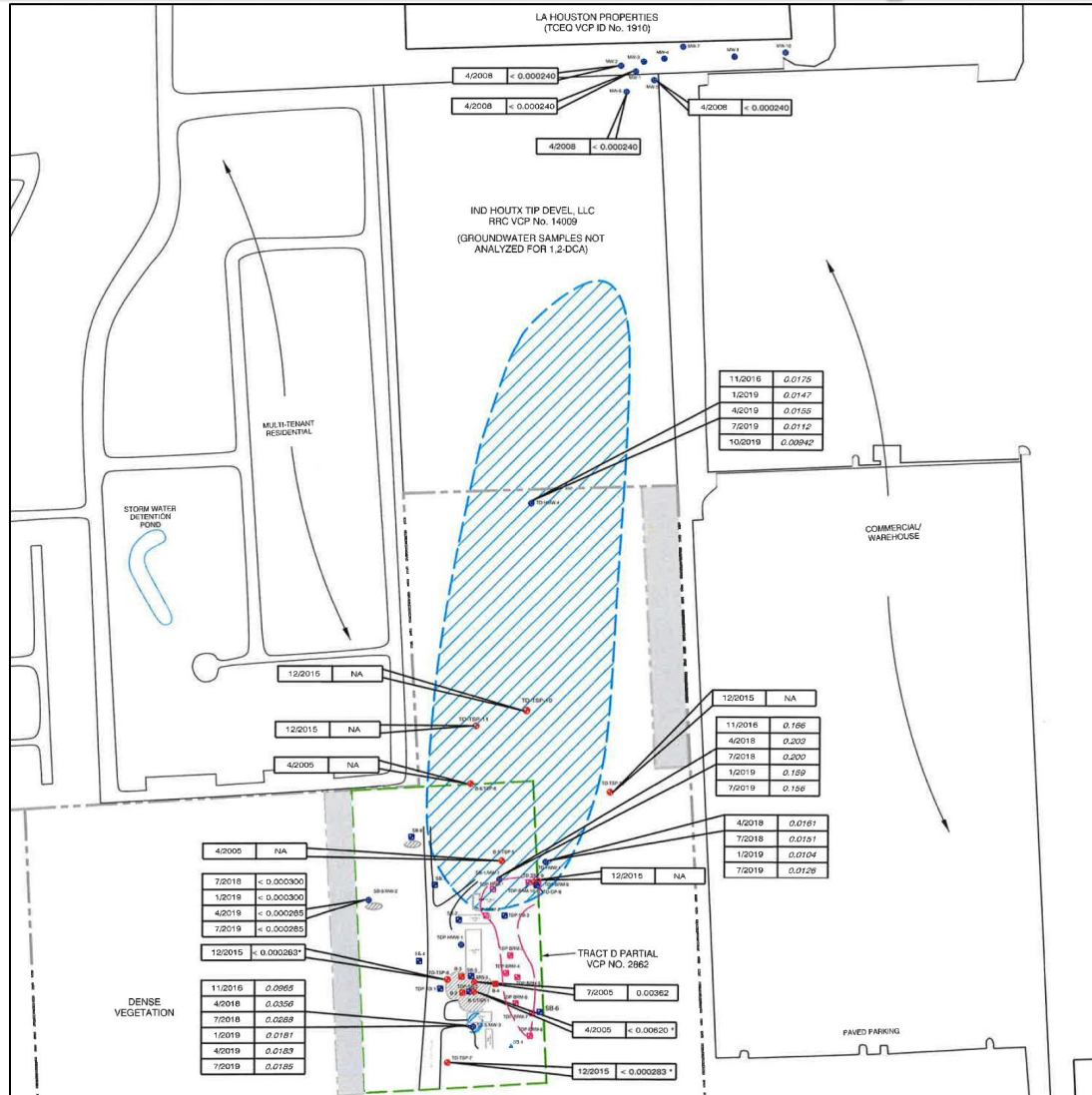
0 Holmes Road



The University of Texas System

- 3.585 Acres
- Site was developed with a Specialty Polymer facility that operated from the late 1970s through 1983 when the site was abandoned
- The UT System purchased Tract D in 2017 for possible future development
- The site is currently vacant
- Voluntary Cleanup Program VCP No. 2862 (2017)

