

Special Committee on Safe and Healthy Neighborhoods

AGENDA

Wednesday, March 28, 2018
1:00 PM
Council Chambers 1st Floor, City Hall

Tape No. _____

Carol Owens, Chief of Legislative Services

Reggie Brown, Chair
Lori N. Boyer
Samuel Newby
Garrett Dennis
Bill Gulliford
Anna Lopez Brosche
Katrina Brown

Legislative Assistant: Adri Maguire Segui
Chief Office of General Counsel: Paige Johnston
Research Asst.: Yvonne Mitchell
Administration: Jordan Elsbury
Council Auditors Office: Thomas Carter

Special Committee Meeting
Meeting Convened:
Meeting Adjourned:

Presentations:

- **Ash Remediation Clean-up**
- Presented by Eric Fuller

Period for Questions

Topics of Discussion in the next meeting:

- **Best practices from Code Enforcement, Office of Blight Initiative, and Solid Waste**
- **Reduction of C.A.R.E. issue response time**
- **Utilization of inmates with tipping communities**
- **Utilization of 2.4 million dollars in lien fund**
- **Utilization of Foreclosure Property Registry funds**
- **Mowing & Landscape Division presentation**

Note: Other Items may be added at the discretion of the chair.

The next special committee meeting will be held Wednesday, April 11, 2018.



ASH REMEDIATION

SPECIAL COMMITTEE MEETING ON SAFE AND HEALTHY NEIGHBORHOODS

March 28, 2018

HISTORY



From the early 1900's thru the 1960s, the City burned municipal waste in incinerators* including the 5th & Cleveland, Forest Street and Southside Incinerators.

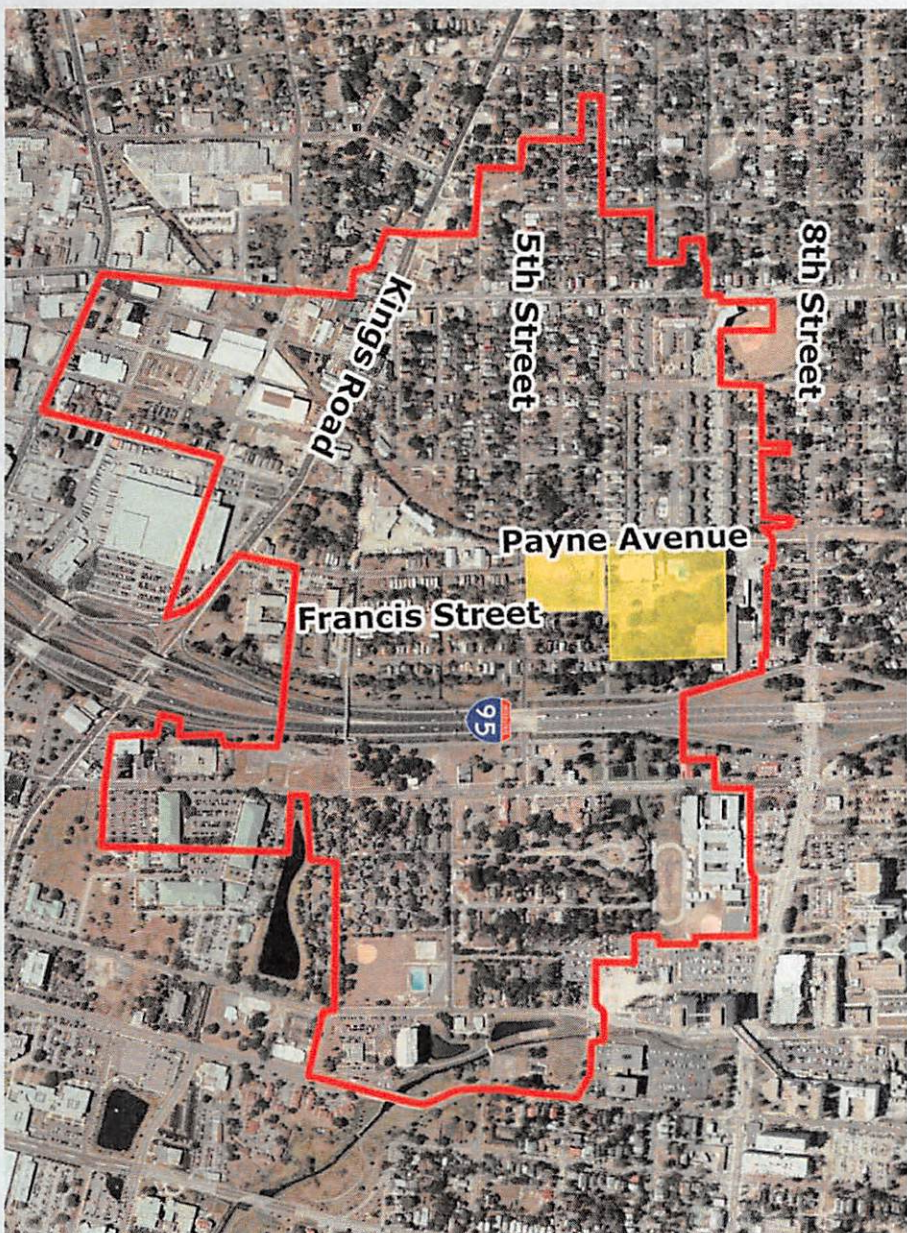
*** Incinerator was a common method of waste disposal at that time.**

