

MAPLE PARK AND VICTORY HEIGHTS Advisory Council for the Dutch Boy Site & Former West Pullman Works Site

*** The following is a Summary, meant to capture the essence of the discussion at the April 28, 1999 Advisory Council meeting. It is not meant to serve as a transcript of the proceedings ***

The twenty-first meeting of the Maple Park and Victory Heights Advisory Council for the Dutch Boy site and the Former West Pullman Works site, formerly known as International Harvester, was held at the Edward White Elementary School, 1130 South 122nd Street on April 28, 1999 from 7-9 p.m. A synopsis of the meeting follows:

I) WELCOME AND INTRODUCTION OF THE AGENDA

- 1) Welcome and Introductions
- 2) Review of January 20, 1999 meeting summary
- 3) Review any unfinished business/discussions from 1/20 meeting
- 4) Dutch Boy Site Update & Job Training Update
- 5) Former West Pullman Works Site Update
- 6) City of Chicago Update

Attendees included:

U.S. EPA

Noemi Emeric, Public Affairs
Derrick Kimbrough, Public Affairs
Brad Bradley, Superfund Division

IEPA

Vicky Moy, Site Project Manager
Mark Britton, Community Relations

Former West Pullman Works Site Team

Gail Walker, EnviroCom
Martin Hamper, ARCADIS Geraghty & Miller

City of Chicago Dept. of Environment

Renante Marante, Enviro. Coordinator
Matt Didier, Environ. Coordinator
Ed Adler, Chicago Dept. of Pubic Health

Community Representatives

William Lanier	Tony Davenport
John Chenier	Dannesse Flennoy
Sarah Parran	Ardis Williams
Abbas Hassain	R.C. Hardy
Amy Shelton	Clydie Green
Mr. & Mrs. Bart Shelton	

** Other persons may have attended, but were unable to sign the sign-in sheet.*

The facilitator, Derrick Kimbrough, opened the meeting, conducted introductions and reviewed the agenda items.

II. REVIEW OF MEETING SUMMARY

- No corrections were needed.

III. REVIEW ANY UNFINISHED BUSINESS FROM 1/20 MEETING

- No questions were raised relating to unfinished business.

IV. DUTCH BOY SITE UPDATE

- Brad Bradley, Remedial Project Manager, stated the contractors are 2/3 complete with the lead contaminated cleanup on site. Two-thirds of the contamination has been solidified and taken off-site. Mr. Bradley explained tank removal work had not started and is expected to begin after July 4, 1999. The contractors plan to remove the tanks in the subflooring near Peoria Street and have also agreed to remove all lin seed tanks.
- Mr. Bradley distributed a memo to the Council in response to the Council chairperson's memo regarding the concrete on site. Mr. Bradley stated NL Industries does not have an obligation under EPA's Order to remove the concrete.
- The off-site sampling has not started, however, the City has agreed to assist with off-site sampling. There will be 14-15 grid blocks represented, the agencies have secured at least 10 of the 15 needed access agreements. Due to the height of the smokestack (150 feet), contamination is likely to exist in some off-site locations, nevertheless, off-site sampling will determine this hypothesis.
- On-site cleanup is expected to be completed by August 1999.
- The City Dept. of Environment is applying for a comprehensive letter from IEPA to address not only lead, but all contaminants on site. The City expects to receive a No Further Remediation letter from IEPA. The City and NL Industries have agreed to several items via a Consent Decree. The City will remove concrete and then NL will spend up to \$400,000 on soil removal under the concrete area. If NL does not spend up to \$325,000 then they will have to reimburse the City for their expenses at the site. NL will also spend up to \$50,000 on liquid and debris removal in sub-basement areas. NL will not remove the tires and railyard debris off-site. NL has only agreed to remove the screening pile which was used before the lead stabilization began.
- *Where is the water in the sub-basements coming from?* Most likely rainwater or run-off from off-site locations.
- *Will the pavement still exist on site?* Not sure, the City and NL Industries are still working on an agreement.
- *The Community Advisory Council specifically requested the minutes reflect their views of desiring all the concrete at the Dutch Boy site be removed.*
- Mr. Bradley stated EPA does not have much authority to get the concrete slab removed, particularly now that the City of Chicago is the current owner. However, if the concrete is not removed concrete soil borings will be conducted to determine if the site is clear in order to receive IEPA's No Further Remediation

Letter. To date, the only concrete which will be removed from the site is the area in which Environ's samples showed elevated levels (which are two small areas). The concrete removal is estimated to cost \$3.00 a square foot. Until an agreement is reached, the rest of the concrete will remain on site. -

- If the contamination were to exceed beyond four feet, the PRPs will place a barrier wall and/or marker in the area as well as a notation will be placed on the deed to alert future owners of the contamination existence below the marker (four foot) level.
- *Who will haul the tires located on site to another location?* The City has agreed to haul the tires off-site.
- Dr. James Kinard, DePaul University, provided an update on the job training efforts stating the participants will receive both lead and asbestos licenses. He also explained that DePaul nor EPA could "guarantee" employment for the participants, but DePaul will continue to assist the students in locating employment opportunities.
- DePaul also agreed to send Chester Wilson, representing the 34th Ward office, a list of the job training participants and their qualifications. DePaul also plans to work with the Council to conduct a graduation ceremony to highlight the participants' accomplishments.

