

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 August 26, 1998 Advisory Council meeting. It is not meant to serve as a transcript of the proceedings ***

The seventeenth 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 August 26, 1998 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 July 22, 1998 meeting summary
- 3) Review any unfinished business/discussions from 7/22 meeting
- 4) Dutch Boy Site 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, Geraghty & Miller

City of Chicago Dept. of Environment

Rich Schleyer, Enviro. Coordinator

Community Representatives

Tony Davenport	Leonard Turner
William Lanier	Ardis Williams
R.C. Hardy	John Chenier
Dannesse Flennoy	Willie Flennoy
Abbas Hassain	David Knox
Allen Gordon	Allen Gordon, Jr.
Mike Barlago	Mary Pearson
Loraine Renfroe	Chester Wilson, rep. for Alderman Carrie M. Austin
Kenny Johnson, rep. for Congressman Jesse Jackson, Jr.	

** 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

- The Council requested a modification stating they were not dissatisfied with Rust Environmental, but with Loyalty, the subcontractor.
- Page 3, last bullet: Twenty four trucks left the site, only 2 trucks were held back due to leaking problems from the asbestos watering. The contractor rectified the problem and the trucks safely left the site.

III. REVIEW ANY UNFINISHED BUSINESS FROM 7/22 MEETING

- *Who has accountability for the Former West Pullman Works site?* The details about the working relationship between Navistar and the City of Chicago were discussed at a meeting held September 2, 1998. IEPA typically has the ultimate accountability because all actions are conducted under the Voluntary Cleanup Program. Most applicants of the Voluntary Cleanup Program are the current site owner, therefore, the owner would conduct remediation activities. With the Former West Pullman Works site, the City of Chicago owns the site but Navistar is the applicant enrolled in the Voluntary Cleanup Program. Navistar and the City of Chicago plan to cooperatively work together to ensure the site is cleaned up and returned to productive use.
- *The Council stated a community person should be involved and present when negotiations between Navistar and City of Chicago are ongoing.* Rich Schleyer stated he would take the Council's request to attend the negotiation meetings to Dave Reynolds, Deputy Commissioner of Brownfields.
- *The Council stated a good example of why they should be consulted and involved in the decision-making at the site is the truck routes issue.* When the Council was first consulted about the truck routes, they agreed to the routes because the City's contractors stated the work would be completed in July. Due to delays and mishaps the work was extended beyond July and the truck routes followed the same routes as the elementary school buses. If the Council had been actively involved they would have notified the contractors a change in truck routes would be necessary.

IV. DUTCH BOY SITE UPDATE

- Dutch Boy Risk Management Plan, which describes various remediation alternatives for site cleanup, was provided to the Council chairperson and TOSC for review. EPA plans to forward comments to Environ within the next 2 weeks, this would include community and City comments. EPA plans to fax all comments to Environ and then host a conference call to discuss the comments and modifications. This will eliminate mailing and having two or three drafts before the report is final which will ultimately increase the work pace.
- *Is there any other disadvantage aside from cost effectiveness for excavation (digging up) of the contaminated soil?* A cap is just as protective of human health and the environment as excavation stated Mr. Bradley. Environ's preferred alternative will cost \$964,000 and excavation would cost \$1.6 million. During a

removal and excavation a problem can arise due to waste transportation accidents. If the truck hauling the waste were in an accident the contents of the truck is total lead, therefore, making the waste highly contaminated. Lead does not move much, therefore, it is often referred to as immobile in soil. Future plans for the site will include a deed restriction if a cap were used. Mr. Bradley stated excavation would be a better route because the lead is not left behind.

- *What about other contaminants at the site?* Mr. Bradley stated if Environ excavates (removes) the lead-contaminated soil, this will also get rid of the other contaminants which may reside in the soil.
 - *Will removing the underground storage tanks disturb the contaminated soil?* It will not disturb the lead-contaminated soil, as stated earlier lead is immobile in soil. Under the excavation alternative, all soils above 1,400 parts per million will be removed.
 - *What is the deadline on securing access agreements for off-site sampling?* There is no specific deadline, but as soon as possible would help. Mr. Bradley stated EPA can request the contractor start sampling immediately without having all access agreement secured. It will take the company about two weeks to mobilize for sampling. Six of the 19 agreements needed have been signed. Dannesse Flennoy and Tony Davenport are working with EPA to ensure the agreements are signed by residents.
- **FORMER WEST PULLMAN WORKS SITE UPDATE**
 - Gail Walker and Martin Hamper presented an update on activities associated with Navistar and the Former West Pullman Works site. Ms. Walker informed the Advisory Council that the Community Relations Plan had been finalized and placed in the information repositories. A notice will be sent to the groups and individuals on the project mailing list to inform them of the availability of the plan. Mr. Hamper reported that the City has named Navistar as the Remedial Applicant and efforts are underway to develop an access agreement for Navistar and its project team. As was earlier indicated, a meeting between Navistar and the City is scheduled for September 2, 1998.
 - *An Advisory Council member asked whether the City and Navistar could coordinate tasks and responsibilities in the meeting scheduled for September 2, 1998?*
 - *One Advisory Council member suggested that a community representative should be involved in the discussions between the City and Navistar, for the purpose of bringing information back to the community. Another council member concurred, noting that community input could have prevented trucks with asbestos containing debris from being slated to use the same routes as school buses.* Mr. Schleyer said that he would inform Dave Reynolds of the Department of Environment that the Advisory Council wishes to participate in the negotiation process between the City and Navistar.
 - Mr. Hamper noted that the desire is for the Illinois EPA to issue a No Further Remediation Letter for the site, rather than to Navistar or the City. Arrangements such as the one between the City and Navistar are allowed under Illinois EPA regulations, so the mechanics to accomplish the arrangement are already in place.
 - *An Advisory Council member asked how many meetings have taken place to date and*

what will happen if no agreement is reached? How long can the negotiations realistically continue? Mr. Hamper stated two meetings have already occurred, and that both parties are pursuing a positive outcome to the negotiations.

- *An Advisory Council questioned how the burden had shifted, since Navistar had earlier said that it would cover the remediation costs?* Mr. Hamper explained that the City, as owner, could be expected to bear some costs and the nature and amount of those costs is what will be determined in the negotiations, which are ongoing. Accordingly, a positive outcome is what has been considered.
- *Several Advisory Council members questioned why the City doesn't relinquish control, allowing Navistar to conduct the work.* Chester Wilson, Chief of Staff to Alderman Carrie Austin (34th Ward) explained that tasks that Navistar was originally going to be responsible for now have to be worked out in conjunction with the City.

VI. CITY OF CHICAGO SITE UPDATE

- Renante Marante, the City's Project Manager, was on vacation and Rich Schleyer attended the meeting in his absence. Rust Environmental explained they stopped work at the Former West Pullman Works site on July 22. The contractors returned to the site August 13, 1998. The two week layoff time was used to improve site procedures and communication. Rust explained 2,000 tons of material have been removed from the site. The site fence has been repaired and air monitoring is in place and ongoing. The air monitoring has been consistent when work is ongoing or stopped, no elevated levels have been detected. Signage has been placed around the site and work is expected to be completed by September 1, 1998.

VIII. SETTING AGENDA TOPICS & DATES FOR UPCOMING MEETINGS

- Agenda topics for the next meeting were not discussed at this meeting.
- The next meeting has been scheduled for **Wednesday, September 30, 1998 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 (September 30). 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 Dept. of Environment and the contractors for Navistar, Geragthy & Miller and EnviroCom.