

Chester City Council Meeting
February 25, 2019, 6:30 pm
Minutes

Present: Mayor George Caldwell: Council Members Betty Bagley, Angela Douglas, Annie M. Reid, Susan Kovas and Carlos Williams; City Attorney Edwards, City Administrator Jackson and HR Director Carla Roof.

Absent: Linda T. Tinker, William Killian, and William King.

Prayer: Mayor Caldwell led in prayer.

Citizens Forum: No one present to speak

Sheila Johnson spoke to Council concerning revitalization downtown. There are grants out there that we can take advantage of. Bring in Pro Bono services to cleanup some of the buildings. Mrs. Johnson provided Council with a list of ideas to bring in to the city. Mayor Pro Tempore requested that Mrs. Johnson provide Council a copy of the listing she provided.

Departmental Reports

Administrator – Employee of the Month – Mr. David Ford was recognized and was presented with a certificate.

Finance - no comment

Fire – no comments

Human Resources – no comments

Police Department – no comments

Public Works – no comments

Recreation – comments

Mayor Pro Tempore Reid made a motion to approve as presented. Councilwoman Bagley seconded the motion. The motion carried.

Committee Reports

Finance Committee – no report

Properties – no report

Public Safety – no report

Public Works – Report provided

Recreation – no report

Mayor Pro Tempore Reid made a motion to approve. Councilwoman Bagley seconded the motion. The motion carried unanimously

Commission Reports

Evergreen – no report

HPC – no report

Planning – no report

ZBA – no report

Housing Authority – no report

Recreation – no report

Mayor Pro Tempore Reid made a motion to approve as presented. Councilwoman Bagley seconded the motion. The motion carried unanimously.

Ad-Hoc Committee

Kitchen Committee – no report

Economic Development Committee – no report

Unfinished Business

Commission Appointments – Councilwoman Kovas informed Council of a Committee member on ZBA who has not received training and has not responded to emails, etc. Councilwoman Douglas stated that she will reach out to Mrs. Hopkins and will request that she contact City Hall.

LaTanya Williams has moved out of city and needs to be replaced. Mrs. Roof reminded Council they will need to appoint a replacement for the unexpired term of Peggy Johnson on the Evergreen Cemetery Commission. Recommendations will be brought back at next meeting.

Unfinished Business – Administrator Jackson provided Council and citizens concerning possible contaminates with the Springsteen property. As for the sake of the Mayor and Council that you receive the documents. Over the years there has been efforts made to clean –up the site. Mrs. Jackson provided a timeline for Council.

Springsteen Timeline Review

History

The Springsteen site was that of a textile plant involving the spinning and dyeing of yarns and gingham. as far back as the late 1890s until 1947. In 1947 dye operations were moved offsite and the mill became a spinning and weaving plant until the early 1980s. After the closure of the mill, several small businesses operated on the property.

March 2008

Katawba Environmental, on behalf of Chester County, conducted a **Phase I** Environmental Site Assessment (ESA) at the Springsteen site. Four (4) recognized environmental conditions were identified:

- 1) The site once stored and utilized dyes onsite
- 2) Part of the structure was constructed utilizing creosote flooring placed directly on the ground substrate
- 3) Heavy oils and acetylene were utilized onsite during the operation of the mill
- 4) Adjacent facility to the southwest (250 Gadsden St.) formerly operated Underground Storage Tanks.

Although groundwater is not used for consumption in the area there were concerns at that time associated with vapor migration into buildings.

September 2008

U.S. Environmental Protection Agency (EPA) contracted with ARGO Systems (Large Engineering Co.) to conduct a **Phase II Environmental Site Assessment (ESA)**. **The Assessment Report was completed and signed Jan. 21, 2009. You have a copy of that report in your packet (Phase II Environmental Site Assessment Report)**. The work comprising this report included 28 discrete **soil** samples from various depths, **sediment** sample, **oil** sample, potential asbestos (**ACM**) samples, and **ground water** samples.

(Future Use Not Determined at this time)

The results yielded that there was site wide contamination issue with soils; however, there were **NO discernable HOT SPOTS** or sources of contamination apparent-the highest levels of contamination were found in the eastern portion of the site where the former oil and waste houses ha been located, and in the central portion of the site where the former mill building and former boiler room had been located.

