

Approved as written.  
Apr 30, 2026  
[Signature]

MEETING MINUTES

For

BANDERA ROAD GROUNDWATER PLUME SUPERFUND SITE

COMMUNITY ADVISORY GROUP (CAG)

Meeting of: December 17, 2025

The CAG met on Wednesday, December 17, 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 2:15 p.m. and welcomed all in attendance.

CAG members in attendance:

<u>NAME:</u>	<u>REPRESENTING:</u>
Roger Andrade	Edwards Aquifer Authority (EAA)
Simon Payne	Texas Commission on Environmental Quality (TCEQ)
John Hoyt	Leon Valley resident
Mayor Chris Riley (for Darby Riley)	Leon Valley resident
Terry Casey	Area Citizen

Five CAG members (or their alternate) were present; a quorum of the CAG was present.

CAG Resource/Support members in attendance:

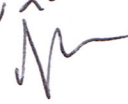
<u>NAME:</u>	<u>REPRESENTING:</u>
Stephen Tzhone	Environmental Protection Agency (EPA) - Project Manager
Daniel Agudelo	EPA - Community Involvement Coordinator
Greg Thome	EPA Remedial Action Contractor (HydroGeoLogic)
Taylor Diehl	EPA Remedial Action Contractor (HydroGeoLogic)
Alex Spiller	EPA Remedial Action Contractor (EA Engineering)

Guests in attendance:

<u>NAME:</u>	<u>REPRESENTING:</u>
Juan Martinez	TCEQ
Crystal Caldera	City Manager – City of Leon Valley
Edmund Meir	Owner of Leon Valley Veterinary Clinic

**2. Public Comment**

Doctor Meir spoke about the need to receive an environmental clearance document from EPA that can be given to his lender. The document is needed so he can proceed with the expansion of his veterinary clinic located next to Savings Square Shopping Center. Stephen Tzhone indicated he would work with Doctor Meir to obtain the necessary documents for his lender.

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**3. Approval of Minutes for the April 30, 2025 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 Ongoing Remedial Action**

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 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 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. Pulsed operation of the Area of Investigation 1 (AOI-1) SVE system began in October 2025. Influent and effluent samples are analyzed monthly.
  - The initial in situ bioremediation (ISB) injection was performed at AOI-1, the Savings Square site, in February 2024. AOI-1 ISB performance monitoring events were conducted in September 2024 and April 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. The next ISB performance monitoring event for AOI-1 and AOI-2 is planned for January 2026.
- 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 five monitoring wells contained tetrachloroethene (PCE) above EPA's Maximum Contamination Level (MCL) of 5 µg/L. The December 2024 groundwater monitoring results indicate generally decreasing PCE concentrations with a dramatic decrease in well USGS-42. The next groundwater monitoring event is planned for January 2026.
- A review of air monitoring results from 2017, 2019, 2022, 2023, 2024 and 2025. Of the air samples collected in September 2025, 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>. Trichloroethene (TCE) concentrations in AOI-1 Building 3 (Veterinary Clinic) were slightly above the ROD Indoor Air Cleanup Goal for TCE of 8.8µg/m<sup>3</sup> 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 is planned for February 2026.

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**5. EPA Report on Recent Soil Gas Sampling**

Mr. Stephen Tzhone (EPA) and Mr. Greg Thome (HydroGeoLogic) provided the following general information on passive soil gas surveys conducted in the vicinity of AOI-1 and AOI-2.

- The survey for AOI-1 was conducted in November 2025. Samples were analyzed for Tetrachloroethene (PCE) and Trichloroethene (TCE).
  - The November 2025 passive soil gas samples were compared to results from a similar passive soil gas sampling event conducted in December 2008,
  - PCE and TCE soil gas concentrations detected in November 2025 were significantly decreased relative to those detected in December 2008.
- The survey for AOI-2 was conducted in July 2025. Samples were analyzed for PCE, Benzene and Toluene.

**6. EPA Report on Institutional Control Concepts for the Bandera Road Groundwater Plume Superfund Site Area**

Mr. Stephen Tzhone (EPA) provided background information on Institutional Controls (ICs) and how they that may be considered for the site area. A summary of the information provided includes:

- ICs are a component of the site remedy as discussed in the Record of Decision.
- ICs are administrative and/or legal covenants regarding the use of impacted or potentially impacted resources and are designed to protect human health and safety.
- A technical document is being developed to support the rationale for ICs for the site area.
- Specific ICs have not yet been developed but IC options will be discussed a future CAG meeting.

EPA's PowerPoint style presentation regarding these topics 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**

An April or May 2026 CAG meeting was recommended, a date of April 3, 2026 was selected.

**7. Adjournment.**

Chairman Hoyt adjourned the meeting at 4:26 p.m.

Minutes Prepared by:

John Hoyt  
CAG Chair

