



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Eric J. Holcomb
Governor

Brian C. Rockensuess
Commissioner

April 28, 2022

Denali Group C LLC
Attn: Ben Laureys, Registered Agen
331 Watertower D
Chesterton, IN 46304

Craft Station Inc
Attn: Carol Laureys, Registered Agent
8106 E Walnut Ridge
Hudson Lake, IN 46552

Re: Violation Letter
Craft Station
1022 N Karwick Rd
Michigan City, LaPorte County
UST Facility ID # **4923**

Dear Mr. and Ms. Laureys:

An inspector from the Indiana Department of Environmental Management (IDEM), Underground Storage Tank (UST) Section, conducted an inspection of the site referenced above on April 6, 2022.

The inspection was conducted pursuant to Indiana Code (IC) 13-14-2-2 to determine compliance with the provisions of IC 13-23 and 329 IAC 9. In accordance with IC 13-14-5, a summary of the inspection is provided below:

Type of Inspection: Initial

Results of Inspection: Violations were discovered and require a submittal.

Within thirty (30) days of receipt of this letter, documentation demonstrating compliance with each of the requirements listed in the attached Inspection Report and Description of Violations (DOV) must be submitted to IDEM. Failure to submit this documentation may lead to this facility being referred for enforcement.

An enforcement action may include civil penalties of up to \$10,000 per UST. Enforcement actions may also affect the owner's and/or operator's eligibility for reimbursement from the Excess Liability Trust Fund (ELTF). Additionally, IDEM may deem the UST's at this facility ineligible for delivery, deposit or acceptance of regulated substances pursuant to IC 13-23-1-4. Finally, federal and criminal penalties may apply for failure to provide required notification; or submitting false information pursuant to IC 13-23-14-2 and liable under IC 13-30-10.

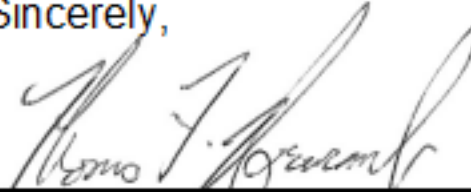
Thank you for your attention to this matter. Please submit the required documents to the UST Section via email at USTCompliance@idem.in.gov. Include in the subject line of the response the UST Facility ID # **4923**.

Inspector: Matt Rozycki
Phone: (317) 296-1853

Direct any questions regarding the inspection to:

Compliance Manager: Carrie Maniet
Phone: (317) 233-3533

Sincerely,



Thomas F. Newcomb, Chief
UST Compliance Section
Office of Land Quality

cc: Carrie Maniet
Matt Rozycki
UST Facility ID File # 4923
Craft Station
Attn: Ben Laureys
Via email: benlaureys@hotmail.com

DESCRIPTION OF VIOLATIONS

This inspection or records review revealed that the owner and/or operator of this facility is in violation of Indiana UST Rule 329 IAC 9. 329 Indiana Administrative Code ("IAC") 9 incorporates certain federal underground storage tank requirements found in 40 Code of Federal Regulations ("CFR") Part 280, including those identified below. The Description of Violations (DOV) and corrective measures are as follows:

| | |
|--|----------------------------------|
| FACILITY NAME: Craft Station | UST FACILITY ID: 4923 |
| ADDRESS: 1022 N Karwick Rd, Michigan City, LaPorte County | INSPECTION DATE: 4/6/2022 |

VIOLATIONS NOTED IN THIS INSPECTION

329 IAC 9-8-11(b) – Failure to demonstrate the ability to pay the deductible amount

Citation:

Pursuant to 329 IAC 9-8-11(b), an owner or operator of:

(1) twelve (12) or fewer USTs shall demonstrate the ability to pay the applicable deductible amount under IC 13-23-9-1.3; or

(2) more than twelve (12) USTs shall demonstrate the ability to pay two (2) times the applicable deductible amount under IC 13-23-9-1.3.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because no financial responsibility mechanism was provided.

Corrective Action:

The owner and/or operator of the UST systems at this site shall submit a copy of the instrument proving they have the coverage required by this rule within thirty (30) days of receipt of this notice.

