



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

**Final Minutes of the  
Broadway-Pantano Water Quality Assurance Revolving Fund (WQARF) Site  
Community Advisory Board (CAB) Meeting – 40<sup>th</sup> meeting**

January 9, 2008, 6:30 - 8:00 p.m.  
Eastside City Hall, Room A  
7575 E. Speedway Blvd.  
Tucson, Arizona

E-5460.14.6.1.2

CAB Members Present: Cheri Bludau, Mark Brusseau, Judy Burns, Carla Casler, Janet Marcus, Aubrey McMullen, Jackie Olson, Bill Petroustson, Jean Sabo, Michael Smith

CAB Members Absent: Dolores Fife, James Garrett, Mike Mahan, Wanda Ryckman

ADEQ Staff Present: Gretchen Wagenseller, Project Manager; Eileen Palese, Community Involvement Coordinator

Members of the Public Present: Bruce Prior, Alison Jones, Tom Kimmel, Larry Cox, Gina Mullen

---

The meeting began at 6:35 p.m.

**1. Call to Order/Introductions**

Co-chair Judy Burns conducted introductions of CAB members and public participants.

**2. Approval of Minutes for 9/26/07 CAB Meeting**

(This agenda item was held until a quorum was present at the meeting.) Bill Petroustson moved to approve the minutes from the September 26, 2007, CAB meeting. Janet Marcus seconded the motion. The CAB voted; all were in favor, none opposed.

**3. Site Update plus Q&A**

Alison Jones, environmental manager, City of Tucson Environmental Services Department, said that a presentation by Ralph Marra, Tucson Water, was to take place at this meeting, but he was unable to attend. He has offered to come to the next CAB meeting. The CAB agreed to add his presentation to the next meeting agenda.

Gretchen Wagenseller said that a groundwater sampling event took place in November 2007. She said that it normally takes a month to get the results back from the lab, but this time it took longer for quality control and data verification purposes. She said she did not receive the results in time to prepare a map to distribute to the CAB at the meeting but she did display a map for discussion purposes. She said that the well for the Soil Vapor Extraction (SVE) system, no longer in operation on the Broadway North Landfill, goes 20 feet below the groundwater table. She reported that the reading was only 5.7 parts per billion of PCE, much lower than when the system was put into operation several years ago.

She said the past three samplings performed each quarter have shown PCE concentrations below Aquifer Water Quality Standards levels. The new data will change the shape of the plume. She said the groundwater flow is still to the northwest. One well, WR-358A, has increased in PCE over time. She said discrete interval samplings were done last November at several depths because a vertical gradient exists at the site, which could give an impression that contamination exists at a deeper level than it really is. She said when the maps are finalized she will mail them to the CAB.

She provided the CAB with a Well Screening Diagram to explain the function of the vertical delineation wells installed last fall. She said the wells, WR-273A and WR-353A, were installed in very close proximity and screened to different depths. She also pointed out WR-178A and WR-352A on the map, which she said are near St. Joseph's Hospital. She said the recent sampling provided data to determine if the contamination is 90 feet deep--most likely there is no vertical contamination below the water table.

She said three monitor wells were installed in one location, off Kolb Road on N. Green Hills Avenue between E. Baker Street and E. 5<sup>th</sup> Street. The neighborhood was very cooperative during the well installation, especially after the drillers had problems and it took 6 weeks instead of 4 weeks. The drilling site was also very close to Hudlow Elementary School.

She explained how the most shallow well was dug barely 20 feet below the water table. The intermediate well goes 50–75 feet below the water table, and the deepest well is 105–125 feet below the water table. She said they will do some discrete sampling at 50 feet below the water table and also sample at 75 feet to see if they get a non-detect of contamination, or a lower number. She will provide data on these wells at future meetings.

Gretchen Wagenseller also reported that a rebound test of deep soil gas will take place in a few weeks at the site of the former SVE system on the Broadway North Landfill. She said soil gas testing will also take place in the spring at the Broadway South Landfill using the existing soil gas wells installed there.

