



Washington County

Brownfield Revolving Loan Fund Program

Community Relations Plan

Former Canon-Mac Metals Environmental Remediation

September 18, 2017

Overview

The purpose of the Community Relations Plan (CRP) is to describe the Project Site's Geographic location and the strategy of the Redevelopment Authority of the County of Washington (RACW) to utilize its Brownfield Revolving Loan Fund Program (BRLF) to provide funds to a Prospective BRLF Borrower to address the needs and concerns of residents potentially affected by the proposed removal and clean-up of environmental contamination present at the former Canon-Mac Metals property located at 2329 Hill Church Houston Road, Canonsburg, Pennsylvania 15317. The BRLF was established by RACW with funds received through a United States Environmental Protection Agency (US EPA) Brownfield Cleanup Revitalization Loan Fund grant. The CRP outlines how the RACW and the Prospective BRLF Borrower, Howard Concrete Pumping, LP (Howard), have involved and will continue to involve affected residents, Houston Borough and North Strabane Township officials and local organizations in the decision-making process regarding the cleanup at the site.

It is the intention of the CRP to involve residents that have been active in the history of the property as well as the Houston Borough and North Strabane Township officials because they have a comprehensive understanding of the community. The success of the environmental cleanup and subsequent redevelopment of the former Canon-Mac Metals property hinges on informed citizen involvement in each step of the clean-up process.

Howard intends to enter into a loan agreement with RACW. In addition to the terms of the loan, the agreement will provide for RACW to monitor the environmental cleanup of the site undertaken by Howard.

Spokesperson and Information Repository

The spokesperson for this Project, Former Canon-Mac Metals Property Remediation, is Susan L. Morgan, RACW Brownfields & Municipal Planning Manager, whose contact information is as follows:

Redevelopment Authority of the County of Washington

100 West Beau Street, Suite 603

Washington, PA 15301

724-228-6875 Ext 224

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An Information Repository will be established at the RACW Office at the above address. A public meeting will be held at the Houston Borough Building located at 42 Western Avenue, Houston, PA 15342 on Wednesday October 4, 2017 at 3 P.M. to discuss the project.

Site Description and History

Site Location

The approximately 37-acre former Canon-Mac Metals property is located at 2329 Hill Church Houston Road, Canonsburg, Pennsylvania 15317, near the intersection of Route 519 and Interstate 79 in North Strabane Township and Houston Borough, Washington County, Pennsylvania. The Subject Property is designated as Tax Parcels 520-015-00-00-0002-00, 520-015-00-00-0002-01, 360-015-00-00-0003-02, 360-015-00-00-0003-03, and 520-015-00-00-0001-00. One commercial building formerly occupied by Canon-Mac Metals is present along Hill Church Houston Road. The majority of the property is covered with vegetation or gravel parking areas/access roads.

The land use in the immediate vicinity of the property consists of residential and commercial properties. The property is bordered to the northeast by Hill Church Houston Road (Route 519) followed by FYDA Freightliner and a Sunoco Gas Station, to the northwest by residential and commercial properties, to the west/southwest by Chartiers Creek followed by residential and commercial properties, and to the southeast by Storage in Motion, LLC and I-79.

The property is located just east of Chartiers Creek, and occupies a hilltop that slopes away in each direction. Ground surface elevations range from ± 960 to $\pm 1,060$ feet above mean seal level (amsl).

Site History

The western portion of the property was developed with a farmstead since at least the 1930s. The farmstead appeared to be abandoned in the 2000s. The eastern portion of the property was deep-mined and strip-mined in the 1940s and the remaining coal may have been strip-mined in the 1970s/1980s. In

the late 2000s, the eastern portion of the property was used as a scrap yard by Canon Mac Metals. The site appears to have been inactive for the past few years and is currently vacant.

Howard has recently purchased the property and intends to redevelop it for operation of a new company headquarters. Based on previous environmental assessments, historic scrap processing operations on the portion of the site that was occupied by the former scrap yard have resulted in releases of volatile and semi-volatile organic compounds and metals that have contaminated shallow soil at the site. The impacted portion of the site is located almost entirely within Houston Borough.