Groundwater Impacts



MSD Notice Letters



April 7, 2021

RE: MSD Application #2020-139-SPF, 0 Holmes, Houston, TX 77054

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 0 Holmes Road, Houston, TX 77054 that has low levels of contaminated groundwater beneath their property. This application was submitted by The University of Texas System (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. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

Public Meeting Information:

When: May 6, 2021 at 6:00 PM
 Where: Microsoft Teams Platform
 For meeting link and additional project information go to: <https://www.publicworks.houstontx.gov/msd-calendar>

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.

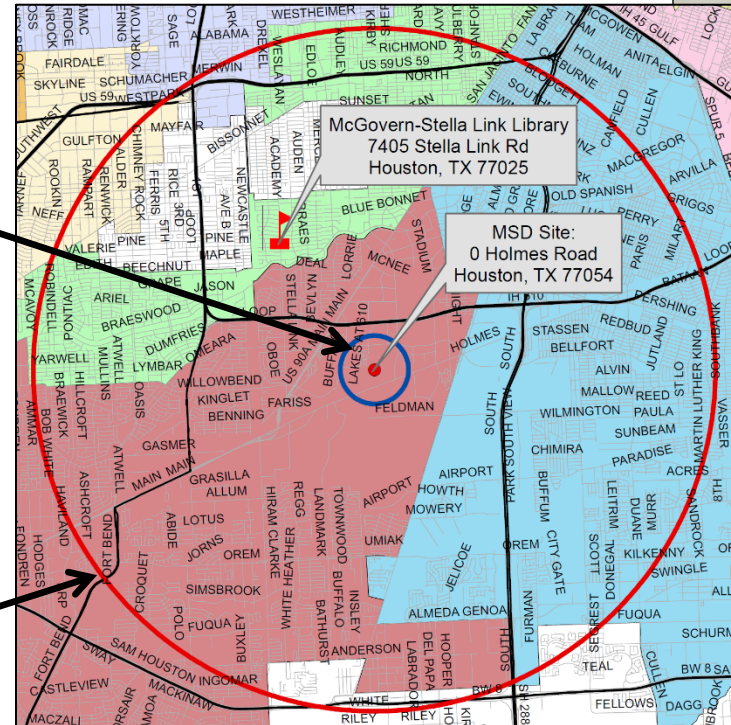
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. 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/msd>), 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.

The groundwater contamination at the site is very shallow and is not the groundwater that the City of Houston uses for its drinking water. Most of the City's drinking water is now from surface water (Lakes Houston, Conroe, and Livingston and the Trinity River).

PO Box 1562 | Houston, Texas 77251-1562 | HoustonPublicWorks.org
 Capital Projects | Customer Account Services | Houston Permitting Center | Houston Water | Transportation & Drainage Operations

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 City Requirement

Water Well Owners
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 State Requirement



