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Terracon.com

April 7, 2025 – Revised March 4, 2025 - Original

Ms. Cindy Mendez Environmental Services Manager City of Grand Prairie 201 NW 2nd Street, Suite 100 Grand Prairie, Texas 75050

RE: Request for Municipal Setting Designation (MSD) Resolution in Support

Former Matlack Facility

LC-1708

408 113th Street Arlington, Texas

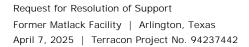
Terracon Project No. 94237442

Dear Ms. Mendez:

Terracon Consultants, Inc. (Terracon), on behalf of Ryder Truck Rental, Inc., is currently pursuing a Municipal Setting Designation (MSD) with the Texas Commission on Environmental Quality (TCEQ) for the Former Matlack site located at 408 113th Street in Arlington, Texas (hereinafter the "site"). On July 22, 2024, a public meeting was held by the City of Arlington regarding the MSD application. On September 3, 2024, the first reading of an Ordinance occurred at the City Council meeting, and on September 17, 2024, the City of Arlington passed an Ordinance in support of the MSD (Ordinance No. 24-053). A copy of the Ordinance is provided in Attachment A.

The purpose of the MSD is to restrict access to and the use of groundwater to protect public health and welfare where the quality of groundwater may present an actual or potential threat to human health. A property is eligible for an MSD if a public drinking water supply system exists that satisfies the requirements of Texas Health and Safety Code Chapter 341 and that supplies or is capable of supplying drinking water to the property for which the MSD is sought and property within one-half mile of the property for which the MSD is sought. The site meets these criteria.

As part of the MSD application, the applicant is required to obtain support from the governing body of each retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the site. A database survey was conducted by GeoSearch, 5-Mile Municipal Setting Designation (MSD) Report and Water Utility Database (WUD) Report of Groundwater Wells (dated June 20, 2018), of water wells owned by municipal and retail public utilities within a five mile radius of the site. The WUD





report identified eight groundwater supply wells operated by the City of Grand Prairie, located within the five mile search radius; however, based on Terracon's communications with the City of Grand Prairie and review of Texas Water Development Board (TWDB) Well Information Reports, all but two of the identified wells have been plugged and abandoned. The two WUD water wells were identified as follows:

Map I D*	WellID	Screened Interval (ft. bgs)	Distance/Direction from Site	Water Usage
5	GH0570048F	1,844 – 1,989	3.51 mi east-northeast	ACTIVE – SEASONAL
6	G0570048E	1,922 – 2,074	3.81 mi east-southeast	ACTIVE – SEASONAL

^{*} The City of Grand Prairie water wells associated with GeoSearch Map ID 1-4, 7, and 8 were previously plugged and abandoned.

Please find in Attachment B a copy of the WUD report with a site map depicting the Designated Property and the wells owned by the City of Grand Prairie.

Groundwater at the proposed MSD site has been affected by chemicals of concern (COCs) at concentrations exceeding Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program (TRRP) groundwater ingestion (GWGWIng) exposure pathway Protective Concentration Levels (PCLs). COCs detected in the designated groundwater included trichloroethene (TCE), 1-1-dichloroethene (1-1-DCE), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE), vinyl chloride (VC), and arsenic. Based on assessment activities, contaminants affecting the proposed MSD site appear to originate from on-site sources.

Potential on-site sources include historic bulk chemical trailer and bulk storage bin cleaning operations by the previous property owner. As a function of regulatory closure, four registered non-hazardous waste management units (WMUs) were investigated. Although releases from the WMUs were not identified, soil and groundwater data indicated COC concentrations exceeding applicable TRRP ^{GW}GW_{Ing} PCLs.