HISTORY (CONTINUED)

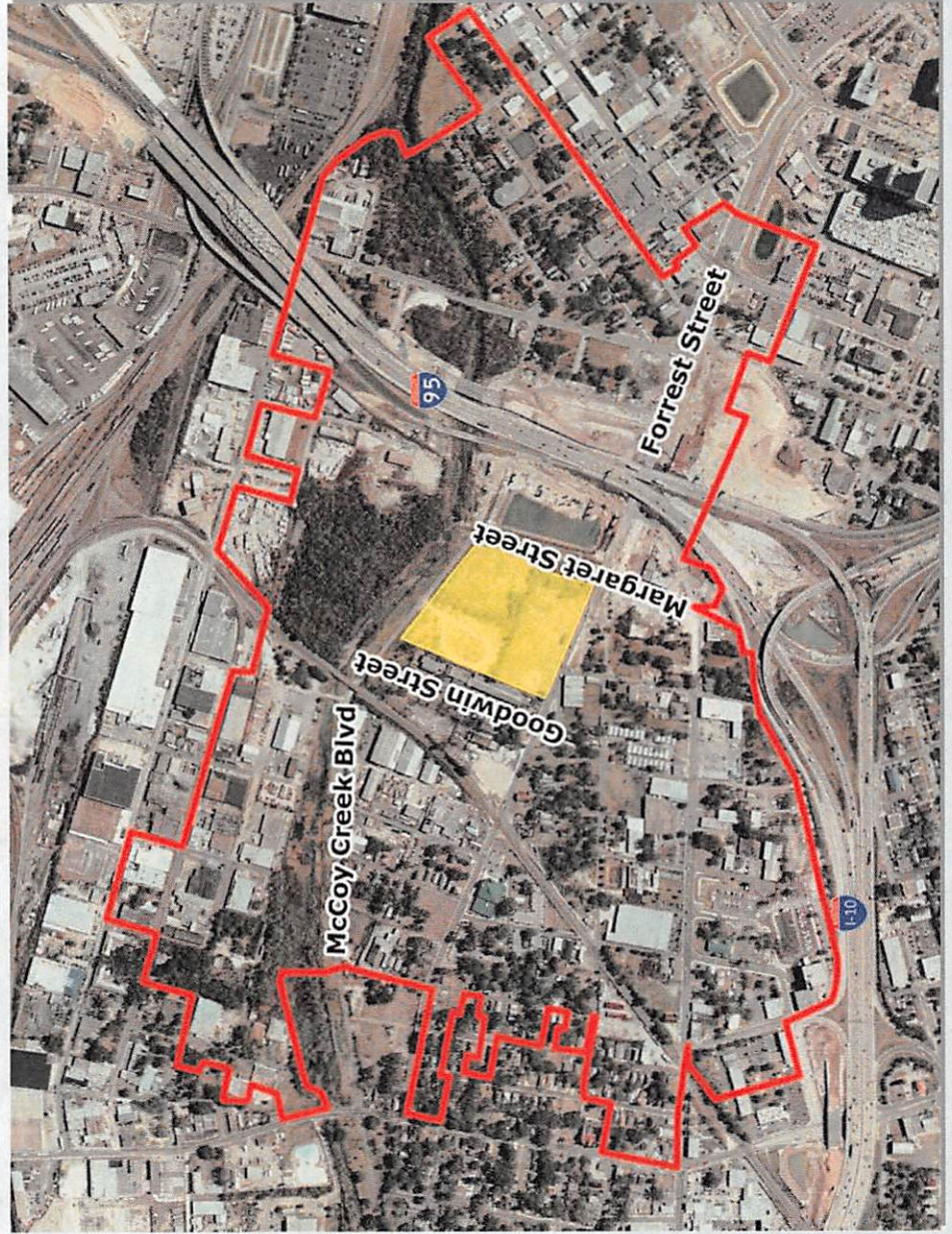


The bottom ash from the incinerators was disposed at dump sites or used to fill low areas. The ash was also given