

Subject: **Minutes of Community Outreach Meeting
Former Davis Pipe Co. Site**

Meeting Agenda: Discussion of Phase II Assessment Findings and Solicitation of
Community Input for Site Redevelopment Alternatives

Meeting Place: Sullivan County Courthouse Public Meeting Room

Meeting Date/Time: March 4, 2008 6:30 PM

Attendees: Jack Lawson - Sullivan Partnership NETWORKS
Jeannette Scalf - Sullivan Partnership NETWORKS
Ken Rea - First Tennessee Development District (FTDD)
Andy Shivas - Tennessee Department of Environment and Conservation
(TDEC)
Bruce Hickman - Hart & Hickman (H&H)
Ed Stephens - Hart & Hickman (H&H)

Community Attendees - See Attached Sign-In Sheet

- Bruce Hickman of H&H led off the meeting with a presentation to summarize the BF Assessment Grant process undertaken by Sullivan Co. to promote redevelopment of the former Davis Pipe Co. site.
- Bruce summarized the Phase II sampling recently completed by H&H at the site.
 - collection of 47 soil samples and 16 ground water samples, and 10 surface water samples and 11 sediment samples from Evans Creek and the Drainage Ditch.
 - results indicated little environmental impact to the site when compared with commercial/industrial and residential screening criteria.
 - H&H shared data with TDEC for a toxicological evaluation of the sampling data. TDEC concluded that only manganese concentrations in ground water were an unacceptable risk.
 - manganese does not have a Primary MCL; however, it does have a Secondary MCL due to undesirable aesthetic concerns.
 - public water is available in the area and ground water is not used for drinking water.
 - the unaccepted ground water risk can be controlled by site ground water use restrictions.
 - drums and other smaller containers of chemical were restaged into the Old Warehouse Building and unknown drums were sampled for waste profiling. The building was secured by lock and key. A cost estimate of approximately \$25,000 was obtained for drum recycling and disposal. Andy suggested looking into EPA Superfund monies for interim emergency responses to handle the drum disposal.
 - an asbestos survey was performed that identified two minor occurrences including the backing of the kitchen sink and approximately 1,200 sq ft of floor tile and mastic. Costs for asbestos removal will be modest.

- Bruce discussed the presence of a RCRA regulated waste management unit at the site. He indicated that the RCRA unit was assessed and remediated under the direction of TDEC and EPA. Spent pickling wastes (neutralized pickling sludge) were stabilized, solidified, and covered beneath an engineered liner system on-site. The County is exploring options to remove the capped materials to enhance site redevelopment. TDEC requires that the waste unit be monitored and the asphalt cap maintained. Ground water sampling is conducted in surrounding wells on an annual basis, and no impacts have been identified.
- Sullivan Co. Planning has recently obtained a FEMA floodway map that shows a large percentage of the developable portions of the site to be located within the Zone A boundary. Site redevelopment will be constrained by its floodplain location. The existing site buildings and paved surfaces are grandfathered and can be rehabilitated within their existing footprints. Expansion will require an engineering analysis to demonstrate that such expansion will not result in a rise in the 100-year floodplain elevation upstream.
- Sullivan Co. Planning is not encouraging residential development within the floodplain. Public parks and recreational facilities are still viable alternatives for floodplain areas. The grandfathered portions of the facility can be developed for commercial/industrial use; however, flood insurance will be required to insure buildings and content.
- In consideration of these site redevelopment constraints imposed by the floodplain, the community was invited to participate in a round table discussion to fostered site redevelopment alternatives.
 - The community voiced that heavy cut-thru traffic in the neighborhood was a critical concern.

The community was informed that Sullivan Co. officials have looked into several possible traffic controls including:

1. cul-de-sac to stop thru traffic
2. speed bumps and humps to slow and/or reduce thru traffic
3. use of signage
4. control of area use density via the rezoning process.

Community indicates that signage is an ineffective deterrent to reducing cut-thru traffic. DOT has indicated that speed bumps are not an option. Speed humps could be used. The cul-de-sac idea was brought up by the County Mayor as an option provided the Fire Department did not object.

Ken Rea of FTDD contacted that County Sheriff to request that traffic law enforcement could be bolstered in the area to discourage speeding and cut-thru traffic. Community members indicated that the increased County Sheriff's presence has done little to resolve the cut-thru traffic problems.

A general consensus was reached by the community that if the cut-thru traffic was restricted, any additional traffic that may be generated as a result of potential site redevelopment would be acceptable.

- Following this discussion, the community attendees were divided into two groups to participate in round table brainstorming sessions facilitated by H&H, FTDD, TDEC and NETWORKS representatives. The community attendees were encouraged to make suggestions regarding what type of site redevelopment they desire that would fit within the constraints that were discussed. Suggestions voiced by the community are listed below.

Community Suggestions For Site Redevelopment

Quiet Manufacturing	Athletic Fields
Light Manufacturing	Park
Pottery Plant	Wildlife Park
County Storage Facility	Lake
Call Center	Hiking and Biking Trails (Seek Public Funds)
Training Facility	Site Access from TN-394

Attachments

Meeting Sign-In Sheet