Based on information provided by site assessments, the proposed MSD site is underlain by shallow groundwater encountered at depths between approximately 9 and 13 feet below ground surface (bgs). Groundwater flow at the designated property is generally towards the north-northeast. Principal groundwater production zones in the proposed MSD site area include the Woodbine Aquifer and Trinity Aquifers, which are designated as minor and major aquifers, respectively, in the State of Texas by the Texas Water Development Board (TWDB). The site is located over an outcrop of the Woodbine Formation, which is separated from the Trinity Aquifer by several consecutive limestone and clay formations totaling approximately 400 feet thick. These formations are relatively impermeable, forming a regional aquitard. The primary water-bearing formations of the Trinity Aquifer in the designated property area are the Paluxy and the Twin Mountains Formations, which are located at depths of approximately 670 feet bgs and

Explore with us 2



1,270 feet bgs, respectively. According to the well reports for the two water wells listed above, each of the identified City of Grand Prairie water wells are screened in the Trinity Aquifer.

Based on the lateral distance between the site and the identified water wells and the presence of regional aquitards between the shallow perched groundwater and potable aquifers, it is unlikely that the presence of COCs in the shallow perched groundwater at the site will affect the water quality of the active public supply wells identified within five miles of the site boundary.

On behalf of Ryder Truck Rental, Inc., Terracon respectively requests that the City of Grand Prairie issue a Resolution in Support for the Designated Property. Should you have any questions or require further information, please feel free to contact me at (817) 268-8600 or email me at abby.teller@terracon.com. We appreciate your assistance in this matter.

Sincerely, Terracon Consultants, Inc.

TBPG Firm No. 50058

Abigayle B. Teller, P.G.

Project Manager

Lance Crabtree, P.G. Senior Project Manager

Market -

cc: Jerry Wick, Texas Commission on Environmental Quality Mary Lynn Douglas, Ryder Truck Rental, Inc.

Attachment A: City of Arlington MSD Ordinance (Ordinance No. 24-053)

Attachment B: WUD Report

04/07/2025

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ATTACHMENT A

City of Arlington MSD Ordinance (Ordinance No. 24-053)

Ordinance No. 24-053

An ordinance prohibiting the use of and contact with designated groundwater from beneath certain property known as 408 113th Street within the City of Arlington, Texas, to facilitate certification of a Municipal Setting Designation of the property by the Texas Commission on Environmental Quality pursuant to the Texas Health and Safety Code; providing for a fine of up to \$2,000 for each violation of the ordinance; providing this ordinance be cumulative; providing for severability, governmental immunity, injunctions, publication and an effective date

- WHEREAS, Texas Health and Safety Code Chapter 361, Subchapter W (the "MSD Legislation") authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations for properties upon receipt and approval of a properly submitted application to TCEQ; and
- WHEREAS, the Texas Legislature, in enacting the MSD Legislation, found that an action by a municipality to restrict access to or the use of groundwater in support of or to facilitate a Municipal Setting Designation (MSD) advances a substantial and legitimate state interest where the quality of the groundwater subject to the designation is an actual or potential threat to human health; and
- WHEREAS, as a part of the application process for an MSD, the applicant is required to provide documentation that the property for which designation is sought is subject to an ordinance that prohibits the use of designated groundwater from beneath the property as potable water and that appropriately restricts other uses of and contact with that groundwater; and
- WHEREAS, as a part of the application process for an MSD, the applicant is required to provide documentation that the property for which designation is sought is supported by an ordinance adopted by this City Council; and
- WHEREAS, Ryder Truck Rental, Inc. (the "Applicant") submitted an application for the City Council to adopt an Ordinance supporting the certification of an MSD for property at 408 113th Street and the City staff have reviewed and evaluated the subject MSD application; and
- WHEREAS, Applicant will submit an application to TCEQ for certification of an MSD for property within the city limits of the City, commonly known as 408 113th Street, the legal description of which is set forth in Exhibit "A",

attached hereto and made a part hereof, the "MSD Property", provided that the ordinance being considered herein is passed; and

WHEREAS, the Applicant has certified that:

- 1) the purpose of its application is to conduct environmental investigation, cleanup and restoration activities in a more efficient and cost-effective manner;
- 2) it will seek to obtain a determination from TCEQ that regulatory closure is attained at the MSD Property;
- 3) as part of such application, the Applicant has submitted a statement to TCEQ regarding the type of known contamination in the groundwater beneath the MSD Property; and
- 4) notice of the application for the certification of MSD Property has been provided to each owner of a registered private water well that is located not more than five miles from the boundary of the MSD Property; and
- WHEREAS, a public drinking water supply system exists that satisfies the requirements of Texas Health and Safety Code Chapter 341 for the MSD Property and property within one-half mile of the MSD Property; and
- WHEREAS, after public hearing, the City Council believes that it is in the best interest of the public and the City to facilitate the efforts to secure an MSD and TCEQ closure documentation from the TCEQ by passage of this Ordinance; NOW THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That all of the declarations and findings contained in the preambles of this Ordinance are made a part hereof and shall be fully effective as a part of the ordained subject matter of this Ordinance.

2.

The City Council finds that it is in the best interest and welfare of the public to facilitate TCEQ's certification of an MSD for the MSD Property, as well as TCEQ closure documentation.

That, upon and after the effective date of this Ordinance, the drilling of wells and the use of designated groundwater for any purpose, including but not limited to any potable purpose, excepting only: (i) wells used as monitoring wells for the collection of groundwater samples for chemical or biological laboratory analysis; and (ii) wells used for the purpose of remediation of soil or groundwater contamination, is hereby prohibited on or from any portion of the MSD Property.

4.

Within 60 days after receipt of the municipal setting designation certificate from the TCEQ, the City Manager, or his designee, shall file a certified copy of this Municipal Setting Designation Ordinance in the deed records of Tarrant County.

5.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

6.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

7.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

8.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

10.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

11.

This ordinance shall become effective immediately upon second publication.

PRESENTED AND GIVEN FIRST READING on the <u>3rd</u> day of <u>September</u>, 2024, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the <u>17th</u> day of <u>September</u>, 2024, by a vote of <u>9</u> ayes and <u>0</u> nays at a regular meeting of the City Council of the City of Arlington, Texas.

JIM R. ROSS, Mayor

ATTEST:

Martha Garcia, Acting City Secretary

APPROVED AS TO FORM: MOLLY SHORTALL, City Attorney

ВХ

MSD23-1 EXHIBIT "A" PROPERTY DESCRIPTION

Site 23, SIXTH INSTALLMENT OF INDUSTRIAL COMMUNITY NO. 2, GREAT SOUTHWEST INDUSTRIAL DISTRICT, an Addition to the City of Arlington, Tarrant County, Texas, according to plat recorded in Volume 388-108, Page 53, Deed Records of Tarrant County, Texas.



ATTACHMENT B WUD Report



Water Utility Database (WUD) Report of Groundwater Wells

Target Property:

Former Matlack Facility 408 113th St Arlington, Tarrant County, Texas 76011

Prepared For:

Terracon Consultants-Dallas

Order #: 109243

Job #: 240388

Project #: 94177931

Date: 06/05/2018

phone: 888-396-0042 · fax: 512-472-9967 · www.geo-search.com

TARGET PROPERTY SUMMARY

Former Matlack Facility 408 113th St

Arlington, Tarrant County, Texas 76011

USGS Quadrangle: Arlington, TX Target Property Geometry: Area

Target Property Longitude(s)/Latitude(s):

(-97.043024, 32.746670), (-97.041883, 32.746655), (-97.041909, 32.746283), (-97.042046, 32.746038), (-97.042260, 32.745858), (-97.042497, 32.745756), (-97.042625, 32.745735), (-97.043029, 32.745738), (-97.043024, 32.746670)

County/Parish Covered:

Dallas (TX), Tarrant (TX)

Zipcode(s) Covered:

Arlington TX: 76005, 76006, 76010, 76011, 76012, 76013, 76014, 76015, 76018, 76019

Euless TX: 76040 Fort Worth TX: 76155

Grand Prairie TX: 75050, 75051, 75052

Irving TX: 75060, 75061

State(s) Covered:

ΤX

*Target property is located in Radon Zone 3.