to residents to use as fill. The health or contamination threats were not known at that time.

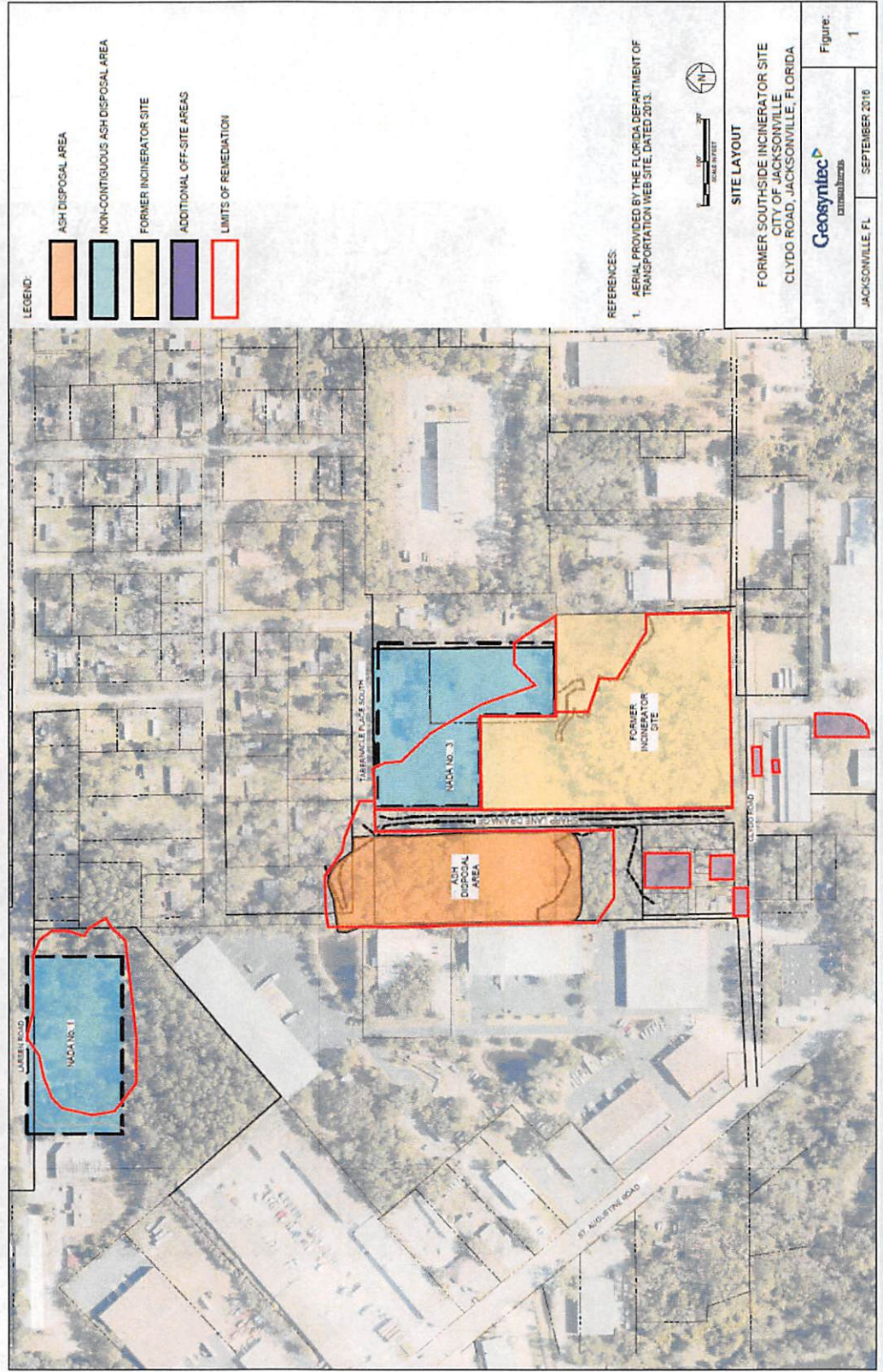
Incinerator Site – 5th & Cleveland (EPA)



