



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**  
**SUBJECT: Family Express (soil remediation)**  
**ADDRESS: 1251 Morthland Drive**

**LOCATION: City Hall**  
**DATE: April 23, 2013**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

Tyler Kent, Asst. City Planner (219) 462-1161  
Adam McAlpine, Engineering Dept. (219) 462-1161  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Shaun Shifflett, Water Dept. (219) 462-6174  
Media

#### PRESENTERS:

David Green, Creek Run, LLC  
(765) 728-8051 / [dgreen@creekrun.com](mailto:dgreen@creekrun.com)  
Todd Etzler, Family Express  
(219) 462-0144 / [etzler@familyexpress.com](mailto:etzler@familyexpress.com)  
Monti Harris, Family Express  
(219) 462-0144 / [mharris@familyexpress.com](mailto:mharris@familyexpress.com)

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed soil remediation at the Family Express located at 1251 Morthland Drive. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

**EXPLANATION OF PROJECT:** Etzler explained a leak occurred in one of the underground pipes. Fuel seeped up through the asphalt. Etzler stated that pipe has been repaired and now they are working on remediating the soils and the parking lot. Etzler indicated the area indicated on the plan will be excavated, asphalt will be removed and approximately 3 ft. of soil will be removed. The asphalt and soil will be replaced. Etzler introduced David Green with Creek Run. Etzler stated Creek Run handles environmental affairs for Family Express. Etzler also introduced Monti Harris, Facilities Director for Family Express. Etzler indicated that Green and Harris will be in charge of this project. Etzler asked Green to present further comments. Green conveyed asphalt and #53 stone will be removed. Creek Run will dig into the underlying clay and use field Instruments to determine the extent of the contamination. Once clean material is reached, confirmatory samples will be taken for IDEM. When all contamination is removed, Creek Run will install a French drain to collect any water that contains residual contamination. The asphalt will be replaced after the French drain is installed. The French drain will terminate on the west side of the detention pond with a sump pit. This will allow extraction of water with residual contamination. The drain that goes from the lower detention pond to the sewer has been plugged. Any rain water is hauled away and treated. The water at the top is being bypass pumped into the storm drain which was approved by McAlpine. Green stated they would like to be able to treat the water from the lower detention pond and discharge it into the sanitary sewer system or storm water system. Green indicated the water is treated with carbon which gets the contamination down to non-detectable levels. Green explained that two units are used. The influent is sampled to indicate the concentration level of contamination, the mid-carbon is sampled and then the affluent is sampled and should always be non-detectable. If break-through is detected in the mid-carbon, the system is shutdown and the carbon is changed.

**PILARSKI:** Pilarski conveyed that in order to receive approval to discharge into the sanitary sewer a formal letter must be submitted. The letter needs to indicate exactly what is being done in detail and how long the process is expected to last. Once the letter is received, the information will be reviewed. Pilarski asked for clarification concerning the proposed length of time they would have discharge from the treatment system entering the sanitary sewer system or storm sewer system. Green indicated they would like to have this running until the remediation is complete. Green feels the process should take between 6 and 8 weeks. Pilarski stated this information must be included in the formal letter. Green indicated that strictly rain water from two upper ponds is going into the storm water system. Green further stated there are plugs in place to keep water from the upper ponds going into the lower ponds. Also there is a plug in the lower pond to keep water from going into the storm sewer. Pilarski suggested that Table #1, Historical Affluent Analytical Results, needs to show units. The table does not indicate what the concentrations mean nor does it show the standard units for the PH's. Pilarski stated he had no further comments until the formal request letter is received. Pilarski asked who determines closure of the site. Green indicated this is determined by the State.

**SHIFFLETT:** Shifflett requested that Indiana 811 be contacted at least two working days before any digging is done.

**KENT:** No comments.

**MCALPINE:** McAlpine asked if the Water Department knew where the water service line for the site is located. Shifflett stated that once 811 is called any service lines will be located and marked appropriately. McAlpine stated that if storm water will not be allowed to enter the sanitary sewer system, it will not be allowed to enter the storm water lines. McAlpine asked where the water is sent for treatment. Green indicated there are treatment facilities in Portage and Griffith. McAlpine indicated there are past concerns on the part of the adjacent Harley Davidson building regarding dewatering. Green stated he is aware of the concerns. McAlpine reiterated that they must be aware this is a past issue and cognizant of where the water table is at while doing their work. McAlpine stated that deep well points should not be used. Green stated their objective is not to dewater the site, but to dewater the material that is being hauled away to allow the material to be accepted at the landfill. McAlpine stated that coordinating with the neighbors of Family Express to let them know exactly what is being done is strongly encouraged. The City really does not want to have to mediate between Family Express and its neighbors.

#### **STAFF COMMENTS:**

#### **ISSUES TO BE RESOLVED:**

Formal letter to Water Reclamation Department

Contact Indiana 811

Coordination with Family Express Neighbors