§ 280.20(b) – Failure to install, design, construct or protect piping from corrosion

Citation:

Pursuant to 40 CFR 280.20(b), the piping that routinely contains regulated substances and is in contact with the ground must be properly designed, constructed, and protected from corrosion in accordance with a code of practice developed by a nationally recognized association or independent testing laboratory.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because metal components of the piping are continuous with backfill at the STP risers.

Corrective Action:

The owner and/or operator of the UST systems at this site shall, within fifteen (15) days of receipt of this notice, contract with a certified contractor to determine if the piping or metal components in contact with the ground are substandard and what steps will be taken to provide corrosion protection. The UST owner and/or operator must inform IDEM of the proposed work within thirty (30) days of receipt of this notice and receive approval before completing the work. The work must be completed within forty five (45) days of receipt of this notice. If the piping or metal components are determined to be substandard, the UST owner and/or operator shall immediately notify IDEM of their intent to remove or replace the affected components.

§ 280.32(b)(1) – Failure to demonstrate compatibility of entire UST system

Citation:

Pursuant to 40 CFR 280.32(b)(1), owners and operators with UST systems storing these regulated substances must demonstrate compatibility of the UST system (including the tank, piping, containment sumps, pumping equipment, release detection equipment, spill equipment, and overfill equipment).

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because compatibility documents are needed for the tanks.

Corrective Action:

The owner and/or operator of the UST systems at this site shall, within fifteen (15) days of receipt of this notice submit documentation to IDEM proving the required UST system components are fully compatible with the product found stored in the tanks during the inspection. If the owner and/or operator cannot prove compatibility, they must immediately cease storing the substance in the UST system until such a time as they can prove compatibility, upgrade the UST system or switch the product to one that is compatible. The UST owner and/or operator must submit proof of compliance with these requirements within forty five (45) days of receipt of this notice.

§ 280.35(a)(1) – Failure to perform periodic testing of spill prevention equipment and containment sumps used for IM

Citation:

Pursuant to 40 CFR 280.35(a)(1), owners and operators of UST systems with spill and overflow prevention equipment and containment sumps used for interstitial monitoring of piping must meet these requirements to ensure the equipment is operating properly and will prevent releases to the environment:

(1) Spill prevention equipment (such as a catchment basin, spill bucket, or other spill containment device) and containment sumps used for interstitial monitoring of piping must prevent releases to the environment.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because periodic testing of the spill prevention equipment was not provided.

Corrective Action:

The owner and/or operator of the UST systems at this site shall, within thirty (30) days of receipt of this notice, contract with a certified contractor to inspect, repair and test all spill prevention equipment and containment sumps. Documentation, to include photographs, inspection, repair and testing results, showing the spill prevention equipment and containment sumps are liquid tight must be submitted within forty five (45) days of the receipt of this notice.

§ 280.35(a)(2) – Failure to perform periodic testing of overflow prevention equipment

Citation:

Pursuant to 40 CFR 280.35(a)(2), overflow prevention equipment must be inspected at least once every three years. At a minimum, the inspection must ensure that overflow prevention equipment is set to activate at the correct level specified in § 280.20(c) and will activate when regulated substance reaches that level. Inspections must be conducted in accordance with one of the criteria in paragraph (a)(1)(ii)(A) through (C) of this section.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because periodic testing of the overflow prevention equipment was not provided.

Corrective Action:

The owner and/or operator of the UST systems at this site shall, within thirty (30) days of receipt of this notice, contract with a certified contractor to inspect, repair and test all overflow prevention equipment. Documentation, to include photographs, inspection, repair, measurements and testing results, showing the overflow prevention equipment is fully functional and set at the correct level must be submitted within forty five (45) days of the receipt of this notice.

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| § 280.36(a)(1)(i) – Failure to perform 30 day walkthrough inspections |
| Citation: |
| Pursuant to 40 CFR 280.36(a)(1)(i), to properly operate and maintain UST systems, not later than June 28, 2021, owners and operators must conduct a walkthrough inspection every 30 days that, at a minimum, checks spill prevention equipment and release detection equipment (Exception: spill prevention equipment at UST systems receiving deliveries at intervals greater than every 30 days may be checked prior to each delivery). |
| Violation Details: |
| <i>The owner and/or operator of the UST system(s) at this site are in violation of this rule because monthly walkthroughs have not been provided for July 2021 through March 2022.</i> |
| Corrective Action: |
| The owner and/or operator of the UST systems at this site shall, within seven (7) days of receipt of this notice, perform the 30 day walkthrough inspection for all UST systems at the site in accordance with a standard of practice referenced in the rule. Documentation, to include photographs, inspection forms, repair documents, and waste disposal records, showing the walkthrough inspection has been completed must be submitted within forty five (45) days of the receipt of this notice. |