Nature of Threat to Public Health and Environment

The threat to public health and the environment is the presence of contamination (benzene, methylene chloride, naphthalene and nickel) in shallow subsurface soil in the vicinity of the former scrap yard. The petroleum contamination was suspected based on the findings of a Phase I Environmental Site Assessment (ESA) that was performed by Civil & Environmental Consultants, Inc. (CEC) on November 29, 2016, and was confirmed by soil sampling during CEC's December 2016 Phase II Investigation. The findings from CEC's Phase II Investigation indicated that shallow soil samples from several locations contained concentrations of benzene, methylene chloride, naphthalene and/or nickel that were greater than the non-residential Medium-Specific Concentrations (MSCs) established in Pennsylvania's Land Recycling & Environmental Remediation Standards Act (Act 2). In addition, containerized waste, scrap material, surface debris, oil-stained soils, puddles of free product, piles of metal shavings, and crushed automobile battery(s) have been identified at the property. Contaminated soils will be excavated and sent offsite for proper disposal or covered with a soil cap or building(s) to prevent contact with contaminated soil left onsite. Confirmatory samples will be collected upon completion of excavation to document that site soils meet the corresponding state cleanup standards or to identify locations requiring capping. In addition, based on guidance provided by the Pennsylvania Department of Environmental Protection (PADEP), removal and offsite disposal of remaining containerized waste, scrap, and surface debris should also be conducted to prevent future releases from occurring.

Community Background

Houston Borough

The land on which the Borough of Houston stands was part of a tract purchased from John Haft on January 24, 1827, by Daniel Houston, a near relative of Gen. Sam Houston, leader of the Texans in their war for independence from Mexico. After the Chartiers Valley Railroad was completed through that section in 1871, David C. Houston, a son of Daniel Houston, saw the possibilities of a town at that point and laid out the present plan of Houston. The first house in the new town was completed in the summer of 1871 by A. T. Haft and the second by J. C. Johnson. The Borough of Houston was incorporated on May 13, 1901.

The Borough of Houston has a C5 Census Class Code which indicates an active incorporated place that is independent of any county subdivision and serves as a county subdivision equivalent. It also has a Functional Status Code of "A" which identifies an active government providing primary general-purpose functions.

The following provides additional information about the Borough:

Population 1,296 (2010 Census)

Area	0.41 Square Miles
Climate	Mean annual temperature, 48.95° F; average rainfall, 38.82 inches; average snowfall, 29 inches
Newspaper	One daily – Observer Reporter
School District	Chartiers-Houston
Police and Fire	The Borough is served by full-time police and volunteer fire departments

North Strabane Township

Strabane Township was established on March 28, 1781, the 12th of 13 original townships in Washington County. The name comes from a town of the same name in Ireland, and was chosen to honor those of Irish descent who originally settled here. In 1831 Strabane Township was divided into two townships – North and South Strabane.

The first settlement in the Township was likely John Froman's mill at present day Linden, formerly known as Beck's Mills.

One early settler was Dr. John Morgan, who received a land grant for approximately 600 acres of land in Cecil and Strabane Township, along Morganza Road. After his death, his lands were inherited by his brother, Colonel George Morgan. Colonel Morgan was an Indian agent for the government from 1775 to 1779. He was involved in the disclosure of Aaron Burr's conspiracy and was a witness at Mr. Burr's trial. The Commonwealth of Pennsylvania purchased 503 acres of his land in 1871 to establish a home for the wayward. A monument to Colonel Morgan is situated on the present day land of George Joseph at Murray Hill.

The Board of Supervisors is the governing body of North Strabane Township. The Board is comprised of five members elected at large who serve for staggered six year terms. The powers and duties of the Supervisors are specifically set forth and delegated under the Second Class Township Code. These include, in part, adoption of the annual budget, imposition of tax rates, regulation of public safety and health, maintenance of streets and roads, and the adoption of land use, subdivision and zoning regulations. The Board of Supervisors also appoints all members to the various boards and commissions.

The daily operation and management of the Township is vested in an administrative staff consisting of a manager, planning coordinator, administrative assistant, two building inspectors, code enforcement officer, bookkeeper, secretary and receptionist. The staff is responsible to insure that policies and decisions of the Board are implemented. Additional responsibilities include coordinating departmental activities, monitoring budgetary revenues and expenditures, providing customer service and providing support/liaison services to various Township advisory boards.

The following provides additional information about the Township:

Population	13,408 (2010 Census)
Area	27.4 Square Miles
Climate	Mean annual temperature, 48.95° F; average rainfall, 38.82 inches; average snowfall, 29 inches

Newspaper	One daily – Observer Reporter
School District	Canon-McMillan
Police and Fire	The Township is served by full-time police and fire departments

Community Profile

Houston Borough

As of the census of 2000, there were 1,314 people, 614 households, and 340 families residing in the borough. The population density was 3,581.7 people per square mile (1,371.2/km²). There were 668 housing units at an average density of 1,820.8 per square mile (697.1/km²). The racial makeup of the borough was 94.44% White, 3.65% African American, 0.08% Native American, 0.53% Asian, 0.15% from other races, and 1.14% from two or more races. Hispanic or Latino of any race were 0.38% of the population.

