



**KANSAS BROWNFIELDS ASSESSMENT DECISION**  
**Kansas Department of Health and Environment**  
**Bureau of Environmental Remediation**

**SITE NAME:** Nex-Tech Mobile Radio BTA  
**ADDRESS:** 233 East 8<sup>th</sup> Street  
**CITY /COUNTY:** Hays/Ellis County  
**REFER TO REPORT DATED:** April 13, 2011  
**REPORT TYPE:** Phase II Brownfields Targeted Assessment (BTA)  
**REPORT DEVELOPED BY:** KDHE

**BER SCANNED**  
**MAY 21 2011**

**DECISION DISCUSSION AND RATIONALE**


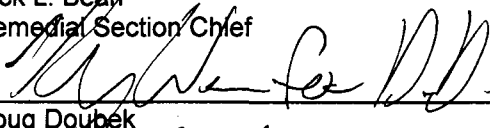
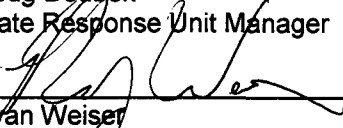
The Kansas Department of Health and Environment (KDHE) conducted a Phase II Brownfields Targeted Assessment (BTA) at the Nex-Tech Mobile Radio property in Hays, Kansas. The BTA was conducted for Hays Communication Service (with County support) to encourage redevelopment of a property former utilized as a gas station. Based on the BTA application, Hays Communication has proposed an expansion. According to Ellis County Economic Development, "the development of this property and expansion of a local business is contingent on the sale of the property and given the site's previous use (a service station), environmental clearance is required to complete the transaction."

Recognized Environmental Conditions (RECs) were initially identified in the Phase I report as: potential petroleum and hazardous substances associated with an oil/water separator, former hydraulic lift, former USTs, former pump island, and adjacent north grain elevator. Due to the aforesaid RECs, Phase II activities were conducted on the property. The Phase II consisted of collecting soil samples from two locations and groundwater samples from four locations on the property. Based on the analytical data, petroleum constituents were detected on the property above KDHE Risk-Based Standards (RSKs). TPH DRO was detected in GP-3 at a concentration of 5.1 mg/L. Several volatile organic compound (VOC) constituents were also detected at location GP-3 in excess of KDHE RSKs. 1,3,5-Trimethylbenzene, 1,2,4-Trimethylbenzene, and Naphthalene were detected in GP-3 at concentrations of 84 µg/l, 540 µg/l, and 37 µg/l, respectively. These concentrations exceeded the RSKs of 44 µg/l, 8.44 µg/l, and 1.1 µg/l, respectively.

This Phase II BTA indicates that shallow groundwater beneath the site has been impacted with petroleum hydrocarbon constituents. The historical activity on the property depicts the potential for past releases. The property has historically been utilized as a gas station. The source of the contamination appears to be originated from the property itself. GP-3, which was the location with the impacts, is immediately downgradient from the Site. The upgradient probe (GP4) did not detect any significant levels of petroleum constituents.

It is recommended that the Site be referred to the KDHE Underground Storage Tanks Program for further assessment and/or guidance.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE

 _____ Rick L. Bean Remedial Section Chief	Date	<u>4/18/11</u>
 _____ Doug Doubek State Response Unit Manager	Date	<u>4/18/11</u>
 _____ Ryan Weiser Brownfields Coordinator	Date	<u>4/18/11</u>

*The conclusions and recommendations provided herein are based exclusively on the conditions identified through the Brownfields Assessment. Future contaminant releases on the subject property and/or future discovery of additional environmental impacts may warrant subsequent response not discussed in the BTA report or this document.*