

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

November 5, 2014

1:00 PM

Roberta Lisle Kline Conference Room

Community Development Committee

*Commissioner Craig Carter, Chair
Commissioner Randy Wells, 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

ROLL CALL

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

[140430.](#)

Community Development Committee Minutes of October 1, 2014 (B)

RECOMMENDATION

The Community Development Committee approve the Minutes of October 1, 2014 as circulated.

[140430_CDC Draft Minutes_20141001.pdf](#)

DISCUSSION OF PENDING REFERRALS

[130591.](#)

Review of Pending CDC Referrals (B)

RECOMMENDATION

The Community Development Committee review and approve the pending referral list and proposed action schedule prepared by staff.

[130591_Pending Referral List_20140129.pdf](#)

[130591_Pending Referral List_20140219.pdf](#)

[130591_Pending Referral List_20140312.pdf](#)

[130591_Pending Referral List_20140409.pdf](#)

[130591_Pending Referral List_20140514.pdf](#)

[130591_Pending Referral List_20140820.pdf](#)

[130591_Pending Referral List_20140903.pdf](#)

[130591_Pending Referral List_20141001.pdf](#)

[130591_Pending Referral List_20141105.pdf](#)

[121111.](#)

Inter-city Bus Travel (B)

Explanation: At the request of Commissioner Hawkins on May 2, 2013, the City Commission referred inter-city bus travel to the Community Development Committee (CDC). The referral was broad, however, there were some specific issues identified for discussion, such as common terminal and parking areas, schedules and routes.

The CDC heard an update presentation on the inter-city bus status on

March 12, 2014. The CDC moved and directed staff 1) to research and provide basic data on statistics from other inter-city bus travel companies to identify where services are and what their counts are; and 2) to call the companies to invite them to participate in a conversation about ways to co-locate our stops or taxi stands. The CDC directed staff to report back with their results.

Regional Transit System (RTS) was also included in that discussion. Every five (5) years, RTS conducts a major update to its Transit Development Plan (TDP). Based on projected ridership, existing service area needs, anticipated future funding levels, and user feedback, the major TDP update adopted in August 2014 does not include inter-city bus service in the 10-year plan. However, as part of the Transportation Surtax initiative, RTS reached out to surrounding municipalities to assess their interest in such service, providing them with potential schedules, costs, and routes, but none were interested in using surtax funding for inter-city bus service.

Currently, RTS provides bus bays at the Rosa Parks Downtown Station for the loading and unloading of passengers to Ride Solution of Palatka (Putnam County), the Magenta Line from Keystone Heights (Clay County) and Martz Motorcoach (provider of transportation for AMTRAK). Negotiations with Megabus and RedCoach inter-city bus travel companies are on-going, with an anticipated start date for service in early November 2014.

Fiscal Note: None.

RECOMMENDATION

The Community Development Committee hear a staff report-back presentation and direct staff as appropriate

[121111 Inter-City Bus Map CDC 20140312.pdf](#)

[121111A Memo Update 20141105.pdf](#)

[121111B Map 20141105.pdf](#)

090648.

Contaminants from the Cabot-Koppers Superfund Site (B)

Explanation: This item supports City Commission Strategic Initiative 6.2: Develop a community partnership for long-term clean-up and revitalization of the Cabot/Koppers Superfund site and surrounding neighborhood.

The purpose of this item is to provide the CDC with an update on the status of the Cabot-Koppers Superfund Site remediation. In 1984, the United States Environmental Protection Agency (USEPA) placed the Cabot-Koppers site on the National Priorities List (NPL); the NPL is a list of national priorities among known releases or threats of releases of hazardous substances, pollutants, or contaminants. This list is intended to guide USEPA in determining which sites warrant further investigation. The Cabot-Koppers site includes two (2) projects: the Koppers property

and the Cabot-Carbon property. The Koppers property includes the area where a wood treatment facility operated between 1916 and 2009. Beazer East, Inc. purchased the Koppers facility March 30, 2010. The Koppers area covers 90 acres on the western portion of the site. The Cabot-Carbon property includes the area where a charcoal production facility operated. The Cabot-Carbon area covers 50 acres on the eastern portion of the site. A shopping plaza, car dealership and several other stores and businesses currently operate on the Cabot-Carbon portion of the site. (See the attachment A - Map of the Cabot - Koppers Superfund Site).

In 2011, USEPA issued a clean-up plan known as the Record of Decision (ROD) for the Koppers site. This plan finalized the clean-up activities for the Koppers area and revised the requirements included in the 1990 ROD. USEPA is the lead agency responsible for ensuring that Beazer East, Inc. complies with the ROD. EPA completed and negotiated a consent decree with Beazer East, Inc. in December 2012. It was entered final by the court on July 9, 2013.

In February, 2014, the offsite remediation began in the Stephen Foster Neighborhood to the west of the Koppers site. 77 properties were included in the off-site remediation, covering exactly 100 tax parcels. There are 103 residential structures (some multi-family) on those parcels, with 214 residents (per stipend payment data). There are also 7 commercial buildings, 4 vacant lots, and 1 school. All properties participated in the remediation.

It is anticipated that the offsite soil remediation, including final landscaping and punch list items is anticipated to be complete by the end of November or early December 2014.

In addition to offsite remediation to the west of the Koppers Site, offsite soil remediation occurred on some commercial and residential properties to the south of 23rd Avenue between NW 2nd Street and NW 6th Street, and north of NW 21st Avenue. The offsite delineation for remediation has been completed by USEPA.

The remediation plans are still being developed and reviewed by USEPA and by the Local Intergovernmental Team (LIT). The LIT is composed of representatives from the City of Gainesville (GRU and General Government), Alachua County Health Department, the Alachua County Environmental Protection Department, Protect Gainesville Citizens, and CH2M Hill (the City's consultant). The purpose of the LIT was to share resources in order to develop, monitor and provide written and verbal feedback to USEPA, Beazer East, Inc. and Cabot Corporation on their progress on the remediation efforts. Once the on-site remediation (Technical Plans) have been fully developed and reviewed by USEPA, the Florida Department of Environmental Protection and the LIT, the Plan will be implemented. The implementation of the Plan could take a number of years to complete.

As this issue is now part of the City Commission Strategic Initiatives that each have their own legislative numbers, the Committee may wish to ask the City Commission to remove this referral from the CDC pending list.

Fiscal Note: None at this time; this item is strictly informational.

RECOMMENDATION

The Community Development Committee hear a staff presentation on the status of the Cabot-Koppers Superfund Remediation efforts.

[090648_CDC Minutes_20100318.pdf](#)

[090648A_Site Map_20141105.pdf](#)

[090648B_Staff Presentation_20141105.pdf](#)

MEMBER COMMENT

Chair Carter granted: Emilio Bruna of NEAR, LLC and Mary Alford, PE and Nancey Jones, Designer of The Sustainable Design Group, LLC will present a short presentation titled "Permanent Housing for the Homeless". Their design can be inexpensively provided, is durable and easily refurbished, and is designed for security and efficient operation.

CDC CHARTER/SCOPE DISCUSSION

CITIZEN COMMENT

NEXT MEETING DATE

Wednesday, December 3, 2014 @ 1:00 PM

ADJOURNMENT