

## **Tiki Car Wash Cleanup Site Teams Meeting's Note**

**Date:** 3/19/2025

**Time:** 3:00 PM

**Venue:** Virtual (Teams)

The meeting started at 3 PM and Dale Meyers of Ecology mentioned the purpose of the meeting, which is to discuss the status and the path forward of the Site cleanup.

### **In attendance:**

**Ecology:** Dale Meyers, Nick Treat, Olu Akeroro, Tanner Bushnell, Daw Lawler (AGO), Jim Peterson, Nick Fitzgerald and Josh Elliott

**Tiki Team:** Kelly Pullen, Nancy Barnett, Howard Jensen (Legal) and Kevin Jackson (Legal)

**TRF (South Adjacent Property Owner):** Dough Exworthy, Tim Russell, Andrew Zabel (Legal) and Dave Parkinson

### **Property owner to the East:** Hossein Khorram

Dale Meyers started the meeting at about 3 PM by sharing the Site website with everyone and thanked everyone for attending the meeting. Asked everyone to follow video conference meeting etiquette. Dale introduced himself as the Ecology project manager with over 20 years of experience, he manages Tier 1 and 2 contracts. Other Ecology team members also introduced themselves.

Dale Meyers presented the Site PowerPoint slides, while Josh Elliot (Ecology's Environmental Consultant) discussed a portion of the presentation path forward. Dale Meyers mentioned that the alternative remediation suggested in the RF is source removal which happens to be not feasible due to humongous disruptions to businesses. The party agreed to wait until the end of the meeting for questions and concerns.

Dale Meyers continued the presentation with a path forward slide and mentioned that public comments will not happen now because of the funding freeze but suggested sometime third quarter of 2025.



Tiki Car Wash  
Cleanup Site PPT Pre

### **Tiki Car Wash PowerPoint Slides**

## Questions and Comments

Dan Lawler (AGO) reiterated that Ecology understands its responsibilities and mentioned that Ecology is working toward a solution.

Doug Exworthy (TRF Wilburton Crossing), mentioned that most concerning to him is the refinancing of his property, looking for acknowledgment from Ecology that they are not liable. Dan Lawler (AGO) responded by saying he would coordinate with Dale Meyers and get back to Doug Exworthy sometime next week. Andy Zabel (Legal) also mentioned the plume clause issue.

Howard Jensen (Legal) and Kevin Jackson (Legal) raised their concerns about contaminant leaching or moving south. Dale Meyers responded that the contaminant does not seem to be migrating south, and that cleanup is not expected to start until next year. Howard Jensen (Legal) and Kevin Jackson (Legal) want a letter from Ecology stating that contaminants are not moving or migrating South.

Hossein Khorram (Property owner to the East) requires clarification of financial responsibilities. Dale Meyers reiterated that Hossein Khorram (Property owner to the East) has no financial responsibilities, the same applies to Doug Exworthy, and that the cleanup is State funded.

Howard Jensen (Legal) and Kevin Jackson (Legal) thanked Ecology for hosting the meeting, thanked Dale Meyers for his leadership, and appreciated the open communication, as this is critical to the Site cleanup forward path.

Tiki Team (Kelly, Pullen, Howard, and Kevin) mentioned that they met their financial obligations many years ago and that they were no longer liable for the cleanup. Requested real prompt cleanup action from Ecology and wants it to start as soon as possible. Also desired an aggressive cleanup completion path for the project. They are open to some leeway and desire to be more flexible by agreeing to source removal to activate fast contaminant cleanup, want source removal to happen and they are ready to talk to their tenants. Desired that their flexibility should incorporate source removal into the FS. Though they are not paying for cleanup, however, contaminants are seriously impacting the value of their property. Once again appreciate Dale Meyer's leadership.

Kelly and Nancy worried about the contaminants and mentioned that the contaminants continued to give them sleepless nights on a property that they were blessed to inherit as a family business. Reiterate that the contaminant is concerning, and they want the contaminant to go away very fast. Nancy reiterated the same thing as said by Kelly, thanked the corporation of DOE, and recognized their father's passing away.

Dale Meyers mentioned that just to clarify, source removal (excavation) may cause some pump islands to be shut down due to the excavation. Source removal is the most permanent to quickly remediate and to achieve faster Site restoration. Howard Jensen (Legal) agreed to the shutting down of island pumps and that they are willing to entertain source removal. Mentioned that they desire an aggressive cleanup action plan. They are willing but want to know all the details, as the property may or may not remain a gas station and that property transactions are crucial to them. Kelly appreciates the open communication and wants the cleanup project to continue. Hossein Khorram also supported Tiki's move as the property is also affecting other neighbors.

Dale Meyers clarified that source excavation will not cleanup the groundwater contaminants and will instruct Josh Elliot (Ecology's Environmental Consultant) to include source removal into the RF and share the same documents with parties which is unusual before the public comment period.

Andy Zabel (Legal, TRF) appreciated the offer to excavate hot spots and include them in the new FS. Also mentioned are the redevelopment plans, however, they have limits and access to the property. Appreciate Dale Meyers's openness. Howard Jensen (Tiki, Legal) suggested periodic meetings on project updates at an interval of at least 2 to 3 months. Dale Meyers raised concerns about that, that it may be challenging but he is always available to respond to any inquiry. Howard Jensen (Tiki, Legal) wants at least some meeting scheduled, as this will help him have a concrete discussion with existing and future vendors.

Dale Meyers mentioned that he is open to setting up a meeting before wrapping up the FS documents and at least before the public comments. Also mentioned is that the alleyway in-between the properties may be occasionally blocked off or inaccessible during construction works.

Andy Zabel (Legal, TRF) mentioned the funding amount, Dale Meyers responded by saying there is a specific dollar amount fund, part of the governor's line-item amount for the capital budget (construction), and the O&M. Jim Petersen agreed with Dale on the budget but mentioned that he does not know more nor have specifics on the Tiki Site. Nick Fitzgerald (Jim's team) also said hi to everyone.

Dale Meyers asked for any additional concerns or questions and said that if theirs were none, he would call for the adjournment of the meeting.

Other parties agreed to adjourn the meeting at about 3:51 pm. Meeting was adjourned at 3:51 pm.