

Council met in **PUBLIC HEARING** on Monday, November 21, 2011, at 7:43 P.M. in Council Chambers with President Maurer presiding. Members present: Anderson, Avant, Lysenko, Megyes, Soyars, Suboticki, and Wagner. Mr. Judge was absent. The purpose of the Public Hearing was regarding the **COAF Grant Application for the Seiberling Project**.

Mr. Stefan, Assistant Planning Director, introduced Mr. Ron Clark, PE, from the Brownfield Restoration Group (BRG).

Mr. Clark gave handouts to Council Members regarding information about the Seiberling Project and he said he would be discussing the former Seiberling Rubber property. He said this site is being assessed under a USEPA Assessment Grant. He said they have encountered several issues with the property which have required them to increase the need for dollars to do an adequate assessment. He said they, therefore, have requested from the Ohio Department of Development a Clean Ohio Assistance Fund Grant application. He said that application has been on public notice and this public meeting is part of what will be submitted to Columbus.

Mr. Clark said the property has a history of being used from 1902 to 1965 as Seiberling Rubber. He said Firestone purchased the property in 1965 and operated it as a tire production facility also until 1980. He said in 1980, B & C Corporation acquired it to use for aluminum casting operations and metal working. He said the site is presently vacant, except for Continental Carbon, which operates the big carbon silos on the property.

Mr. Clark said there are several parcels -- the office building, the industrial complex, and some out parcels. He said this grant application is for 18.7 acres for reuse as an industrial manufacturing facility. He said it exclude a former land filling area located in the northeast corner of the property. He said they have done some geophysical work already using USEPA grant funds to delineate the extent of that landfill and will be using some Clean Ohio Assistance Fund money to better delineate the extent of that contamination.

Mr. Clark said previous investigations have been done. He said in 1991, USEPA did a preliminary assessment. He said they did a Phase I assessment of the property back in 1994. He said Malcolm Pirnie did an assessment of the property in 2010. He said as a result of all those previous Phase I assessments, the property is identified as many as 54 "identified areas" that have to be assessed in order to get a "no further action" letter and "covenant not to sue" for future use of the property. He said they were fortunate enough to be able to use the USEPA Grant to assess most of the underground storage tanks throughout the property. He said there are seventeen underground storage tanks identified, some of them containing liquids. He said they have extracted over 17,000 gallons of hazardous waste from these tanks and they had to pay a premium for disposal. He said they will be using the USEPA Grant and will be trying to save some of that money for other uses within the City, but they will be using it primarily to assess the tanks that are not eligible for using Clean Ohio Assistance Grant Fund money.

Mr. Clark said the big issue is they are going to use assessment dollars to carve out the landfill section. He said they used money to do assessments of the seventeen underground storage tanks on the property. He said they will use the Clean Ohio Assistance Fund for several above ground

storage tanks on the property and there is a large section of the building that has been demolished that they will need to do an assessment. He said there is drum storage around the property and drum storage inside the building. He said there is a hazardous waste storage area in the building and there are sixty-five former transformers identified on the property. He said they will be doing some PCB analyses. He said even though the sampling done today says that there are no PCBs in those units, the transformers sitting there today were not the transformers that were originally there and they may have well had PCB contamination.

Mr. Clark said the grant application is for \$287,000, in addition to the money already used from the USEPA. He said the reason for that is they want to be in compliance with the Voluntary Action Program. He said to do that they have to take as many as three soil samples in some of the areas identified. He said that is what the grant application ensues.

Mr. Clark said they will also be doing an assessment of the asbestos from the building and some of the hazardous substances.

President Maurer asked if there were any questions regarding this public hearing.

Chief Morber asked what the timeline on the project would be. Mr. Clark said it would probably be four to six months before the money would actually be in hand and it would probably be eighteen months to wrap it all up.

President Maurer asked if there were any other questions regarding this public hearing.

A gentleman from the gallery asked if any other closed tire plants across the US were considered to see what they faced as far as contaminants since we are in the same situation here in Barberton. Mr. Clark said they have been involved in closure in quite a few tire plants. He said the thing that is probably the most unusual about the Seiberling site is the fact that it has seventeen underground storage tanks on the property and some of them are full of product. He said those are made from solvents and they used process oil tanks tar pitch compounds. He said that stuff is so viscous that it cannot be moved unless it is heated and there is no heating system, plus there is a concrete vault sitting on top of it. He said it is going to be a major endeavor just to get those tanks out of there. He said the USEPA has really been a blessing allowing them to use the assessment dollars to actually remove tanks and the contents as part of the assessment.

Another gentleman from the gallery asked if the previous owner would be responsible for the cleanup. Mr. Clark said the problem is that by definition the previous owner would be Seiberling. He said the current owner is responsible for removal of the tanks, but they are not responsible for operator tanks. He said there is not an operator in existence to go after the cleanup.

President Maurer asked if there were any other questions regarding this public hearing.

There were none.

President Maurer said hearing no questions or comments, this public hearing was closed.

Adjourned 7:56 P.M.

Frederick S. Maurer
President of Council

Susan Matuch
Clerk of Council