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| § 280.40(a)(3)(i) – Failure to perform annual tests of ATG |
| Citation: |
| Pursuant to 40 CFR 280.40(a)(3)(i), owners and operators of UST systems must provide a method, or combination of methods, of release detection that beginning on October 13, 2018, is operated and maintained, and electronic and mechanical components are tested for proper operation, in accordance with one of the following: manufacturer's instructions; a code of practice developed by a nationally recognized association or independent testing laboratory; or requirements determined by the implementing agency to be no less protective of human health and the environment than the two options listed in paragraphs (a)(1) and (2) of this section. A test of the proper operation must be performed at least annually and, at a minimum, as applicable to the facility, cover the following components and criteria: (i) Automatic tank gauge and other controllers: test alarm; verify system configuration; test battery backup. |
| Violation Details: |
| <i>The owner and/or operator of the UST system(s) at this site are in violation of this rule because an ATG functionality test was not provided.</i> |
| Corrective Action: |
| The owner and/or operator of the UST systems at this site shall have all components of the automatic tank gauge or other controllers tested for proper operation within thirty (30) days of receipt of this notice and submit the results within forty five (45) days of receipt of this notice. |

| § 280.40(a)(3)(ii) – Failure to perform annual tests of probes & sensors |
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| Citation: |
| Pursuant to 40 CFR 280.40(a)(3)(ii), owners and operators of UST systems must provide a method, or combination of methods, of release detection that beginning on October 13, 2018, is operated and maintained, and electronic and mechanical components are tested for proper operation, in accordance with one of the following: manufacturer's instructions; a code of practice developed by a nationally recognized association or independent testing laboratory; or requirements determined by the implementing agency to be no less protective of human health and the environment than the two options listed in paragraphs (a)(1) and (2) of this section. A test of the proper operation must be performed at least annually and, at a minimum, as applicable to the facility, cover the following components and criteria: (ii) Probes and sensors: inspect for residual buildup; ensure floats move freely; ensure shaft is not damaged; ensure cables are free of kinks and breaks; test alarm operability and communication with controller. |
| Violation Details: |
| <i>The owner and/or operator of the UST system(s) at this site are in violation of this rule because a functionality test of the ATG probes was not provided.</i> |
| Corrective Action: |
| The owner and/or operator of the UST systems at this site shall have all components of the automatic tank gauging probes and sensors tested for proper operation within thirty (30) days of receipt of this notice and submit the results within forty five (45) days of receipt of this notice. |

| § 280.40(a)(3)(iii) – Failure to perform annual tests of ALLD |
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| Citation: |
| Pursuant to 40 CFR 280.40(a)(3)(iii), owners and operators of UST systems must provide a method, or combination of methods, of release detection that beginning on October 13, 2018, is operated and maintained, and electronic and mechanical components are tested for proper operation, in accordance with one of the following: manufacturer's instructions; a code of practice developed by a nationally recognized association or independent testing laboratory; or requirements determined by the implementing agency to be no less protective of human health and the environment than the two options listed in paragraphs (a)(1) and (2) of this section. A test of the proper operation must be performed at least annually and, at a minimum, as applicable to the facility, cover the following components and criteria: (iii) Automatic line leak detector: test operation to meet criteria in § 280.44(a) by simulating a leak. |
| Violation Details: |
| <i>The owner and/or operator of the UST system(s) at this site are in violation of this rule because an annual leak detector test was not provided.</i> |
| Corrective Action: |
| The owner and/or operator of the UST systems at this site shall have the automatic line leak detectors tested for proper operation by simulating a leak within thirty (30) days of receipt of this notice and submit the results within forty five (45) days of receipt of this notice. |