Incinerator Site – Forest Street (EPA)

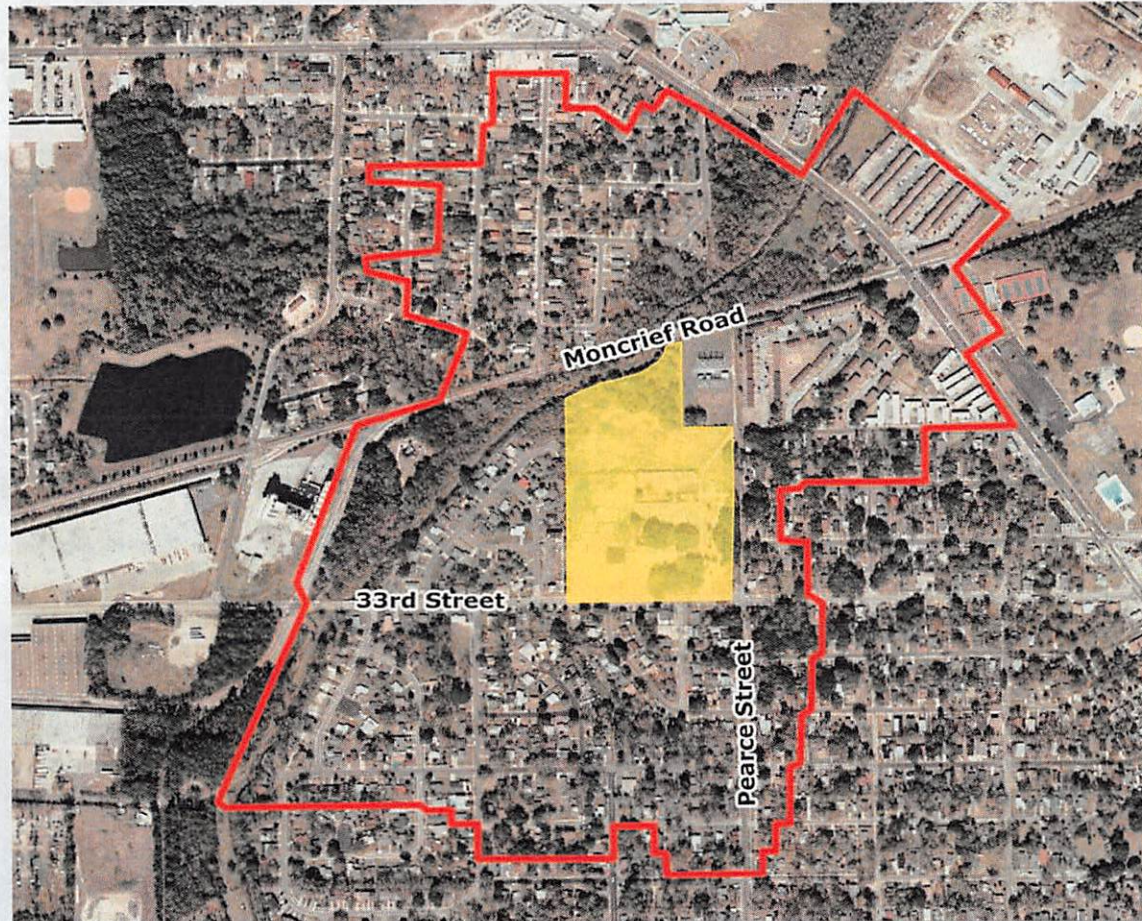


Southside Incinerator (FDEP)

