


Approved as written  
4-30-25 

MEETING MINUTES  
For  
BANDERA ROAD GROUNDWATER PLUME SUPERFUND SITE  
COMMUNITY ADVISORY GROUP (CAG)  
Meeting of: December 11, 2024

The CAG met on Wednesday, December 11, 2024 at 2:00 p.m. in the City of Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas. The CAG met for the purpose of the following business:

**1. Call to Order and Roll Call**

Chairman John Hoyt called the meeting to order at 2:07 p.m. and welcomed all in attendance.

CAG members in attendance:

**NAME:**

Roger Andrade  
Kyle Cunningham  
Veronica Cantu  
Simon Payne  
Omar Valdez  
John Hoyt  
Chris Riley (for Darby Riley)  
Terry Casey

**REPRESENTING:**

Edwards Aquifer Authority  
San Antonio Metro Health District  
San Antonio Water System  
Texas Commission on Environmental Quality  
Texas Department of State Health Services  
Leon Valley resident  
Leon Valley resident/Leon Valley Mayor  
Area Citizen

Eight CAG members were present; a quorum of the CAG was present.

CAG Resource/Support members in attendance:

**NAME:**

David Dimaline  
Stephen Tzhone  
Greg Thome  
Taylor Diehl  
Alex Spiller

**REPRESENTING:**

City of Leon Valley – City staff Liaison  
EPA - Project Manager  
EPA Remedial Action Contractor (HydroGeoLogic)  
EPA Remedial Action Contractor (HydroGeoLogic)  
EPA Remedial Action Contractor (EA Engineering)

**2. Public Comment**


No public comment was received.

**3. Approval of Minutes for the December 14, 2023 CAG Meeting**

Chairman Hoyt asked members if they had any corrections or additions to the draft minutes. No corrections were recommended and the minutes were approved as written.

CAG MEETING MINUTES (contd.)

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**4. Election of CAG Chair**

John Hoyt was re-elected as CAG Chair by a unanimous vote.


**5. EPA Update on Remedial Action and Sampling Results**

Mr. Stephen Tzhone (EPA) and Mr. Greg Thome (HydroGeoLogic) presented the updates and answered related questions. The presenters provided the following general information:

- A review of site background information, the Superfund process, the Record of Decision (ROD), and the Remedial Design.
- A review of Remedial Action activities performed in 2024 including:
  - Soil Vapor Extraction (SVE) system installations were completed in January 2024. Diagrams of SVE system layouts and photos of the SVE system equipment compounds were provided.
  - SVE systems began full time operation on January 31, 2024, operation and maintenance (O&M) of the SVE systems is ongoing. SVE influent monitoring results indicate the method is effectively removing organic compound vapors from the two project areas and media of concern.
  - The first round of in situ bioremediation (ISB) injections was completed at Area of Investigation 1 (AOI-1), the Savings Square site, in February 2024 and a related performance monitoring event was completed in September 2024. ISB performance monitoring results indicate the method is effectively reducing organic compound concentrations in Austin Chalk groundwater.
- A review of groundwater monitoring results from 2016, 2019, 2022 and 2023. December 2023 was the most recent groundwater monitoring event. Of the wells sampled in December 2023, water samples from six wells contained tetrachloroethene (PCE) above EPA's Maximum Contamination Level (MCL) of 5 µg/L. The December 2023 groundwater monitoring results were consistent with historic results for the project. A groundwater monitoring event will be conducted in December 2024.
- A review of air monitoring results from 2017, 2019, 2022, 2023 and 2024. Of the sites where air samples were collected in September 2024, none of the samples contained PCE concentrations above EPA's Industrial Air Risk Screening Level of 47µg/m<sup>3</sup> and thus the ROD Indoor Air Cleanup Goal of 175 µg/m<sup>3</sup>. PCE concentrations detected in air samples collected in September 2024 generally indicate a declining trend in PCE concentrations relative to historic air quality data. Trichloroethene (TCE) concentrations in AOI-1 Building 3 (Veterinary Clinic) were detected above the ROD Indoor Air Cleanup Goal for TCE of 8.8µg/m<sup>3</sup>. EPA contractors will work to repair and return to service an existing sub-slab vapor intrusion mitigation system for Building 3.
- Project activities in 2025 will include:
  - Continued SVE O&M and system optimization studies. To optimize SVE system performance, the systems may be operated intermittently.
  - Semi-annual indoor air quality monitoring and annual groundwater quality monitoring.
  - ISB injections at AOI-2 (Pilgrim Cleaners) and semi-annual ISB performance monitoring will be conducted.



CAG MEETING MINUTES (contd.)  
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EPA's PowerPoint style presentation can be viewed on EPA's website at [www.epa.gov/superfund/bandera-road](http://www.epa.gov/superfund/bandera-road). The presentation can also be viewed on the City of Leon Valley's website at [www.leonvalleytexas.gov/bc-cag](http://www.leonvalleytexas.gov/bc-cag).

**6. Discuss Items for Future CAG Meetings**

Those in attendance indicated that the 2:00 pm meeting start time worked well for them. EPA suggested a spring meeting to update the CAG on project activities.

**7. Adjournment.**

Chairman Hoyt adjourned the meeting at approximately 3:08 p.m.

Minutes Prepared by:

John Hoyt  
CAG Chair

