



**Oklahoma
Corporation Commission**



October 22, 2003

Mr. Jack McKennon
City Manager
102 West Main Street
Sayre, OK 73662

Dear Mr. McKennon:

The Oklahoma Corporation Commission (OCC) and United States Environmental Protection Agency (EPA) Region 6 together have determined that the Sayre, Oklahoma Community Project sites (the "Properties") are Ready for Reuse. A Ready for Reuse Determination is an acknowledgment that environmental conditions on the sites are protective based on their current and anticipated future use as commercial/industrial properties.

The Properties are located in the City of Sayre, in rural western Oklahoma on Historic Route 66. For decades, Route 66 was the main thoroughfare traversing the town's central business district. When Interstate 40 was constructed several miles to the south, bypassing downtown Sayre, many retail businesses, including service stations, lost most of their customers and closed their doors. After years of non-use, the service station sites became blighted. The old steel underground storage tanks (USTs) still remained on most of the Properties.

In September 2001, the City of Sayre asked the OCC for assistance in dealing with the many blighted service stations in town. A total of 19 sites were identified, most of them small corner gas stations. Sufficient time had passed so that virtually none of the Properties were still owned by the last station operator, or anyone with knowledge of the business. The City's primary concern was that these Properties would never be improved or redeveloped as long as the stigma of potential contamination from the underground tank systems remained.

A partnership was formed whereby the City would obtain access agreements from individual property owners, while the OCC, using State Indemnity Fund dollars, performed site assessments and, where necessary, cleanups. All owners of the 19 Properties cooperated, with most willing to sign a limited power of attorney authorizing the City to make improvements to the Properties. The City employees were essential in gaining the cooperation of the property owners, thereby making the citywide assessment project possible. The Sayre Main Street Office was also instrumental in getting property owners within the historic business district to agree to the project.

All 19 UST sites were assessed. Because the full history of most of the sites was not known, the initial assessments included analyses for both gasoline and diesel fuel constituents. No Further Action Determinations were issued for 12 of the sites, while risk assessments pursuant to OCC's Risk-based Corrective Action (ORBCA) Regulations, Title 17 Chapter 14 165:3-76, were performed for 7 of the sites. Two sites required remediation. Soil containing gasoline was excavated and hauled off from two sites. These "dig and hauls" included the removal of 4 USTs from one property, 3 USTs from the other, and the razing of a dilapidated Sinclair Station building. To make other properties more marketable, the City of Sayre subsidized the removal of 15 underground tanks from 5 sites, and razed an old DX station building. The total elapsed time for the entire project was approximately 18 months.

Information concerning the current environmental conditions on the 19 UST sites and the risk management activities conducted to ensure protectiveness is summarized in the respective ORBCA Corrective Action Reports and Final Closure Letters (collectively, the "Documentation"). Copies of these documents may be obtained from OCC, Petroleum Storage Tank Division, P.O. Box 52000, Oklahoma City, OK 73152-2000.

With this Ready for Reuse Determination, OCC and EPA Region 6 agree that the Properties have been successfully investigated and, where appropriate, remediated to the extent that environmental conditions at the sites are protective of human health and the environment based on their current and anticipated future use as commercial/industrial properties. The enclosure to this letter provides site-by-site information regarding the remedial action(s) taken, current status, institutional controls, etc.

If conditions at the Properties change, including environmental conditions, land use, site receptors, and remedy performance, it will be necessary to revisit this determination of suitability for reuse to ensure its continuing protectiveness. The undersigned expressly reserve all rights and authorities to require future action by owners or operators if new or additional information comes to light that materially impacts this Ready for Reuse Determination, whether such information is known as of this date, or is discovered in the future.

Congratulations on this most noteworthy accomplishment!

Sincerely yours,

Brooks Mitchell
Director
Petroleum Storage Tank Division
Oklahoma Corporation Commission

Carl E. Edlund, P.E., Director
Multimedia Planning and
Permitting Division
EPA Region 6