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- U		SEARCH RADIUS (miles)
STATE (TX)				
WATER UTILITY DATABASE	WUD	11	0	5.0000
SUB-TOTAL		11	0	

TOTAL 11 0



LOCATABLE DATABASE FINDINGS

ACRONYM	SEARCH RADIUS (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total	
STATE (TX)									
WUD	5.000	0	0	0	0	0	11	11	
SUB-TOTAL		0	0	0	0	0	11	11	

TOTAL 0 0 0 0 0 11 11

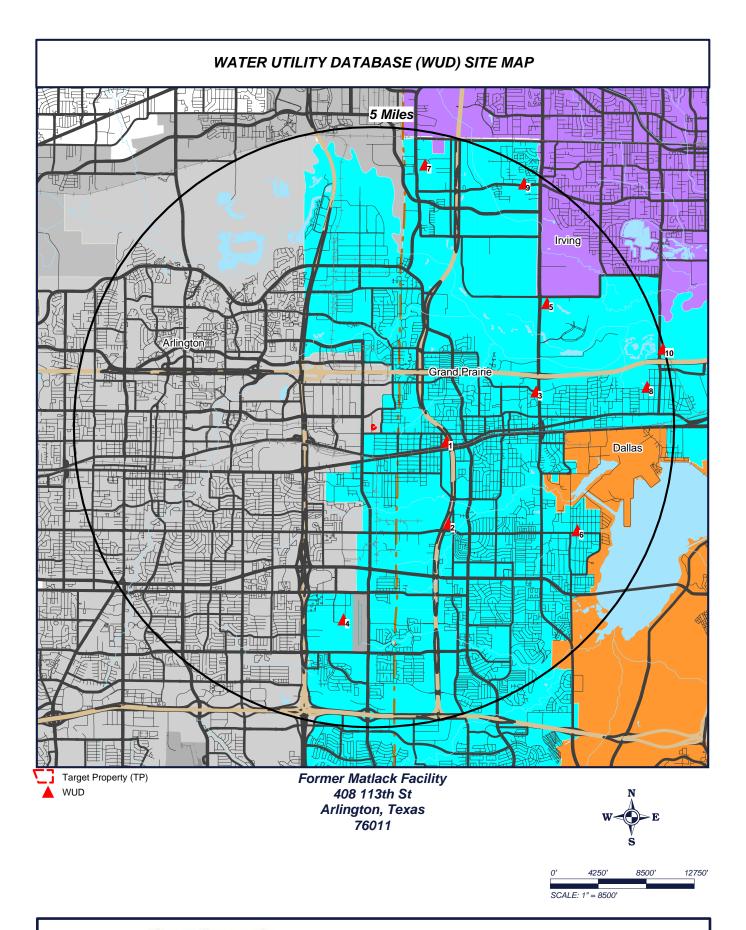
NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY



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REPORT SUMMARY OF LOCATABLE SITES

MAP ID#	DATABASE NAME	SITE ID#	DISTANCE FROM SITE	SITE NAME	ADDRESS	CITY, ZIP CODE	PAGE #
1	WUD	3798	1.215 E	CITY OF GRAND PRAIRIE	202 NW 13TH ST	GRAND PRAIRIE, 75050	1
2	WUD	3807	2.031 SE	CITY OF GRAND PRAIRIE	1702 ROBINSON RD	GRAND PRAIRIE, 75051	2
3	WUD	3800	2.742 E	CITY OF GRAND PRAIRIE	376 NE 5TH ST	GRAND PRAIRIE, 75050	3
4	WUD	3808	3.246 S	CITY OF GRAND PRAIRIE	2810 SAFRAN DR	GRAND PRAIRIE, 75052	4
5	WUD	3804	3.514 ENE	CITY OF GRAND PRAIRIE	991 W HUNTER FERRELL RD	GRAND PRAIRIE, 75050	5
6	WUD	3802	3.808 ESE	CITY OF GRAND PRAIRIE	1749 AVE B	GRAND PRAIRIE, 75050	6
7	WUD	3820	4.431 NNE	SPARKLETTS DRINKING WATER	3405 HIGH PRAIRIE RD	GRAND PRAIRIE, 75050	7
8	WUD	3799	4.591 E	CITY OF GRAND PRAIRIE	705 BOWLES ST	GRAND PRAIRIE, 75051	8
9	WUD	3806	4.738 NE	CITY OF GRAND PRAIRIE	3211 EL CORTO DR	GRAND PRAIRIE, 75050	9
10	WUD	3822	4.977 ENE	FORTERRA PRESSURE PIPE GRAND PRAIRIE	1004 MACARTHUR BLVD	GRAND PRAIRIE, 75050	10
10	WUD	3821	4.977 ENE	FORTERRA PRESSURE PIPE GRAND PRAIRIE	1004 MACARTHUR BLVD	GRAND PRAIRIE, 75050	11

