

*Approved by CAG
as written - 12-17-25*

M

MEETING MINUTES
For
BANDERA ROAD GROUNDWATER PLUME SUPERFUND SITE
COMMUNITY ADVISORY GROUP (CAG)
Meeting of: April 30, 2025

The CAG met on Wednesday, April 30, 2025 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 2:00 p.m. and welcomed all in attendance.

CAG members in attendance:

NAME:

Roger Andrade
Veronica Cantu
Simon Payne
Omar Valdez
John Hoyt
Bryan Sawyer (for Ann Sawyer)
Terry Casey

REPRESENTING:

Edwards Aquifer Authority (EAA)
San Antonio Water System
Texas Commission on Environmental Quality (TCEQ)
Texas Department of State Health Services
Leon Valley resident
Leon Valley resident
Area Citizen

Seven CAG members (or their alternate) 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)

Guests in attendance:

NAME:

Laurel Torres
John Flores

REPRESENTING:

EAA
TCEQ

2. Public Comment

No public comment was received.

Approved by CAG
as written 12-17-2025
N

3. Approval of Minutes for the December 11, 2024 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.

4. EPA Update on Remedial Action and Sampling Results

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

- A review of the Superfund process, site background information, the Record of Decision (ROD), and the Remedial Design.
- A review of Remedial Action activities performed in 2024 and to date in 2025 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 initial in situ bioremediation (ISB) injection was performed at Area of Investigation 1 (AOI-1), the Savings Square site, in February 2024. AOI-1 ISB performance monitoring events will be conducted in April and September 2025. The initial ISB injection was performed at AOI-2, the Pilgrim Cleaners site, in February 2025. ISB performance monitoring for AOI-2 will be conducted at down gradient Austin Chalk monitoring well DW-407. ISB performance monitoring conducted to date indicates the method is effectively reducing organic compound concentrations in Austin Chalk groundwater.
- A review of groundwater monitoring results from 2016, 2019, 2022, 2023 and 2024. December 2024 was the most recent groundwater monitoring event. Of the wells sampled in December 2024, water samples from four wells contained tetrachloroethene (PCE) above EPA's Maximum Contamination Level (MCL) of 5 µg/L. The December 2024 groundwater monitoring results indicated decreasing PCE concentrations with a dramatic decrease in well USGS-42. The next groundwater monitoring event will be conducted in December 2025.
- A review of air monitoring results from 2017, 2019, 2022, 2023, 2024 and 2025. No air samples were collected at AOI-2 because of remodeling work being conducted in the former Pilgrim Cleaners building. Of the air samples collected in February 2025 in AOI-1 buildings, none of the samples contained PCE concentrations above EPA's Industrial Air Risk Screening Level of 47 µg/m³ and thus the ROD Indoor Air Cleanup Goal of 175 µg/m³. Trichloroethene (TCE) concentrations in AOI-1 Building 3 (Veterinary Clinic) were slightly above the ROD Indoor Air Cleanup Goal for TCE of 8.8 µg/m³ at one location. EPA contractors will continue to attempt to repair and return to service an existing sub-slab vapor intrusion mitigation system for Building 3. The next vapor/indoor air monitoring event will be in September 2025.

CAG MEETING MINUTES (contd.)

Meeting of: April 30, 2025

4. EPA Update on Remedial Action and Sampling Results (contd)

- Upcoming 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 in September and annual groundwater quality monitoring in December.
 - Semi-annual ISB performance monitoring will be conducted in September.

EPA's PowerPoint style presentation can be viewed on EPA's website at 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.

5. Discuss Items for Future CAG Meetings

A December 2025 CAG meeting was recommended, no date was set. Recommendations were put forth to provide more sample location information along with data tables, EPA and Hydrogeologic will evaluate how these presentations may be modified.

6. Adjournment.

Chairman Hoyt adjourned the meeting at approximately 3:28 p.m.

Minutes Prepared by:

John Hoyt
CAG Chair

Approved as written by
CAG - 12-17-2025