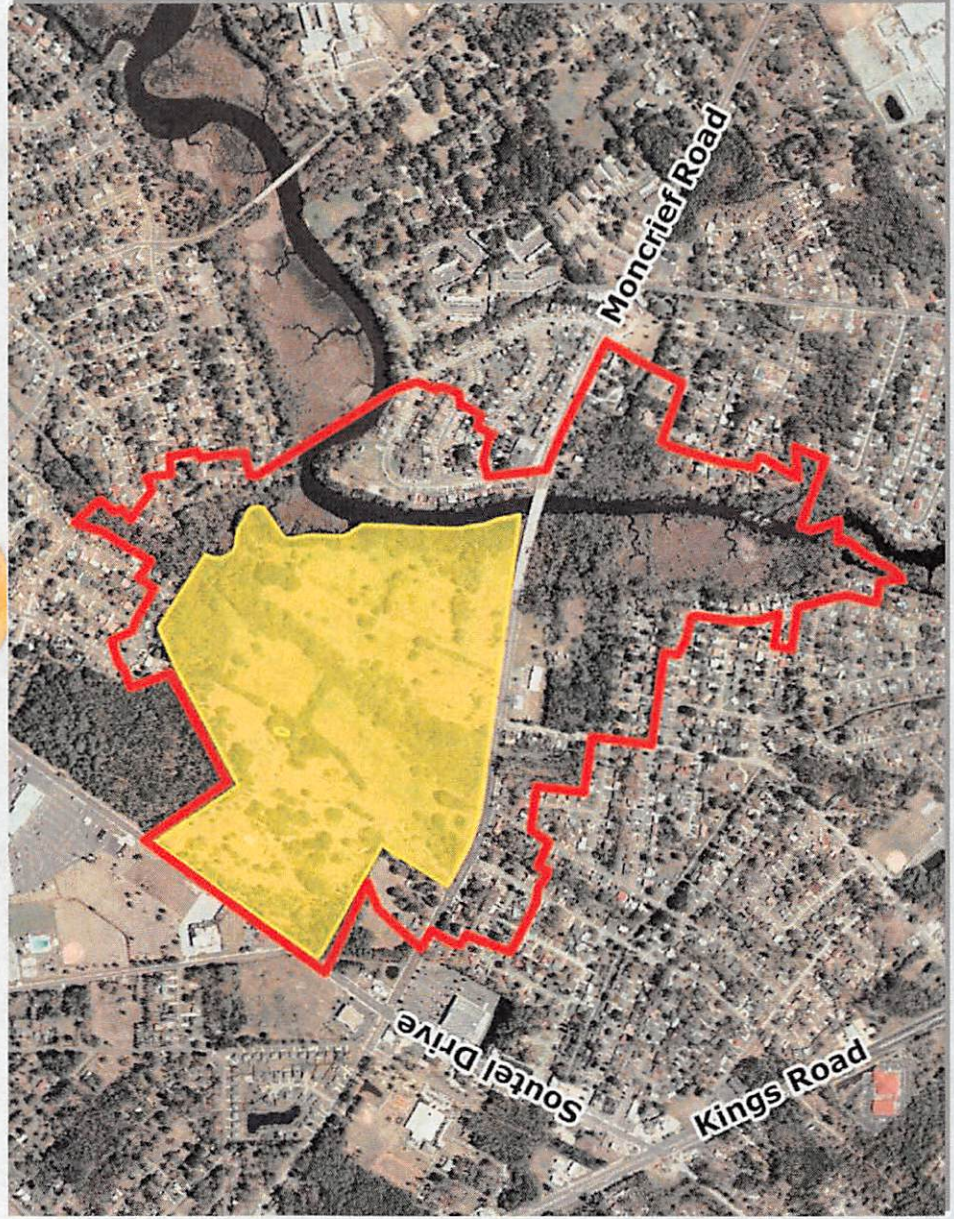


\\NAKAD\BOTH-SIDE INCINERATOR SITE - FDEP - REMEDIAL ACTION PLAN\MAN\MSB\F0604\1012\MSB_123_SiteMap_2010.mxd

Disposal Site – Brown's Dump (EPA)



Disposal Site – Lonnie Miller Park (EPA)



Disposal Area - Gold Merit and Pope Place (FDEP)



TIMELINE – EPA Sites



In the 1980s, the City discovered a deposit of ash near Moncrief Creek in what became the Brown's Dump Site.

The Environmental Protection Agency (EPA) conducted assessment sampling in the 1980's but contamination was not confirmed until later in 1995.

The City completed an assessment of Brown's Dump and the Jacksonville Ash Sites (5th & Cleveland, Forest Street and Lonnie Miller) in 1998 and proceeded with sampling to delineate the boundaries of the sites thru 2005.

The EPA evaluated the sampling results and issued a Record of Decision in 2006.

TIMELINE – EPA Sites (CONTINUED)



In 2005, the City remediated of the 5th & Cleveland Incinerator site to create the Malvai Washington Tennis Center.

On July 17, 2008, the City and EPA entered into a Consent Decree for the remediation of the Brown's Dump and Jacksonville Ash Sites (the EPA Ash Sites).

In summer of 2008, the City remediated the Darnell-Cookman Middle School, John E. Ford Elementary School and the new Animal Care & Control Facility.

In summer of 2009, the city remediated the St. Stephens school and church properties.