Impacts to the **soil** mostly occurred at the surface – the concentrations observed in surface and subsurface soil represented a potential health risk for all populations of **FUTURE USERS**. The **ground water** was affected in 2008 by metals and PAHs exceeded the Residential Water Regional Screening Levels of Chemical Contaminants at Superfund Sites and the SC State Drinking Water levels. **Because the site is serviced by public water supply and groundwater at the site may remain unused, remedial**

measures would not be required. Due to the depth of ground water, there is a low potential of future site users or construction workers to come in contact with the water.

The recommendation following this report was that a Human Health Risk Assessment be conducted based on the future use of the site to determine if the concentrations observed pose a risk to long term exposure to site soils. Results of the risk assessment could also be used to assist in developing remedial alternatives for future reuse. ACM (Asbestos Containing Materials) identified would have to be abated prior to demolition of the remaining structures.

November 26, 2008

City of Chester received a \$500,000 grant to clean up the Springsteen Mill Site. The Accomplishment Narrative stated that the mill site had been cleared. This included the demolition of an 80,000 sq. ft. mill building, a guard house and office building, which were vacant and dilapidated. These structures and other debris on the site were cleared and the area was graded and grassed, leaving a nice green space instead of a visual blight.

February 2, 2012

The City received the Grant Close-Out Certification that was the official notification from the State that Block Grant was officially closed out.

March 2009

SC Dept. of Health & Environmental Control (DHEC) and the City of Chester entered into a Voluntary Cleanup Contract (VCC). The VCC outlined specific assessment and remedial measures to clean up the site.

February 2010

To meet some of the remedial measures of the VCC, The City of Chester contracted NEO Corporation for asbestos abatement, hazardous chemical removal, and demolition of the mill buildings as one of the remedial measures of the Voluntary Cleanup Contract. NEO removed and disposed of ACM such as insulation, roofing materials, and flashing; removed containers of petroleum, acids, and other corrosives; and removed 4,216 tons of construction and demolition debris, including creosote-treated wood.

December 18, 2012

The company Tetra Tech conducted a site visit along with SCDHEC. The purpose of the site visit was to assess the physical conditions of the site, including assessment of the 2008 Phase I ESA and obtain basis for the Phase II ESA sampling strategy. During this visit, Tetra Tech identified several potential environmental hazards.

Wk of July 22, 2013 and Nov. 6, 2013

Tetra Tech on behalf of EPA conducted the Phase II ESA field work including 61 soil samples, ground water samples, and sediment samples. Contaminants were detected.

Tetra Tech recommended consideration of results of that Phase II ESA in planning future site uses. Additional ESA activity at the Springsteen Mill #2 TBA site, if any, is at the discretion of EPA, SCDHEC, and the City of Chester.

March 5, 2014

The Site and Program Managers with Tetra Tech sent a letter to the Brownsfields Project Manager to submit the revision 2 of the final Phase II ESA that involved the calculation of health risk-based screening levels based on site-specific exposure. The planned use of the site is as a park that will be used for recreational purposes. The level of exposure that is likely to occur at property that is used for recreational purposes will not be the same as a property that is used for residential purposes. Due to the potential receptors at the site being adequately protected from likely exposures that could occur after it is developed as a park. Therefore, it is appropriate to calculate **human health-risk based screening levels.**

March 13, 2014

The City received a letter from DHEC providing information on the completion of the PHASE II -revision. Corrective measures are required over most of the property with the exception of the easternmost portion adjacent to Walnut St. where contaminant concentrations are acceptable for recreational use. **Corrective measures should include removal of remaining waste material, and measures to prevent contact with soil containing hazardous constituents above levels acceptable for recreational use. Acceptable corrective measures include either removal of contaminated soil and/or placement of permanent barriers over the contaminated soil.** Dependent upon the types of corrective measures implemented, land use restrictions to limit use of the Property and to maintain barriers over any remaining contaminated soil will be required. Based on groundwater quality results, a restriction to prohibit use of groundwater on the property also will be required.

Next step in completing VCC: complete an analysis of Brownsfields Cleanup Alternatives or ABCA should be prepared by an environmental consultant and submitted to DHEC for approval.

