

City of Millen, Georgia  
Community Outreach Meeting  
Meeting Summary  
September 14, 2009

Meeting began at 6:00 pm. The topic of the meeting was redevelopment plans for the SOC Station and application for an EPA Cleanup Grant. Attendees are listed on the sign in sheet (Attached).

Joselyn Harriger of Hart & Hickman presented a Power Point presentation (slides attached) to facilitate the discussion.

Questions were welcomed throughout the presentation and a summary of the questions and responses are included below.

In regards to assessment funds:

**Q: Where did the money come from?**

*A: From EPA Assessment Grant*

In regards to the need to demolish the building prior to removing the underground storage tanks:

**Q: Where are the tanks located?**

*A: JH showed map of tank locations.*

**Q: Can only half of the building be demolished:**

*A: JH mentioned the wooden building supports in the basement and cracks in the concrete floor of the building.*

*From community member - Building was never structurally sound.*

In regards to the storm drain which runs through the basement of the SOC Station, the City has a policy that you can not build on top of municipal storm drains:

**Q: Could the building be grandfathered in to keep the building?**

*A: Even if it was, there could be significant building damage if the storm drain needed future repairs.*

JH continued with the presentation, explaining that the City would apply for an EPA Cleanup Grant to remove the tanks, contaminated soil, and the on-site building to allow access to the tanks. Comments/Questions were requested, but no one had any concerns.

JH continued, presenting images of the redevelopment plans.

The following questions are regarding images of the SOC Station and adjacent parking lot redevelopment plans, as well as the

**Q: Is my (Kytrena Wilson, owner of adjacent Kytrena's Salon) driveway still there?**

*A: JH replied – we understand that you would like your driveway to remain; however, there was not time to get the artists renderings altered before the community meetings. These are drafts and will undergo additional revisions before a final plan is set.*

**Q: Would there be a sidewalk to get to the courthouse (across the street)?**

**Q: Ms. Wilson – wouldn't that be in my driveway?**

*A: Linda Grijalva – We will have additional community meetings with each step going forward, similar to the Transportation Enhancement Grant we are working on right now on Cotton Avenue. These concerns will be addressed then. There are currently six funding sources being pursued for this plan.*

**Q: Will there be steps and wheel chair accessibility to the post office from the parking lot:**

*A: Yes, that can be included in updates to these redevelopment plans as the property moves forward.*

*Side note: The SOC Building formerly housed the only private bank in the County.*

**Q: Can the building be saved?**

*A: from audience – it is not structurally safe.*

**Q: Can the vault be saved?**

*A: Linda Grijalva: We will hold additional community meetings to discuss what can and will be saved prior to the building demolition. Just make sure you are at those meetings, because if there is something you want to save, it may get voted out at a meeting without you there to support it.*

**Q: If the City constructs and owns the building, would the rent it out?**

*A: Lamar (City Administrator) yes, hopefully to a restaurant. But we may also use it for the Downtown Development Authority office.*

**Q: What will happen to storm drains?**

*A: Will be protected during building demolition. Remain in place.*

*Comments: One of the tanks is right under my (Ms. Wilson's) driveway, trucks used to hit the dispenser.*

*Mr. Rabitsch:(son of former owner) The driveway is on Aycock/SOC Station property.*

*Ms. Wilson: The drive way becomes public after a few years of it being used by the public.*

*JHH: A driveway, if newly constructed, would most likely have to be approved by DOT.*

**City of Millen Brownfield  
Assessment and  
Redevelopment Program  
Community Outreach Meeting  
September 2009**



***Goals of the City's Brownfield Program***

- 1) Identify environmental concerns**
- 2) Bring properties back into productive use**



### ***Completed Brownfield Work***

- **6 Phase I ESAs**
- **1 Phase II ESA Complete**
- **1 Phase II ESA Underway**
- **Cleanup Planning**
- **Redevelopment Planning**



***Grant Ends September 30***

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### ***SOC Station Phase II Results***

- **Petroleum impacts in soil and ground water**
- **Lead was in soil behind repair shop**
- **Asbestos and lead paint in building**



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### *What does this mean?*

- Tanks will need to be removed
- Lead in soils will have to be removed
- On-site building will have to be demolished to access the tanks



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### *What's Next?*

- City entered property in State Brownfield Program (for liability protection)
- Owner donated property to City
- City pursues funding for cleanup



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## How Does the City Pay for Cleanup?

- EPA Funded Cleanup Grant
- Competitive Application
- Posted for Public Review on October 2 – Websites and City Hall
- Questions and Suggestions?



[www.jenkinscountyga.com](http://www.jenkinscountyga.com)



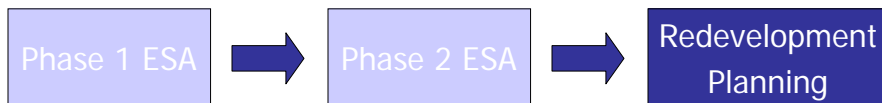
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[www.csrardc.org](http://www.csrardc.org)

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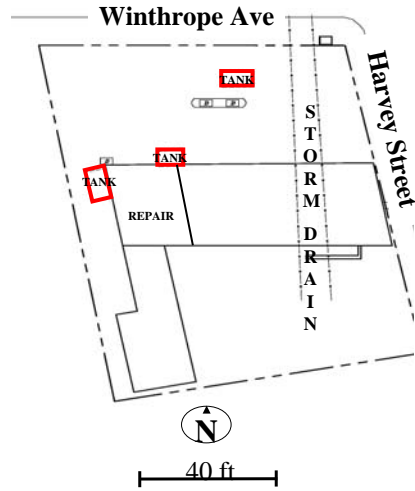
## Where are we now?



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**Property Limitations**

- Small property size
- Storm drain restrictions



**Your Ideas...In Color**



*View from Harvey Street*



*View from Winthrop Avenue*



## ***Remaining Brownfield Work***

- **Parking Lot Phase II Report**
- **Grant close-out report**



***Grant Ends September 30***

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## ***Contacts for Questions & Suggestions***

- **City of Millen**  
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- **Central Savannah River Area Regional Commission**  
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