In the beginning of 2010, the City began the remediation of all four EPA Ash Sites (Phase 1).

CURRENT STATUS – EPA Sites



Since 2010, the City has completed the following:

ASH REMEDIATION SUMMARY

Site	Total Parcels	Remediated Parcels	Non-Remediation Parcels	No Remediation Required - IC Only	Sum of Completed Parcels	Percent Complete	Soil Removed (Tons)
Brown's Dump	505	216	266	7	489	96.8%	148,737
5th & Cleveland (FC)	933	578	127	40	745	79.8%	264,491
Forest Street (FS)	770	463	140	118	721	93.6%	137,927
Lonnie Miller	279	70	194	7	271	97.1%	32,089
FC OU2	539	249	233	34	516	95.7%	32,725
FS OU2	164	74	63	25	162	98.8%	26,493
Total	3,190	1,650	1,023	231	2,904	91.0%	642,462

At present, project is over 90% complete.

CONSENT DECREE (CD) REQUIREMENTS (EPA)



The Consent Decree requires that the City provide the following:

- **Remediation of contamination within the top two feet of soil.**
- **Annotation of the property record cards of properties within the Site boundaries.**
- **Create a geographic information system for display of the properties within the Sites.**
- **Provide annual notification for all properties within the Sites.**
- **Create a review process for construction on parcels within the Sites.**

Lawsuit – EPA Sites



In 2010, the City was sued by property owners in the Springfield neighborhood because the contamination warnings were put on their property record cards.