| § 280.41(b)(1)(i)(B) – Failure to perform annual piping LTT or monthly monitoring |
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| Citation: |
| Pursuant to 40 CFR 280.41(b)(1)(i)(B), pressurized underground piping installed on or before April 11, 2016 (previously cited as September 2, 2009 under 329 IAC 9-2-1(2)(D)) that routinely contains regulated substances must have an annual line tightness test conducted in accordance with § 280.44(b) or have monthly monitoring conducted in accordance with § 280.44(c). |
| Violation Details: |
| <i>The owner and/or operator of the UST system(s) at this site are in violation of this rule because an annual line tightness test is needed.</i> |
| Corrective Action: |
| The owner and/or operator of the UST systems at this site shall have any piping that contains a regulated amount of product and found to not have had appropriate monthly monitoring or an annual line tightness test within the 12 months prior to inspection tightness tested within thirty (30) days of receipt of this notice and submit the results within forty five (45) days of receipt of this notice. |

§ 280.245 – Failure to maintain list of designated operators and/or training records

Citation:

Pursuant to 40 CFR 280.245, owners and operators of underground storage tank systems must maintain a list of designated Class A, Class B, and Class C operators and maintain records verifying that training and retraining, as applicable, have been completed, in accordance with § 280.34.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because operator A, B, and C certificates were not provided.

Corrective Action:

The owner or operator of the UST systems at this site shall submit a list of those employees designated to be Class A, Class B and Class C operators. Those so designated must be trained and certification of that training submitted within thirty (30) days of receipt of this notice.



**UNDERGROUND STORAGE
TANK INSPECTION REPORT**

INDIANA DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

UST FAC ID: **4923**

| | |
|-------------------|---------------|
| Inspector's Name: | Matt Rozycki |
| Date: | April 6, 2022 |
| Time In: | 12:25 |
| Time Out: | 12:45 |
| Inspection Type: | Initial |

FACILITY NAME / LOCATION

| | | | | | |
|---------------------------------------|----------------------|--|--------------|----------------|--|
| FACILITY NAME Craft Station | | FACILITY ADDRESS (number and street) 1022 N Karwick Rd | | | |
| ADDRESS (line 2) | CITY | STATE | ZIP CODE | COUNTY | |
| | Michigan City | IN | 46360 | LaPorte | |

UST OWNER

| | | | | | |
|---|------------|--|----------------|---|--|
| UST Owner Name (if in Individual Capacity) Denali Group C LLC | | | | BUSINESS ID (From the Secretary of State) 201709011212692 | |
| PREFIX | FIRST NAME | MI | LAST NAME | SUFFIX | |
| | Ben | | Laureys | | |
| TELEPHONE NUMBER | | EMAIL ADDRESS benlaureys@hotmail.com | | | |

UST OPERATOR

| | | | | | |
|---|--------------|---------------|----------------|--|--|
| UST Operator Name (if in Individual Capacity) Craft Station Inc | | | | BUSINESS ID (From the Secretary of State) 1995031652 | |
| PREFIX | FIRST NAME | MI | LAST NAME | SUFFIX | |
| | Carol | | Laureys | | |
| TELEPHONE NUMBER | | EMAIL ADDRESS | | | |

PROPERTY OWNER

| | | | | | |
|--|------------|--|----------------|---|--|
| UST Property Owner Name (if in Individual Capacity) Denali Group C LLC | | | | BUSINESS ID (From the Secretary of State) 201709011212692 | |
| PREFIX | FIRST NAME | MI | LAST NAME | SUFFIX | |
| | Ben | | Laureys | | |
| TELEPHONE NUMBER | | EMAIL ADDRESS benlaureys@hotmail.com | | | |

