



City of Dallas

Cleanup Update and Next Steps for Former Blue Star Recycling Site

**Environment and Sustainability
Committee
May 3, 2021**

Michael A. Gange, Director
Office of Environmental Quality and Sustainability
City of Dallas

Presentation Overview



- Purpose
- Background
- Cleanup Update
- Next Steps





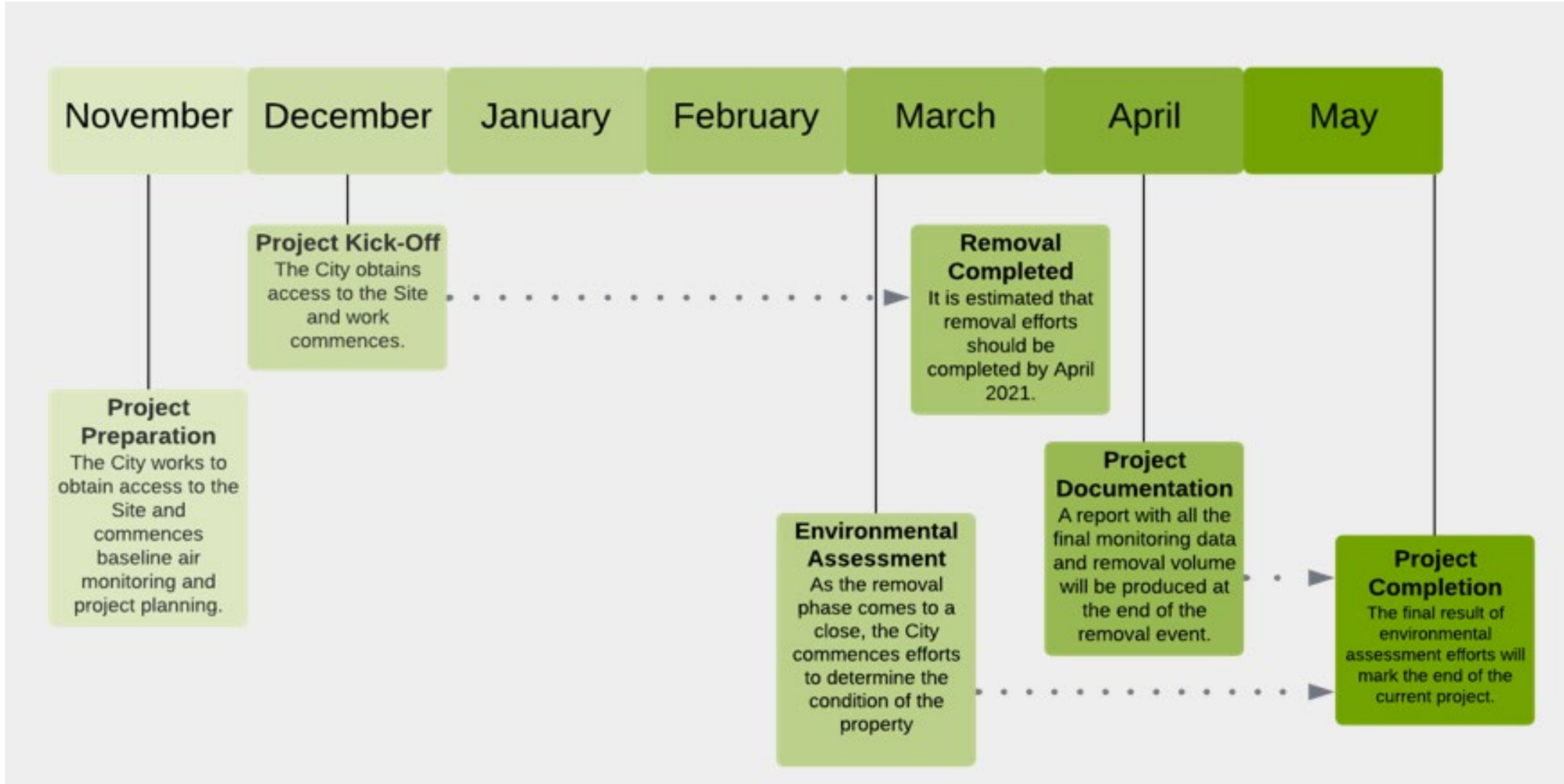
- To share the progress of:
 - Cleanup at former Blue Star Site
 - Site ownership decisions
 - Post incident planning and action



- Executed Agreed Final Judgment* – December 10, 2020
- Secured site access - December 14, 2020
- Removed shingles/shingle material - December 17, 2020 to April 30, 2021
- Complete Environmental Reports – May/June 2021 (estimated)

* City of Dallas, State of Texas, CCR Equity Holdings One, LLC, and 9505 S. Central Expressway (collectively the “Settling Parties”)

Background – Initial Timeline



Cleanup Update



Tonnage removed as of April 30, 2021 = 152,774



Next Steps



Next Steps under Agreed Final Judgement:

- Complete environmental assessments
 - Estimated for May/June 2021
- Option to acquire the property for no cost
 - Exercise option within 30 days of completing environmental reports



Next Steps (Cont.)



Post Incident Planning and Actions:

- Create Interdepartmental Team
 - Enhance operational responsiveness
 - Meeting of managers monthly
 - Meeting of Executive Management Team quarterly
 - Review City Code and policy change recommendations

CAO, CCS, DWU, OEQS, PUD, and SDC



Next Steps (Cont.)



Post Incident Planning and Actions (Cont.):

- Interdepartmental Team will review and recommend improvements to current processes:
 - Certificate of Occupancy Inspection Process
 - Code Compliance inspects within 6 months of issuance
 - Violations and fines handling
 - Land Uses and Zoning Processes
 - Special Use Permit (SUP) must be approved by CPC and Council
 - Business License regulations



Next Steps (Cont.)



Post Incident Planning and Actions (Cont.):

- Strengthen coordination with Texas Commission on Environmental Quality (TCEQ) and other agencies
- Environmental Awareness Training
 - Implemented May 2020 as optional
 - Expand during 2021 as mandatory
- Update progress through new Environmental Commission and ENVS Committee





- Seek City Council guidance by June 2021 on site acquisition
 - If supported by Environmental Assessment
- Develop the Southern Trinity Area Plan to guide long-term development vision, zoning, infrastructure planning with wide community input by June 2022



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