



# City of Gainesville

## Text File

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

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### ..Title

Update on the Status of the Cabot - Koppers Superfund Site (B)

This item involves hearing a presentation from the Local Intergovernmental Team, US Environmental Protection Agency, Florida Department of Environmental Protection and Beazer East, Inc. on the status of the Cabot- Koppers Superfund site and authorizing the City Manager and County Manager to schedule a public meeting to discuss and receive input on the proposed site Clean-up Plan.

### ..Explanation

This item involves hearing a presentation from the Local Intergovernmental Team, US Environmental Protection Agency, Florida Department of Environmental Protection and Beazer East, Inc. on the status of the Cabot- Koppers Superfund site and authorizing the City Manager and County Manager to schedule a public meeting to discuss and receive input on the proposed site Clean-up Plan from the USEPA.

The Local Intergovernmental Team (consisting of representatives from the Alachua County Environmental Protection Department, Gainesville Regional Utilities, Alachua County Health Department, Gainesville City Manager's office, as well as City Consultants) has continued to provide written and verbal comments to USEPA, FDEP and Beazer East, Inc on a variety of issues including the Draft Feasibility Study, Off-site soil sampling, Groundwater, Stormwater, Creek Sediment and Health Risk issues. The City of Gainesville and the Alachua County Board of County Commissioners have directed the Local Intergovernmental Team (LIT) to pursue a clean-up standard that would allow residential uses with elements of mixed use, or some combination thereof, in the redevelopment of the site.

On November 23, 2009, a delegation of City and County representatives lead by Mayor Pegeen Hanrahan and County Commissioner Mike Byerly attended a meeting in Atlanta, Georgia with the USEPA Region 4 representatives to discuss the comments on the Draft Feasibility Study (FS) submitted by the LIT. Also in attendance at the meeting were some representatives from the Stephen Foster Community. EPA was able to hear first hand from City and County representatives the concerns and issues about the Draft Proposed Feasibility Study and other issues related to the Cabot-Koppers Superfund Site.

On December 22, 2009, Koppers, Inc announced the sale of the Gainesville facility located at 200 NW 23rd Ave Gainesville, Florida to Beazer East, Inc. As a part of the purchase agreement between Koppers, Inc. and Beazer East, Inc. the wood treatment facility would be closed and the remaining assets would be transferred to another facility. It was anticipated that the closing and removal of the assets would be completed by March 30, 2010. This results in changes in land use

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assumptions, modification of the risk assessment, and significant changes to the Draft FS.

On January 6, 2010, Mayor Hanrahan and GRU Supervising Engineer Rick Hutton met with EPA Interim Regional Administrator Stanley Meiburg and EPA staff to discuss the Cabot Carbon/Koppers Superfund Site.

At the City Commission Meeting on January 21, 2010:

- Mayor Hanrahan and Mr. Hutton provided a summary of their meeting with EPA Interim Regional Administrator Stanley Meiburg and EPA staff;
- Mr. Mitchell Brouman with Beazer East, Inc. provided the City Commission with a status update on the purchase of the Koppers property;
- Scott Miller, EPA Remedial Project Manager provided the City Commission with an update on the proposed timeline on the release of the Clean-up Plan and Record of Decision (ROD); and
- City staff announced that they had been contacted by E2, Inc., a consulting firm hired by the US EPA to facilitate a discussion and to work with the City of Gainesville, Beazer East, and other community stakeholders to help identify future uses for the superfund site.

The LIT participated in a workshop with Beazer, EPA and FDEP in Tallahassee on Jan. 27-28, 2010 to further discuss comments and changes to the Feasibility Study.

On February 18, 2010, the City Commission approved the City staff recommendation that the Community Development Committee be responsible for hearing and making recommendations to the full City Commission on the Future Land Use Process for the Cabot-Koppers Superfund Site. E2, Inc. would be responsible for submitting its Future Land Use recommendations to the Community Development Committee for review and recommendation to the City Commission.

On March 8, 2010, the Community Development Committee (CDC) held a Special Public Meeting and heard a presentation from E2, Inc. on the Community Participation Process and their experience in working with other communities in determining alternatives for future land uses of Superfund sites. The Committee and the members of the community engaged in a healthy dialogue with members of the USEPA staff, Beazer East, Inc. and E2, Inc. about the site. The CDC recommended to the City Commission that City staff be directed to prepare a petition for rezoning the property to residential use with some elements of mixed uses on the site. It is anticipated that E2, Inc.'s findings and recommendations on future land use will be reviewed and incorporated into the future land use discussion with the City Commission.

On April 1, 2010, the Gainesville City Commission approved the recommendation of the Community Development Committee to direct staff to prepare a petition for the rezoning of the

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property to residential use with some elements of mixed uses on the site and it was anticipated that E2, Inc.'s findings and recommendations would be reviewed and considered as a part of the rezoning process.

EPA is expected to release the Final Feasibility Study and the Proposed Clean-up Plan by the end of May. . The most important of the two documents is the Proposed Clean-up plan which will identify EPA's proposed remedy for the site (The Feasibility Study will not specify a proposed remedy). A copy of the Feasibility Study and the Proposed Clean-up Plan will be made available for public review at the City and County Clerk's office, GRU, ACEPD, ACHD and the Gainesville City Manager's Office.

Immediately after release of the Proposed Cleanup Plan, EPA will hold a public hearing in Gainesville to present it to the public. EPA is required to have a minimum 30-day comment period before the plan is finalized. The LIT is proposing to hold two public meetings to discuss proposed comments to EPA's Proposed Cleanup Plan and review any additional comments to the Feasibility Study. The two public meetings will include one with the public, and one as a Joint City and County Commission meeting. The next Joint City and County Commission meeting is tentatively set for August 2, 2010. The LIT is recommending that the City Commission and the County Commission authorize the City Manager and the County Manager to work with the Clerks to schedule a Special Meeting to discuss and receive input on the LIT's proposed comments on the Proposed Clean-up Plan (including any comments on the Feasibility Study.) We will encourage the public to submit their comments directly to EPA and/or submit their comments to the LIT.

..Fiscal Note  
None

..Recommendation  
The City Commission authorize the City Manager to work with the Clerk, and the County Commission to authorize the County Manager to work with the Chair of the County Commission and Clerk of Court, to schedule a Special Joint Meeting of the City of Gainesville Commission and the Alachua Board of County Commissioners to discuss and receive public input on the Local Intergovernmental Team's proposed comments on the Final Feasibility Study and Proposed Clean-up Plan.