COMPLIANCE ELEMENTS

| | | | | |
|--|-------------------------------------|---|--|---|
| All USTs properly registered and up-to-date notification form on file | <input type="checkbox"/> | <input checked="" type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> UNK |
| previous owner for 2015 & 2016 that need to be paid – total due \$260.00 | | | | |
| O/O is in compliance with reporting & record keeping requirements | <input checked="" type="checkbox"/> | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> UNK |
| O/O is in compliance with release reporting or investigation | <input type="checkbox"/> | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| O/O is in compliance with all UST closure requirements | <input type="checkbox"/> | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| O/O has met all financial responsibility requirements | <input type="checkbox"/> | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |
| No financial responsibility mechanism was provided | | | | |
| 40 CFR 280, Subpart A installation requirements (partially excluded) met | <input checked="" type="checkbox"/> | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 40 CFR 280, Subpart B installation and upgrade requirements met | <input checked="" type="checkbox"/> | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> UNK |
| 40 CFR 280, Subpart C spill/overfill control requirements met | <input type="checkbox"/> | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Metal components of piping are continuous with backfill at the STPs | | | | |
| 40 CFR 280, Subpart C compatibility requirements met | <input type="checkbox"/> | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Compatibility documents are needed for the tanks | | | | |
| 40 CFR 280, Subpart C O&M and testing requirements met | <input type="checkbox"/> | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> UNK |
| Spill bucket testing, overfill functionality, monthly walkthroughs | | | | |
| 40 CFR 280, Subpart D release detection requirements met | <input type="checkbox"/> | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> UNK |
| ATG/probes test, LLD, monthly records for the piping | | | | |
| 40 CFR 280, Subpart J operator training requirements met | <input type="checkbox"/> | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> UNK |
| Operator A B & C certificates were not provided | | | | |

The information contained on this page is based upon a review of files related to this site and/or observations from an underground storage tank inspector. This page may contain information not specifically related to possible violations found during the review or inspection and is meant to give the owners and/or operator specific information to assist them.

Site Maintains two (2) USTs - FG - Installed 4/26/1971

Two (2) 10K GSL

Section Chief Note: The normal operational lifespan of a UST before failing is 25 to 30 years old. The USTs at this site are now 51 years old and the owner should start planning on removing or replacing them immediately. These tanks are not authorized to hold any ethanol blended fuels and are a high risk for catastrophic failure.

Piping - FG - Pressurized

RD UST - ATG

RD Piping - ATG - LTT - LD

Spill protection/Overfill - Spill bucket - Flapper

ATG Certification = N

Overfill Protection Test = N

Spill bucket Test = N

Containment Sumps Test Required N

Site is an active gas station

Any Site history or concerns 1986 NF states tanks 15 years old, property card lists building and canopy as being build in 1969. Documentation of compatibility is needed.

Documentation received -

Notification form - 2/9/2018 (Initial approval)

No additional documents received at time of review

Documentation needed -

RD UST monthly results

RD Piping

LD

Compatibility

Annual ATG test

Overfill test required every 3 years

Spill bucket test required every 3 years

Monthly walk through July-Current month

Operator certificate - A-B-C

FR

***auto shut off observed on all tanks and fiberglass piping in UDCs

The information contained on this page is based upon a review of files related to this site and/or observations from an underground storage tank inspector. This page may contain information not specifically related to possible violations found during the review or inspection and is meant to give the owners and/or operator specific information to assist them.

The following are AREAS OF CONCERN found during the inspection that will need to be addressed by the owner and/or operator:

1. The spill buckets contained some fluid, they should be monitored and cleaned out as needed
2. The STP riser for the PREM created a small hollow under the concrete that may cause an issue if left unattended
3. Previous owner owes fees for 2015 & 2016 that need to be paid in event of release – total due \$260.00

The following are VIOLATIONS discovered during the inspection that will need to be corrected within 30 days of receipt of this inspection report to avoid further action and achieve compliance with the state underground storage tank program:

1. Fees are owed by the previous owner for 2015 & 2016 that need to now be paid – total due \$260.00
2. No financial responsibility mechanism was provided
3. Metal components of the piping are continuous with backfill at the STP risers
4. Compatibility documents are needed for the tanks
5. Spill bucket testing was not provided
6. Overfill functionality testing was not provided
7. Monthly walkthrough inspections were not provided
8. ATG functionality testing was not provided
9. Functionality testing of the probes was not provided
10. An annual LLD was not provided
11. Monthly release detection records were not provided for the piping
12. Operator A B & C certificates were not provided

The following are RECORDS to be submitted to USTCompliance@idem.IN.gov with FID in subject line within 30 days of receipt of this inspection report to avoid further action and achieve compliance with the state underground storage tank program (update accordingly):

- Fees
- Financial responsibility
- Proof of corrosion protection on metal components of piping
- Compatibility documents
- Spill bucket testing
- Overfill testing
- Monthly walkthroughs
- ATG/probes test
- LLD
- Monthly records for piping
- Operator certificates