MAP ID# 1 Distance from Property: 1.22 mi. E

PWSID: **0570048**SOURCE ID: **G0570048A**

UTILITY NAME: CITY OF GRAND PRAIRIE

DATE DRILLED: 11/10/1946
SCREEN BOTTOM: 2,011.00'
SCREEN TOP: 1,891.00'

GALLONS

PER MINUTE: 350
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - SEASONAL

CCN: 10105

LONGITUDE: -97.021492000 LATITUDE: 32.742489000

OWNER'S NAME: CITY OF GRAND PRAIRIE

ADDRESS: PO BOX 534045

MAP ID# 2 Distance from Property: 2.03 mi. SE

PWSID: **0570048**SOURCE ID: **G0570048H**

UTILITY NAME: CITY OF GRAND PRAIRIE

DATE DRILLED: **04/00/1974**SCREEN BOTTOM: **2,052.00'**SCREEN TOP: **1,880.00'**

GALLONS

PER MINUTE: 467
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - SEASONAL

CCN: 10105

LONGITUDE: -97.020897000 LATITUDE: 32.722591000

OWNER'S NAME: CITY OF GRAND PRAIRIE

ADDRESS: PO BOX 534045



MAP ID# 3 Distance from Property: 2.74 mi. E

PWSID: **0570048**SOURCE ID: **G0570048D**

UTILITY NAME: CITY OF GRAND PRAIRIE

DATE DRILLED: **04/00/1965**SCREEN BOTTOM: **2,039.00'**SCREEN TOP: **1,880.00'**

GALLONS

PER MINUTE: 660
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - SEASONAL

CCN: 10105

LONGITUDE: -96.995644000 LATITUDE: 32.754589000

OWNER'S NAME: CITY OF GRAND PRAIRIE

ADDRESS: PO BOX 534045



MAP ID# 4 Distance from Property: 3.25 mi. S

PWSID: **0570048**SOURCE ID: **G0570048I**

UTILITY NAME: CITY OF GRAND PRAIRIE

DATE DRILLED: 01/01/1974
SCREEN BOTTOM: 1,948.00'
SCREEN TOP: 1,795.00'

GALLONS

PER MINUTE: 800
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - SEASONAL

CCN: 10105

LONGITUDE: -97.051460000 LATITUDE: 32.699711000

OWNER'S NAME: CITY OF GRAND PRAIRIE

ADDRESS: PO BOX 534045



MAP ID# 5 Distance from Property: 3.51 mi. ENE

PWSID: **0570048**SOURCE ID: **G0570048F**

UTILITY NAME: CITY OF GRAND PRAIRIE

DATE DRILLED: **04/00/1966**SCREEN BOTTOM: **1,989.00'**SCREEN TOP: **1,844.00'**

GALLONS

PER MINUTE: 650
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - SEASONAL

CCN: 10105

LONGITUDE: -96.992510000 LATITUDE: 32.776040000

OWNER'S NAME: CITY OF GRAND PRAIRIE

ADDRESS: PO BOX 534045



MAP ID# 6 Distance from Property: 3.81 mi. ESE

PWSID: **0570048**SOURCE ID: **G0570048E**

UTILITY NAME: CITY OF GRAND PRAIRIE

DATE DRILLED: **04/15/1965**SCREEN BOTTOM: **2,074.00'**SCREEN TOP: **1,922.00'**

GALLONS

PER MINUTE: 500
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - SEASONAL

CCN: 10105

LONGITUDE: -96.983711000 LATITUDE: 32.720470000

OWNER'S NAME: CITY OF GRAND PRAIRIE

ADDRESS: PO BOX 534045



MAP ID# 7 Distant

Distance from Property: 4.43 mi. NNE

PWSID: **0570162**SOURCE ID: **G0570162B**

UTILITY NAME: SPARKLETTS DRINKING WATER

DATE DRILLED: 06/00/1996
SCREEN BOTTOM: 1,940.00'
SCREEN TOP: 1,834.00'