Enclosure

Sayre, Oklahoma Community Project Current Environmental Conditions

Site Name / Site Number	Remedial Action Taken	Status	Cleanup Standard ¹	Institutional Control (type/purpose/location)
126 West Main Former Service Station	<p>Site assessed for soil and groundwater contamination</p> <p>Removed (1) 500 gal tank (1) 1000 gal tank (1) 4000 gal tank</p> <p>Removal and disposal of 95 cubic yards of soil containing gasoline</p>	<p>Final closure letter issued by OCC PST Division Jan. 15, 2003</p> <p>Low levels of gasoline are present in subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes</p>	ORBCA standard for commercial use	<p>Deed notice to be recorded with County Clerk's Office</p> <p>Zoned Commercial/Industrial</p>
210 South 4 th Former Harvey Martin Shamrock Station	<p>Site assessed for soil and groundwater contamination</p> <p>Removed (1) 300 gal tank (1) 3000 gal tank (1) 6000 gal tank (1) 8000 gal tank</p> <p>Removal and disposal of 310 cubic yards of soil containing gasoline; backfilled with clean soil</p> <p>Plugged and abandoned (2) offsite water supply wells</p>	<p>Final closure letter issued by OCC PST Division May 13, 2003</p> <p>Some residual gasoline is present in subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes</p>	ORBCA standard for commercial use	<p>Deed notice to be recorded with County Clerk's Office</p> <p>Zoned Commercial/Industrial</p>
322 West Main Former Service Station	<p>Site assessed for soil and groundwater contamination</p> <p>Removed (2) 2000 gal tanks</p>	<p>Final closure letter issued by OCC PST Division October 13, 2003</p> <p>Some residual gasoline is present in subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes</p>	ORBCA standard for commercial use	<p>Deed notice to be recorded with County Clerk's Office</p> <p>Zoned Commercial/Industrial</p>
403 West Main Former Denis Hudson Service Station	<p>Site assessed for soil and groundwater contamination</p> <p>Removed (1) 2000 gal tank</p>	<p>Final closure letter issued by OCC PST Division January 15, 2003</p> <p>Diesel and gasoline are present in the</p>	ORBCA standard for commercial use	<p>Deed notice to be recorded with County Clerk's Office</p> <p>Zoned Commercial/Industrial</p>

Site Name / Site Number	Remedial Action Taken	Status	Cleanup Standard ¹	Institutional Control (type/purpose/location)
	(1) 3000 gal tank	subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes		
221 East Main Former Underground Storage Tank Location	Site assessed for soil and groundwater contamination Removed (3) 12000 gal tanks	Final closure letter issued by OCC PST Division July 17, 2002 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
110 South 4 th Former Underground Storage Tank Location	Site assessed for soil and groundwater contamination Removed (1) 2000 gal tank (1) 5000 gal tank (1) 8000 gal tank	Final closure letter issued by OCC PST Division July 17, 2002 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
211 Northeast 66 Highway Former Hutchinson Pilco Service Station	Site assessed for soil and groundwater contamination Removed (5) 3000 gal tanks	Final closure letter issued by OCC PST Division February 20, 2003 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
Beckham County Courthouse East Main	Site assessed for soil and groundwater contamination	Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
214 West Main Former Service Station	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division March 24, 2003 Gasoline products are present in the subsurface but pose	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial

Site Name / Site Number	Remedial Action Taken	Status	Cleanup Standard ¹	Institutional Control (type/purpose/location)
		no risk from surface exposures; groundwater is not suitable for potable purposes		
301 West Main Former Underground Fuel Storage Tank Location	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division April 2, 2002 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
121 Northeast 66 Highway	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division February 19, 2003 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
310 Arkansas Former Underground Storage Tank Location	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division July 16, 2002 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
301 South 9 th Former Underground Fuel Storage Tank	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division January 30, 2003 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
South 9 th Location 2 - Privately Owned	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division July 8, 2003	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office

Site Name / Site Number	Remedial Action Taken	Status	Cleanup Standard ¹	Institutional Control (type/purpose/location)
		Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes		Zoned Commercial/Industrial
South 9th Location 3 - Privately Owned	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division July 17, 2002 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
11 th at West Main Former Underground Storage Tank Location	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division October 13, 2003 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for residential use	Deed notice to be recorded with County Clerk's Office Zoned Residential
125 North 4 th Hill Auto Parts - Operating	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division July 16, 2002 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial
202 North 4 th Sayre Welding Supply - Operating	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division July 16, 2002 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial

Site Name / Site Number	Remedial Action Taken	Status	Cleanup Standard ¹	Institutional Control (type/purpose/location)
1314 North 4 th Former Underground Storage Tank Location; Donut Shop - Operating	Site assessed for soil and groundwater contamination	Final closure letter issued by OCC PST Division July 16, 2002 Gasoline products are present in the subsurface but pose no risk from surface exposures; groundwater is not suitable for potable purposes	ORBCA standard for commercial use	Deed notice to be recorded with County Clerk's Office Zoned Commercial/Industrial

¹ All sites were evaluated under the ORBCA Petroleum Storage Tank Program.