There were 614 households out of which 22.8% had children under the age of 18 living with them, 38.4% were married couples living together, 12.5% had a female householder with no husband present, and 44.6% were non-families. 39.6% of all households were made up of individuals and 19.4% had someone living alone who was 65 years of age or older. The average household size was 2.13 and the average family size was 2.91.

In the borough the population was spread out with 19.1% under the age of 18, 7.8% from 18 to 24, 28.5% from 25 to 44, 23.3% from 45 to 64, and 21.3% who were 65 years of age or older. The median age was 42 years. For every 100 females there were 87.2 males. For every 100 females age 18 and over, there were 82.3 males.

The median income for a household in the borough was \$30,598, and the median income for a family was \$42,083. Males had a median income of \$31,413 versus \$22,371 for females. The per capita income for the borough was \$18,001. About 8.8% of families and 10.5% of the population were below the poverty line, including 17.8% of those under age 18 and 9.5% of those age 65 or over.

North Strabane Township

As of the census of 2000, there were 10,057 people, 3,975 households, and 2,897 families residing in the township. The population density was 368.4 people per square mile (142.2/km²). There were 4,156 housing units at an average density of 152.2/sq mi (58.8/km²). The racial makeup of the township was 96.45% White, 2.08% African American, 0.01% Native American, 0.81% Asian, 0.02% Pacific Islander, 0.22% from other races, and 0.42% from two or more races. Hispanic or Latino of any race were 0.61% of the population.

There were 3,975 households out of which 29.4% had children under the age of 18 living with them, 62.4% were married couples living together, 7.6% had a female householder with no husband present,

and 27.1% were non-families. 24.0% of all households were made up of individuals and 9.2% had someone living alone who was 65 years of age or older. The average household size was 2.45 and the average family size was 2.92.

In the township the population was spread out with 22.2% under the age of 18, 4.7% from 18 to 24, 31.1% from 25 to 44, 25.8% from 45 to 64, and 16.2% who were 65 years of age or older. The median age was 40 years. For every 100 females there were 94.8 males. For every 100 females age 18 and over, there were 91.6 males.

The median income for a household in the township was \$50,754, and the median income for a family was \$60,141. Males had a median income of \$41,879 versus \$28,291 for females. The per capita income for the township was \$23,457. About 3.4% of families and 4.0% of the population were below the poverty line, including 5.7% of those under age 18 and 4.1% of those age 65 or over.

Chronology of Community Involvement

RACW has spoken with Houston Borough officials to inform them of the contamination that has been identified in the former scrap yard, and discuss the proposed cleanup and remediation at the site. Houston Borough officials have indicated that they are in support of the proposed cleanup and remediation of the site. Houston Borough officials have indicated that they do not foresee a need to hold a public meeting to discuss site remediation as they do not feel that the project will generate sufficient public interest.

Key Community Benefits

The former Canon-Mac Metals facility operated on the property from the late 2000s until approximately 2015. The property has been unused since that time.

With the environmental issues identified at the site, Howard is moving forward with the site cleanup and environmental remediation. The cleanup will prevent further releases to the environment and will prevent environmental issues from affecting the local community. The cleanup will ensure the safety and quality of life for local residents, and will turn an unused, contaminated property into a location for local jobs and contributions to local tax rolls.

Continued Community Involvement

A notice will be posted on the RACW website announcing the intended clean-up of the Canon-Mac Metals property and to notify interested individuals of any public meeting that may be held regarding the cleanup and remediation process. In conformance with BRLF requirements as related to site clean-up, the posted notice will also announce that an Information Repository for the project, including Phase I Environmental Site Assessments and other site characterization information, will be located at the RACW office and will be available for viewing during normal business hours. The notice will also announce the start of a thirty-day comment period for the draft Analysis of Brownfield Cleanup Alternatives (ABCA) for the clean-up and remediation of environmental hazards at the former Canon-Mac Metals property. RACW will accept comments on the draft ABCA during the comment period and will provide written responses, which will become part of the official record for the project. The Information Repository, which will be located at the RACW Office, will be updated to include all related meeting minutes, reports and communication.