June 9, 2014

Tetra Tech sent a letter to submit a final Analysis of Brownsfield Cleanup Alternatives, Rev. 1. Contaminated soil, sediment, and groundwater are present at the property at concentrations that exceed the RBSLs established for the future recreational use of the property. Environmental impacted

material for this property is soil, and it can be covered with physical barriers such as concrete pavement or asphalt to prevent contact. The contaminants remain in the soil, but the physical barrier prevents exposure. Asphalt or concrete will be an effective barrier, provided none of the hazardous soil is moved to greenspace areas during grading activities and all impacted material is covered with asphalt or concrete. Regular inspections would be required.

However, if the redevelopment plan for the impacted areas involve the creation of greenspace, engineering controls such as a flexible membrane covered by topsoil would likely require removal and disposal of the first 2-3 ft. of soil. Because of the recreational use plans, Tetra Tech recommends removal and appropriate disposal of the surface soils, subsurface soils, sediments and subsurface structures and debris down to a depth of 2 ft. bgs. If redevelopment plans change, RBSLs will need to be recalculated to accommodate the actual reuse. If use of groundwater is unnecessary in the greenspace, Tetra Tech recommends that groundwater and monitoring wells be abandoned and a land use restriction that prohibits use of groundwater at the property be implemented to protect visitors to the property.

November 20, 2014

Brownsfields informed the City and copied COG that she was sorry to tell her that they did not think that an EPA cleanup grant application for the Springsteen Mill would pass the threshold requirements to even be reviewed. The reasons were listed. It may or may not affect the City's ability to apply for cleanup **Revolving Loan Fund funding** if additional cleanup is warranted. There was a recommendation that the City prepare a redevelopment plan.

Nov. 9, 2017

A COG representative wrote a letter to the City to inform that the COG with the support of Chester and 3 other counties were applying for a large grant from EPA to do environmental assessment studies on some abandoned textile mills

Nov. 10, 2017

The Mayor wrote a letter to Randy Inler with COG to show support of the Brownsfield Grant to do environmental assessment studies on some of the abandoned textile mill sites throughout the region.

We have placed no trespassing signs placed on the property. Currently, there are no plans to build on the property. Administrator Jackson stated, this is an overview and the city has been responsive to the needs there. There are things that we need to do and to make sure no one goes on the property to

disturb the soil. We want to do everything we can to protect our citizens. Councilman Williams stated we have members of Calvary Baptist Church present this evening. Mr. Wallace Hayes, Calvary Baptist Church's name has been used and no one from the church is aware of it. Mr. Hayes indicated there was a letter that was in the paper and stated that Calvary Baptist Church was listed in the letter. Mr. Hayes indicated he is the chairman of the deacons and I am not aware of the letter. After reading about what was taking place we have concerns with contamination with airborne. Former Pastor Joseph Neal worked hard to get something built on this site. We have concerns with health situation and are we allowed to park on the parking lot as we have in the past. Our name was put out there and we do not know what is taking place. I have no idea who these people are. Councilman Williams stated when you put out information make sure you are putting out correct information. When you include business, make sure that you notify them before including them in your publishing documents. Councilwoman Douglas stated this is public information. Rev Neal and Councilwoman Douglas met with legislators together to see what type of funding we can get since the grant was not approve. Councilwoman Douglas stated that this is not taken lightly. Springsteen is in the opportunity zone and has been shown several times. There are several people interested in this property. Much discussion took place.

Executive Session – Personnel Matter – Summer Feeding Service Program Recommendation. Councilwoman Douglas made a motion to go into Executive Session at 7:22 pm for discussion of a Personnel Matter – Summer Feeding Service Program Director Recommendation. Councilwoman Bagley second the motion. The motion carried with Mayor Caldwell and Douglas opposed the motion. The motion carried.

Mayor Pro Tempore Reid made a motion to reconvene form Executive Session at 7:35 pm. Councilwoman Bagley seconded the motion. While in Executive Session, Council discussed a Personnel Matter – Summer Feeding Service Program Recommendation. No action was taken.

Councilwoman Kovas made a motion to offer a Conditional Offer of Hire to Mrs. Anita Springs as Summer Feeding Service Program Director. Councilman Williams seconded the motion. The motion carried unanimously.

With no further business, Councilwoman Bagley made a motion to adjourn at 7:40 pm. Councilwoman Douglas seconded the motion. The motion carried.

Respectfully submitted,

Carla Roof