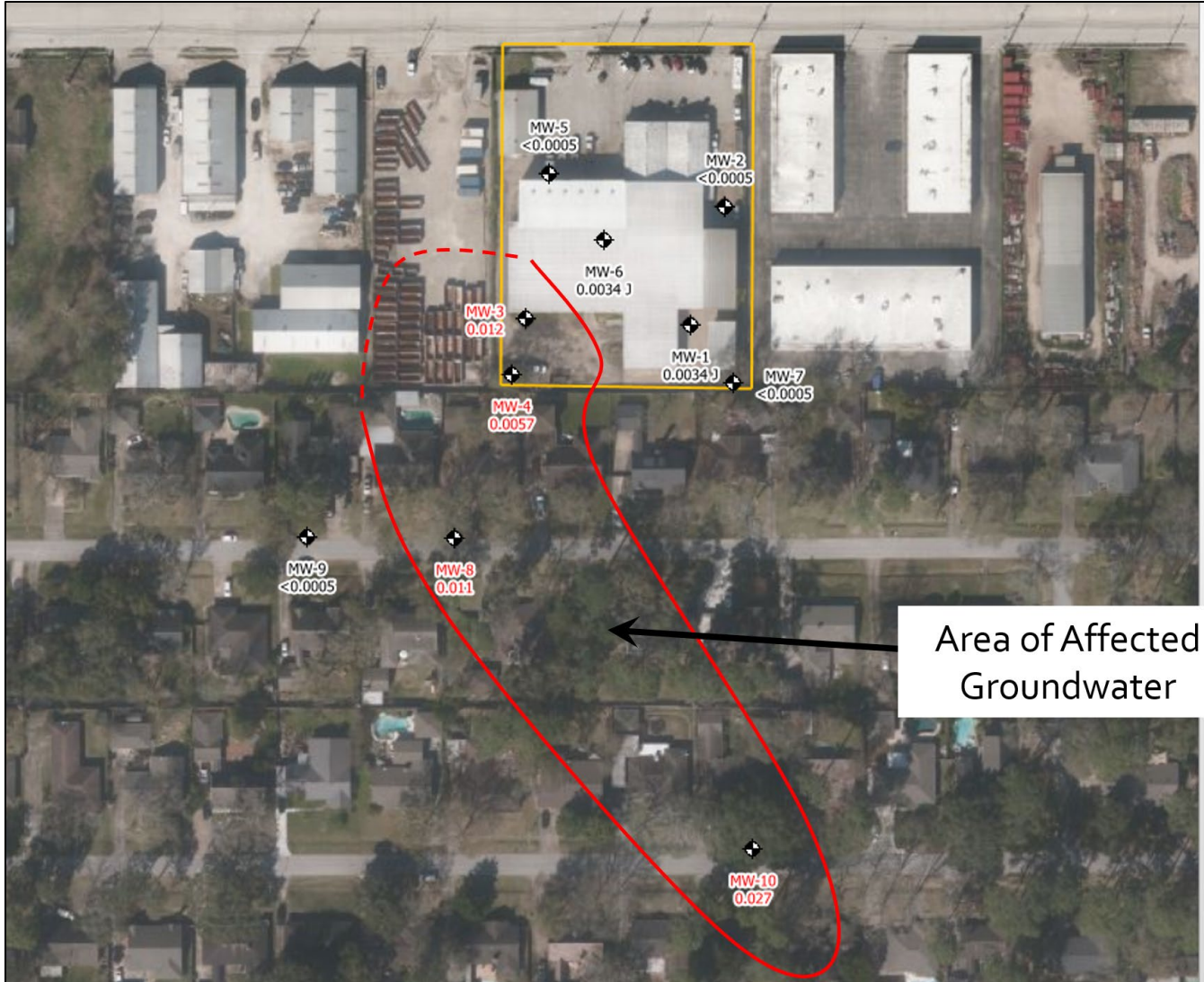
3517 Pinemont



Kirksey Machine Co., Inc.

- 1.769 Acres
- Kirksey Machine operated on the east portion of the property beginning in the early 1960s as a machine shop and manufacturing facility.
- In 2016, Kirksey Machine sold the property and relocated the operations.
- Property is currently occupied by Sky High Party Rentals.
- Voluntary Cleanup Program VCP No. 2817 (2016)

Groundwater Impacts



MSD Notice Letters



May 5, 2021

RE: MSD Application #2020-145-KSM, 3517 Pinemont, Houston, TX 77018

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 3517 Pinemont, Houston, TX 77018 that has low levels of contaminated groundwater beneath their property. This application was submitted by Kirksey Machine Co., Inc. (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. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

Public Meeting Information:

When: June 3, 2021 at 6:00 PM
 Where: Microsoft Teams Platform
 For meeting link and additional project information go to: <https://www.publiworks.houston.tx.gov/msd-calendar>

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.publiworks.houston.tx.gov/msd>), 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.

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Water Well Owners
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 State Requirement



Contact Information

Mark A. Wooten Jr.

Program Manager

Houston Public Works

1002 Washington, 3rd Floor

Houston, Texas 77002

mark.wooten@houstontx.gov

msd@houstontx.gov

(832) 394-9003