

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

**DRAFT**



## **Meeting Minutes**

**Monday, March 8, 2010**

**6:30 PM**

**Special Meeting**

**City Hall, Auditorium**

## **Community Development Committee**

*Commissioner Thomas Hawkins, Chair  
Mayor-Commissioner Pro Tem Scherwin Henry, Member  
Commissioner Craig Lowe, Member*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Equal Opportunity Department at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.*

## CALL TO ORDER

*The Community Development Committee was called to order at 6:36 PM.*

## ROLL CALL

Present: Craig Lowe, Scherwin Henry and Thomas Hawkins

## ADOPTION OF THE AGENDA

*The Community Development Committee approved the agenda as circulated.*

## DISCUSSION ITEMS

*These minutes are a summary of the meeting and is not verbatim discussion. A copy of the meeting recording will be provided upon request.*

### **090776. Cabot-Koppers Superfund Site - Future Land Use (B)**

**This item involves a referral from the City Commission on February 18, 2010 to the Community Development Committee regarding the Future Land Use for the Cabot-Koppers Superfund site.**

*Chair Hawkins prefaced the discussion by stating that tonight's meeting will be different from many of the other meetings that have been held about the Koppers site; specifically what is the most appropriate future use of the site given the community standards, location and condition of the property.*

*Assistant City Manager Fred Murry introduced the presenters and gave a brief overview of this item. The Committee heard presentations from representatives of E2, Inc.; Matt Robbie and Miranda Maupin, EPA representative Bill Denman, and Beazer East representative Mitch Brouman.*

*The E2, Inc. consultant provided the CDC with an overview of the proposed reuse assessment process and a timeframe for engaging the stakeholders in the discussion of future land use and implementation of a reuse framework for future redevelopment associated with the Koppers site.*

*Commissioner Lowe expressed concerns about the comparison between the Koppers site and the Oakland site used as an example in the presentation by E2, Inc.; specifically the groundwater contamination at the Koppers site due to the near proximity to the drinking water supply, and the consideration for stormwater runoff of any future site developments. Mr. Denman of the EPA explained that all of these factors would be taken into consideration as each site he has worked on is very unique, which is why the EPA goes through this process to gather as much input as possible for each site before any decisions are made. Mr. Robbie reiterated that the comparison was used to show the process in more detail.*

*Mitch Brouman of Beazer East, Inc. gave a brief update on the status of the property ownership, near term plans, and long term plans. He also introduced several members of the consulting team that Beazer has put together to work on the project; Brett Malky of EQA Landmark Communities, Brooke Bonkoski of Arcadis, Bill Musser of Tetrattech, and Greg Council and Jim Erickson both of GeoTrans, Inc.*

*Following the presentations, Chair Hawkins invited fellow Commissioners and citizens to provide comments and questions regarding the presentation. Additional input was received by several present at the meeting including:*

*Dr. Pat Cline, a consultant for the City of Gainesville*

*Kim Popejoy, Resident*

*David Pais, Resident*

*Robert Pearce, Resident*

*Rob Brinkman, Sierra Club*

*Tia Ma, Resident*

*Cheryl Craft, Protect Gainesville's Citizens, Inc.*

*Sharon Sheets, Resident*

*Bob McPeck, Resident*

*Commissioner Jack Donovan, Speaking as a Pastor on behalf of his congregation*

*Joe Prager, Publisher of BANCCA.ORG*

*Cindy Harrington, Resident*

*Kaya Ideker, Resident*

*Barbara Ruth, Resident*

*The presenters answered questions and provided clarification on several topics brought up during discussion. Additional information was provided by EPA representatives Scott Miller and L'Tonya Spencer who were present to answer questions, but did not make formal presentations.*

*Staff was directed to ask the City's lobbyist whether or not there are any appropriations available if the situation arises where the City needs to purchase property or assist with relocation efforts. The Committee deliberated on steps moving forward and determined that a recommendation should be made to the full City Commission at the April 1st meeting.*

*Commissioner Lowe made a motion to recommend to the City Commission that they discuss a future land use designation, either residential, mixed-use, or some combination thereof, to identify an appropriate land use on the subject property on a time schedule that allows the use of the information produced by E2, Inc. to be considered. Motion passed unanimously.*

**RECOMMENDATION** *The Community Development Committee 1) hear a presentation from EPA Region 4 and E2 Inc. representatives; and 2) give staff specific direction as to how to proceed.*

**Approved, as shown above**

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090776\_EPA Fact Sheet\_20100308.pdf  
090776\_E2 PPT\_20100308.pdf  
090776a\_EPA Handout at CDC\_20100401.pdf  
090776b\_PPt\_20100401.pdf  
090776c\_Plan Staff Recommendation\_20100401.pdf

## **ADJOURNMENT**

*The meeting adjourned at 9:15 PM.*