V. FORMER WEST PULLMAN WORKS SITE UPDATE

- Mr. Hamper reported that the cost-sharing and site access agreements have been signed. The tree removal effort has been initiated. Mr. Hamper also offered an explanation of the subsurface investigation process. The Metropolitan Water Reclamation District has issued a permit to discharge water, likely to a sewer on 120th Street. The underground tunnels were for steam from the boiler. Boring holes will be made.
- Several Council members stated they recalled that water flowed between the Dutch Boy and Former West Pullman Works sites, putting the last known flow in a time-frame before site demolition work done in 1996. They stated that when the Dutch Boy site was drained in 1996, backed-up water flowed to the Former West Pullman Works site. Additionally, their recollections included the oil house on the Former West Pullman Works site having tunnels going north toward Ingersoll. They speculated that the basements at the Dutch Boy and Former West Pullman Works sites are connected or that division walls between them have collapsed. The tunnels are 20 feet to 40 feet deep under the powerhouse.
- *Were there acid tanks near the railroad tracks?* Yes.
- *A council member asked whether the number of sub-basements was known?* Mr. Hamper responded that he had interviewed a former employee who shared an old map of the site. Mr. Wilson requested a copy of the map. A council member requested a copy of the videotape that will be made of the tunnels.
- *A council member asked what would happen to the basement after the water was pumped out?* Mr. Hamper responded that Navistar will deal with the environmental issues. The City, as current property owner, will address all non-environmental issues. Mr. Hamper noted that Navistar's work is expected to be completed in approximately six months.

- Mr. Hamper noted that language will be included in bid documents to encourage DBE/MBE/WBEs and requested contact information on any contractor firms the Advisory Council members would like to recommend. Mr. Wilson asked that he be notified of contractor selections. Mr. Wilson also added that subcontractors generally will put locals in the bids for training, supporting the goal for union opportunities.
- Gail Walker reported that a notice of field activities was mailed to the community residents on the project mailing list on June 15, 1999 to inform interested parties of the resumption of field activities. She indicated that the notice mailing was in lieu of the newsletter due to the timeliness with which the notice could be mailed. The newsletter will be finalized and mailing in the near future.
- Vickie Moy announced that her family is moving out-of-state and, consequently, she is resigning her position with the Illinois EPA. Andy Frierdich was introduced as her replacement.

VI. CITY OF CHICAGO SITE UPDATE

- Mr. Marante stated the City has enrolled four sites in the Site Remediation Program: 1) Amforge, 2) the Church property, 3) Chicago Building Structures, and 4) Dutch Boy. Tetra Tech will be the City's contractor.
- The Modern Steel Building behind Cutting Authority will be demolished by Tetra Tech who will prepare a demolish workplan. Some asbestos abatement will be necessary during the demolition.
- Mr. Marante stated the Green Corp program expended \$6,000 on landscaping efforts for the area as part of a Chicago beautification project and to attract potential businesses to the "potential" development area. The Green Corp program asked the Council to assist in watching the area to ensure the trees were not stolen. The Council remarked the Green Corp program may have planted the trees, but no one returned to water or care for the trees. The Council also remarked that they should have been consulted on the tree planting in advance because there are better areas in the community where the trees would have been taken care of and appreciated.
- *A Council member specifically asked about the junkyard area near Metal Works?* Mr. Marante stating the City is working to have the squatter removed from the area along with his materials because the property is owned by the railroad.
- Chester Wilson stated Alderman Carrie M. Austin does not own the property referenced in the last meeting summary. The Alderman's earlier letter was simply to invite community residents to a re-zoning meeting regarding the property south of the railroad area, west of Ashland Blvd. and east of Bishop.
- Mr. Ed Adler from the Chicago Public Health Dept. stated lead testing had been conducted for the Victory Heights residents (119th -123rd St. and Ashland to Halsted). Approximately 25 people attended the blood lead level testing. Only one elderly gentlemen had a 14 level; one individual was at level 8; 2 at level 6 and the rest were below level 5. Mr. Adler concluded, based on the sampling population, there is not a significant blood lead level issue in the area. Another testing is planned for the Maple Park area.

VII. ACTION ITEMS, AGENDA TOPICS & DATES FOR UPCOMING MEETINGS

- **Action Items**
 - ✓ Noemi Emeric will provide the Council an answer to determine if the Community can “appeal” the Consent Order between NL Industries and EPA.
 - ✓ Council would like to review the sketch/drawing of the site Geragthy & Miller received from an old IH employee. Martin Hamper agreed to provide Council with a copy.
 - ✓ List of students in Job Training program to Chester Wilson. Dr. James Kinard, DePaul University and Noemi Emeric, EPA agreed to provide the list.

- The next meeting has been scheduled for **Wednesday, September 22, 1999 from 7-9 pm** at the Edward White School.

- Questions, comments and/or amendments regarding this meeting summary will be taken and discussed at the beginning of the next meeting (Sept. 22). The amendments will be made at the next meeting with the corrected meeting summary placed in the information repository after the meeting date. The summary was prepared by the USEPA, IEPA, the City of Chicago Department of Environment and the contractors for Navistar, Geragthy & Miller and EnviroCom.