These Plaintiffs believed the warnings were improperly attached to their property record cards because their properties were outside of the Site boundaries specifically defined in the Consent Decree.

In November 2012, the City and Plaintiffs settled (2012-628-E) and the City removed the contamination warnings from all property record cards for properties outside of the Site boundaries per the Consent Decree in exchange for the Plaintiff's dismissing the suit. *Blanchard v. Overton*, Case No.: 3-10-cv-00712-HES-TEM

AREAS OF FOCUS



The City will be entering into a contract with a remediation contractor for the 5th & Cleveland Phase 7 remediation which includes remediation of the remaining parcels (remnant parcels) within the other Sites.

The 5th & Cleveland Phase 7 includes the following:

5th & Cleveland – 75 parcels

Other Sites – 51 parcels

The priority focus is on Residential parcels.

Upon the completion of Phase 7, the project will be 95% complete and all residential parcels with access agreements will be completed.

AREAS OF FOCUS



The City is currently preparing the design plans for the remediation and redevelopment of Lonnie Miller Park.

The City plans to complete the design plan and begin construction of Phase 1 in 2018.

Phase 1 plans currently include:

- Remediation of the eastern half of the Park.**
- Construction of a tennis center (7 courts).**
- Construction of a basketball facility (8 courts).**
- Construction of a walking path.**

AREAS OF FOCUS



Ash remediation is only conducted on parcels if access agreements are signed by the property owner.

Upon completion of the 5th & Cleveland Phase 7 remediation, the City will have remediated all the residential parcels with access agreements.

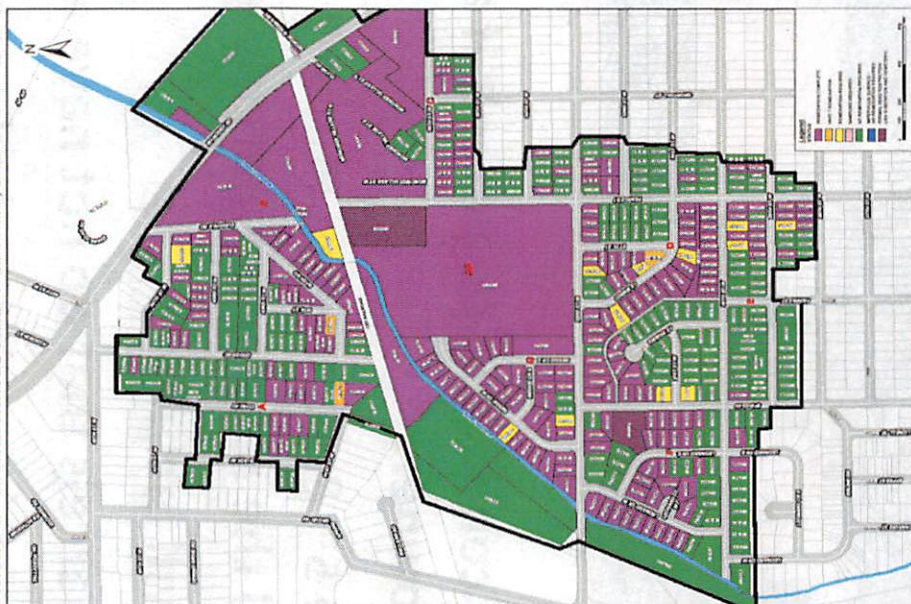
The remaining parcels will include:

- **Approximately 100 parcels that do not have an access agreement.**
- **The Forest Street Incinerator Site and adjacent park and former school parcels.**
- **The Mission parcel in Lonnie Miller (a low/wetland area).**
- **The FDOT parcels in 5th & Cleveland adjacent to I-95 (in discussion with FDOT about their future use of the parcels).**

