

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 November 4, 1998 Advisory Council meeting. It is not meant to serve as a transcript of the proceedings ***

The nineteenth 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 November 4, 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 September 30, 1998 meeting summary
- 3) Review any unfinished business/discussions from 9/30 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

Renante Marante, Enviro. Coordinator

Community Representatives

Tony Davenport	Leonard Turner
William Lanier	Ardis Williams
R.C. Hardy	John Chenier
Frank Thomas	William Merritt
Abbas Hassain	Peter Foote
Gloria Pippen	Randy Livingston
Sarah Parran	

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

- Instrument of Conveyance distributed to council members.
- Financial disclosures distributed by EPA & City of Chicago.

III. REVIEW ANY UNFINISHED BUSINESS FROM 9/30 MEETING

- *Will the council be allowed to participate in negotiations between the City of Chicago and Navistar concerning transfer of the West Pullman Works property?* Because the meetings will deal only with cost, and not actual work plans, both the City and Navistar stated that the Council may not participate in negotiations; however, the council should follow-up with Dave Reynolds and Gail Walker to see if they may attend the meetings as observers.

IV. DUTCH BOY SITE UPDATE

- Brad Bradley, Remedial Project Manager for the site, asked the Council if TOSC could represent them during technical meetings discussing site information with the cleanup contractors, Environ? The Council stated this would be fine.
- A Council member requested EPA correspondence should be addressed to the whole Council and not the Council chairperson, Tony Davenport.
- Brad Bradley discussed three issues at the site. (1) For on-site areas, EPA sent a letter to Environ which included some of the Council and the City's comments. NL Industries, the potentially responsible party (PRP), chose Alternative number 2, which was to excavate up to 2 feet deep of the contaminated soil and provide clean fill on the unpaved areas of the site. EPA's recommendation was for Alternative number 4 which details cleaning the unpaved areas up to 1400 parts per million (ppm). As opposed to sending a letter to Environ, EPA invited interested parties to participate in a conference call to discuss the changes with Environ. By December 15, Environ should have completed at least 80% of the design and distribute to EPA for comment. The cleanup of the soil will also include removing the debris pile and possibly the underground storage tanks (USTs) along with any contaminated surrounding soil. Nevertheless, historical records indicate the USTs do not contain contaminated material and furthermore, EPA can not ask the PRPs to remove the tanks if no contamination exists. However, EPA can request the tanks be removed if they are deteriorated. By April 30, 1999 (weather permitting) the contractors will begin soil excavation work on the unpaved areas.
- Secondly, for the paved areas on-site the PRPs have agreed to maintain the paved areas. EPA plans to facilitate dialogue with Environ and the PRPs in order to get the paved area (concrete pads) removed. The City requested EPA work with them and the PRPs to assure this is completed because the City plans to redevelop the property as a part of the West Pullman Business Park area. Lastly, for off-site areas access agreements are still needed. Council chairperson, Tony Davenport, has agreed to follow-up with Brad Bradley directly. EPA plans to send a letter to Environ requesting the off-site sampling begin soon (weather permitting).

- *Will the contractors only remove the top two feet of soil?* No, some areas will be excavated up to seven feet where necessary.
- *Will the PRPs' contractors, Environ, sample for all contaminants?* The enforcement Order only requires the investigation and cleanup of lead contaminated soil, however, while removing the contaminated soil many of the other contaminants detected will also be removed.
- *If other contaminants are found, how will the community know?* EPA will continue to provide oversight at the site and update the community about site activities through the monthly CAG meetings. Additionally, air monitors which are a required part of the cleanup workplan will detect elevated levels of dust and/or vapors.

FORMER WEST PULLMAN WORKS SITE UPDATE

- Vickie Moy, IEPA, reported IEPA has incurred no cost regarding the Former West Pullman Works site since Navistar reimburses the State for project costs.
- *Advisory Council members asked Navistar's representatives to state Navistar's position with regard to Advisory Council members attending the negotiations between the City and Navistar.* Gail Walker and Martin Hamper explained that Navistar concurs with the City that the negotiation meetings are not a proper forum for parties not directly involved in the negotiations. Several Advisory Council members said that not being invited to the meetings is not fair since they simply want to know what is being said about them and their community in the meetings. The Council agreed that it would send letter to the Department of Environment and Navistar formally requesting attendance at the negotiation meetings.
- *As the discussion on the topic continued, one Advisory Council member queried whether it is Navistar's intent to continue in the Site Remediation Program. The Advisory Council member asked why the City should pay for what was characterized as Navistar's obligation.* Mr. Hamper explained Navistar is committed to the environmental project. Mr. Marante, City Dept. of Environment, noted the goal is to have the site work done by the fourth quarter of 1999.
- Ms. Walker provided an update on the community relations activities, reporting that the next edition of the newsletter is being developed. Mr. Davenport, Council chairperson, stated he would provide Ms. Walker with a mailing list for additional newsletters by December 1, 1998. *Mr. Davenport asked if the newsletter would be mailed to the Victory Heights and Maple Park communities as a whole, or just to the mailing list.*
- An Advisory Council member reported that a City sign regarding asbestos flew off the Former West Pullman Works site.
- *An Advisory Council member also asked how to go about filing a formal complaint against the Better Living Foundation.* Mr. Britton, IEPA, suggested the option of filing a tort civil action case. Ms. Moy, IEPA, offered another option, stating the Council member send a complaint letter to IEPA.

VI. CITY OF CHICAGO SITE UPDATE

- Renate Marante, City of Chicago Department of Environment, discussed the

asbestos removal workplan for the Chicago Building Structures site. The workplan was mailed and faxed to the Council chairperson, Tony Davenport, for review and inclusion in the site information repository. The workplan was approved by Illinois EPA. The work has been completed to date.

- The contractor selected by the City was Rust, who has teamed with Loyalty to remove the asbestos and foundry sand at the site. The City plans to recycle the non-contaminated portions of the foundry sand as grade material for the site or as construction fill on other sites in the area. The surface asbestos removed from the site filled 3 garbage dumps.
- The City is currently waiting for clearance before grubbing the trees near the site. They plan to leave some trees near Loomis to serve as a buffer for the residential homes. The total removal will cost approximately \$400-500,000.
- The City plans to enter the site into the Illinois EPA's Site Remediation Program in order to receive a No Further Remediation letter, basically clarifying the site as clean and ready for future redevelopment.

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

- **Action Items**
 - ✓ Cost estimates from Illinois EPA for work at the sites – Vickie Moy
 - ✓ Access Agreements to EPA for off-site residential soil sampling – Tony Davenport
 - ✓ Letter to Navistar and City requesting attendance at negotiation meetings as observers and/or participants – Advisory Council
 - ✓ Additional copies of the City's Chicago Building Structures workplan for the information repositories – Renate Maranate
- **Agenda topics** for the next meeting were not discussed at this meeting.
- The next meeting has been scheduled for **Wednesday, January 20, 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 (January 20). 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.