GALLONS

PER MINUTE: 280
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - PERMANENT
CCN: NOT APPLICABLE
LONGITUDE: -97.027690000
LATITUDE: 32.809668000

OWNER'S NAME: SPARKLETTS DRINKING WATER

ADDRESS: 2300 WINDY RIDGE PKWY SE STE 500N

CITY: ATLANTA STATE: TX ZIP CODE: 30339-8577

MAP ID# 8 Distance from Property: 4.59 mi. E

PWSID: **0570048**SOURCE ID: **G0570048C**

UTILITY NAME: CITY OF GRAND PRAIRIE

DATE DRILLED: **07/00/1953**SCREEN BOTTOM: **2,163.00'**SCREEN TOP: **2,006.00'**

GALLONS

PER MINUTE: 350
WELL STATUS: ACTIVE

WATER USAGE: INACTIVE - ABANDONED

CCN: 10105

LONGITUDE: -96.963618000 LATITUDE: 32.755703000

OWNER'S NAME: CITY OF GRAND PRAIRIE

ADDRESS: PO BOX 534045



MAP ID# 9 Distance from Property: 4.74 mi. NE

PWSID: **0570048**SOURCE ID: **G0570048G**

UTILITY NAME: CITY OF GRAND PRAIRIE

DATE DRILLED: **05/00/1966**SCREEN BOTTOM: **1,984.00'**SCREEN TOP: **1,868.00'**

GALLONS

PER MINUTE: 650
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - SEASONAL

CCN: 10105

LONGITUDE: -96.999161000 LATITUDE: 32.805069000

OWNER'S NAME: CITY OF GRAND PRAIRIE

ADDRESS: PO BOX 534045



MAP ID# 10 Distance from Property: 4.98 mi. ENE

PWSID: **0570166**SOURCE ID: **G0570166C**

UTILITY NAME: FORTERRA PRESSURE PIPE GRAND PRAIRIE

DATE DRILLED: 06/10/2009
SCREEN BOTTOM: 1,144.00'
SCREEN TOP: 982.00'

GALLONS

PER MINUTE: 200
WELL STATUS: ACTIVE

WATER USAGE: ACTIVE - PERMANENT
CCN: NOT APPLICABLE
LONGITUDE: -96.959042000

LATITUDE: 32.764978000

OWNER'S NAME: FORTERRA PRESSURE PIPE GRAND PRAIRIE

ADDRESS: 1003 MACARTHUR BLVD



MAP ID# 10 Distance from Property: 4.98 mi. ENE

PWSID: **0570166**SOURCE ID: **G0570166A**

UTILITY NAME: FORTERRA PRESSURE PIPE GRAND PRAIRIE

DATE DRILLED: 08/00/1951
SCREEN BOTTOM: 1,148.00'
SCREEN TOP: 980.00'

GALLONS

PER MINUTE: 285
WELL STATUS: ACTIVE

WATER USAGE: INACTIVE - ABANDONED

 CCN:
 NOT APPLICABLE

 LONGITUDE:
 -96.959537000

 LATITUDE:
 32.764933000

OWNER'S NAME: FORTERRA PRESSURE PIPE GRAND PRAIRIE

ADDRESS: 1003 MACARTHUR BLVD



ENVIRONMENTAL RECORDS DEFINITIONS - STATE (TX)

WUD Water Utility Database

VERSION DATE: NR

The Water Utility Database is defined as a collection of data from Texas Water Districts, Public Drinking Water Systems and Water and Sewer Utilities who submit information to the TCEQ. This database is an integrated database designed and developed to replace over 160 stand alone legacy systems representing over 5 million records of the former Texas Water Commission and the Texas Department of Health.