She mentioned that a Prospective Purchaser Agreement (PPA) was submitted to ADEQ by SI Hotels. This company purchased one of the parcels on the northwestern part of the Broadway North Landfill which is the least contaminated area. She said the request is still being reviewed by ADEQ.

She also mentioned that other property owners are working under the ADEQ Voluntary Remediation Program at the Broadway South Landfill; the two parcels are in northwest corner of the landfill area. The owners are requesting a “no further action” on the soil contamination in these two locations. If approved, the owners will receive a Declaration of Environmental Use Restriction (DEUR) which will allow for future property owners to know there is landfill waste on the properties. This information will be recorded with the county.

Gretchen Wagenseller further explained that a PPA allows ADEQ to have future access if further work is needed on a site. A PPA also gives property owners some liability protection. She said the purpose of this agreement is to encourage development on vacant land, which discourages wildcat dumping. The CAB discussed how uncontrolled waste was dumped over time in these landfill areas.

She also reported that eight more transducers will be installed in existing wells next month to get real-time information on water levels. This may become critical during times of drought when some wells normally not in use might have to be turned on and pumped.

She said ADEQ is finishing the Scope of Work for the Landfill Operable Unit in March. This has taken time because of the need to wait for a decision about the question of soil gas pathways from the landfill to existing structures.

Janet Marcus asked if there was any information on how the state budget shortfall might affect future WQARF funding. She said a few years ago funds were taken from the WQARF program. The CAB discussed the need to intervene by writing a letter to legislators.

Gretchen Wagenseller said she does not know what is going to happen with the overall state budget, but currently ADEQ has enough money to do the work planned in this fiscal year.

Alison Jones asked whether there is enough money in the WQARF program to complete the groundwater Feasibility Study (FS) and whether the money could be encumbered. Gretchen Wagenseller said she met with the city about the funding for the FS because they expressed concern about the state budget. She said she plans to move ahead with the modeling which has to be done in preparation for the groundwater FS. She said ADEQ is going to contact with Clear Creek Associates, consultants that will perform the work. She said her only concern is that it may be necessary to have the modeling completed before groundwater FS can be written.

She explained the purpose of building a groundwater model. It allows you to test various scenarios to answer the “what if” questions in terms of how to capture the plume. The FS goes into engineering details, so the groundwater models will provide some predictions to base the FS upon.

Jean Sabo asked questions about the safety of building on landfill areas. She asked if there has been any advancement for criteria for safe gas in structures. Gretchen Wagenseller said that there are guidelines for methane, but not for volatile organic compounds. She said the concern is about vapor intrusion into homes.

Alison Jones said that engineers now know how to build structures using vapor barriers. Gretchen Wagenseller said that ADEQ has discussed developing standards with guidance from the Environmental Protection Agency (EPA), but the federal agency has not developed any guidelines to date. She said this is why she does not have any additional information to provide the CAB.

Bill Petrouson asked if the Western Containment System extraction well is back in operation after a recent repair. Alison Jones said that it has been turned back on.

#### **4. Call to the Public**

No one wished to comment.

**5. CAB Outreach Reports**

Judy Burns asked members to report. Cheri Bludau said that she has a 3<sup>rd</sup> grade class that focuses on water issues and she is looking at covering contamination as part of the discussion. Eileen Palese said that when doorhangers are placed in relation to monitor well drilling, that this is a form of outreach.

**6. Other Administrative Business**

There was no other administrative business to report.

**7. Next Meeting Date/Agenda Discussion**

The next meeting of the Broadway-Pantano CAB will be held from 6:30 p.m. to 8:00 p.m., Wednesday, April 9, 2008, at Eastside City Hall, Room A, 7575 E. Speedway, Tucson, AZ. Call Eileen Palese, ADEQ Community Involvement Coordinator, SRO, at (520) 628-6712, or email at palese.eileen@azdeq.gov, for meeting information and proposed agenda.

**8. Adjournment**

The meeting was adjourned at 7:35 p.m.

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

**Minutes prepared by: Eileen Palese 3/25/08  
M:\EJP2008\Broadway-Pantano\BP Minutes 1-9-08**