

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance to adopt a Municipal Setting Designation prohibiting the use of designated groundwater for Crane Energy Flow Solutions, Inc. for the site located at 1202/1212 Hahlo, Houston, TX 77020. (MSD # 2015-079-CEF)		Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date	Agenda Date
DIRECTOR'S SIGNATURE:  Dale A. Rudick, P.E., Director		Council District affected: H <i>jmc</i>	
For additional information contact: Jennifer M. Clancey, Program Manager <i>jmc</i> (832) 394-9005		Date and identification of prior authorizing Council action:	
RECOMMENDATION: (Summary) It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the Crane Energy Flow Solutions, Inc. site located at 1202/1212 Hahlo, Houston, TX 77020, and support issuance of an MSD by the Texas Commission on Environmental Quality (TCEQ). (MSD # 2015-079-CEF)			
Amount and Source of Funding: N/A			
BACKGROUND: In 2003, the Texas Legislature authorized the creation of Municipal Setting Designations (MSD), which designate an area in which the use of contaminated groundwater is prohibited for use as potable water. The law is administered by the Texas Commission on Environmental Quality (TCEQ) and requires local City support to designate an MSD. The intent of the legislation is to encourage redevelopment of vacant or abandoned properties while protecting public health. On August 22, 2007, City Council approved an ordinance amending Chapter 47 of the Code of Ordinances by adding Article XIII relating to groundwater, which provides a process to support or not support an MSD application to the State (ordinance amended 7/14/2010).			
CRANE ENERGY FLOW SOLUTIONS, INC. APPLICATION: Crane Energy Flow Solutions, Inc. is seeking a Municipal Setting Designation (MSD) for 3.52 acres of land located at 1202/1212 Hahlo, Houston, TX 77020. The contamination consists of arsenic, benzene, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, tetrachloroethene, 1,1,2-trichloroethane, trichloroethene, and vinyl chloride. Crane has utilized this site since 1962, manufacturing and repairing valves and actuators. The property was sold in 2014 and is currently occupied by Furmanite Corp. Furmanite continues to utilize the site for valve repair and maintenance. All contaminants show either a stable or declining trend. A licensed Professional Geologist has certified that the area of contamination has been thoroughly investigated, is fully defined, and is stable. Crane Energy Flow Solutions, Inc. is seeking an MSD for this property to restrict access to groundwater to protect the public against possible exposure to the contaminants. There is a public drinking water supply system that meets state requirements that supplies or is capable of supplying drinking water to the MSD property and all properties within one-half mile of the MSD property. A public meeting was held on July 28, 2015 at the Denver Harbor Center, and a public hearing was held on August 18, 2015 during the Transportation, Technology, and Infrastructure Council Committee. Both meetings are necessary steps prior to City Council's consideration of support.			
RECOMMENDATIONS: It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the Crane Energy Flow Solutions, Inc. site located at 1202/1212 Hahlo, Houston, TX 77020, and support issuance of an MSD by the Texas Commission on Environmental Quality.			
MLL:TJH:RM:jmc P:\UTILITY ANALYSIS-DEVELOPER SERVICES\MSD\GENERIC INFO, LETTERS, MEMOS, ETC\GENERIC RCA - ORDINANCE SUPPORT.DOC C: Marta Crinejo, Phillip Goodwin			
REQUIRED AUTHORIZATION		CUIC ID #20UPA330	
Other Authorization:	Authorization:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning & Development Services Division	Other Authorization:	