BROWN'S DUMP



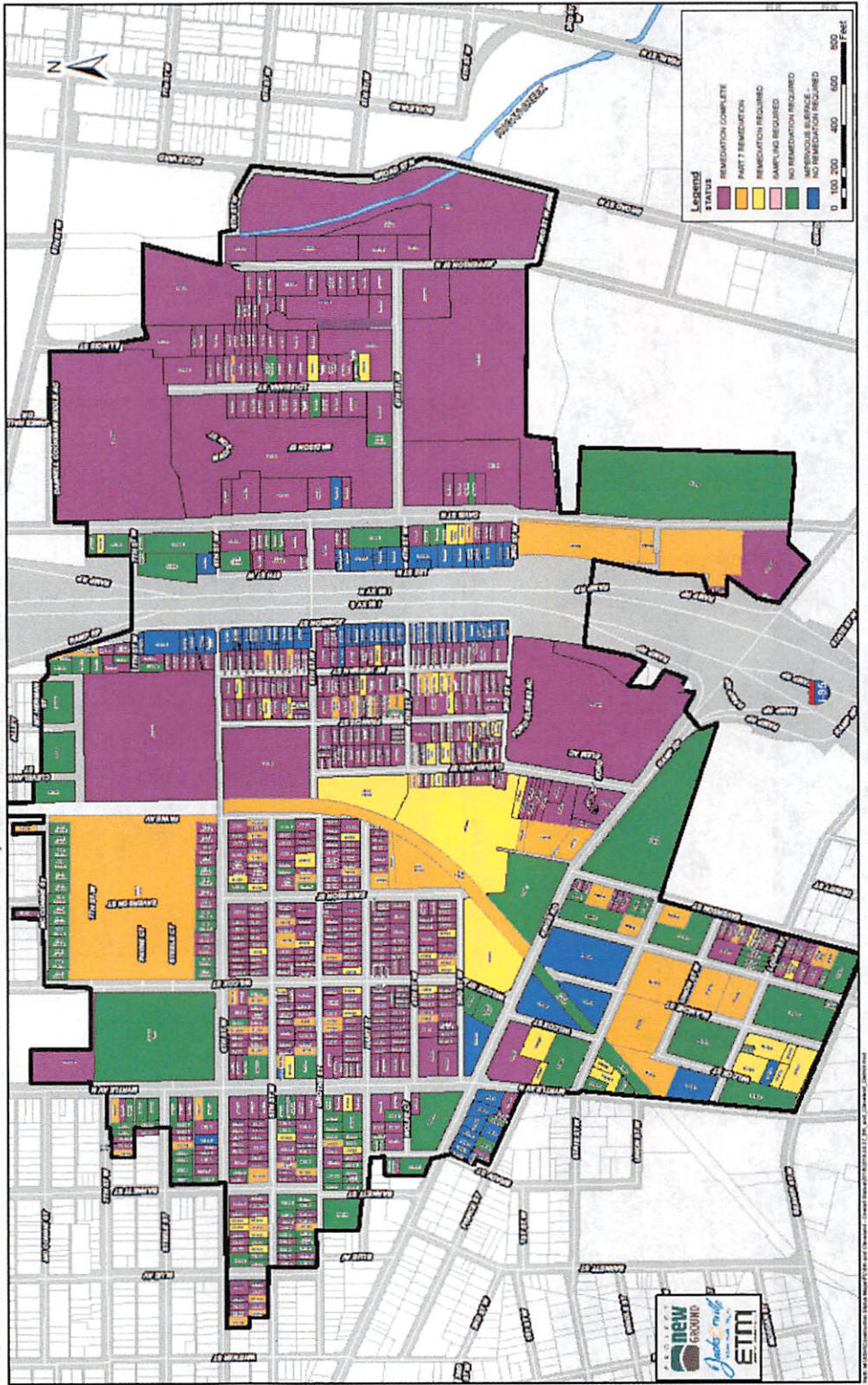
BROWN'S DUMP SITE PARCEL STATUS - March 27, 2018



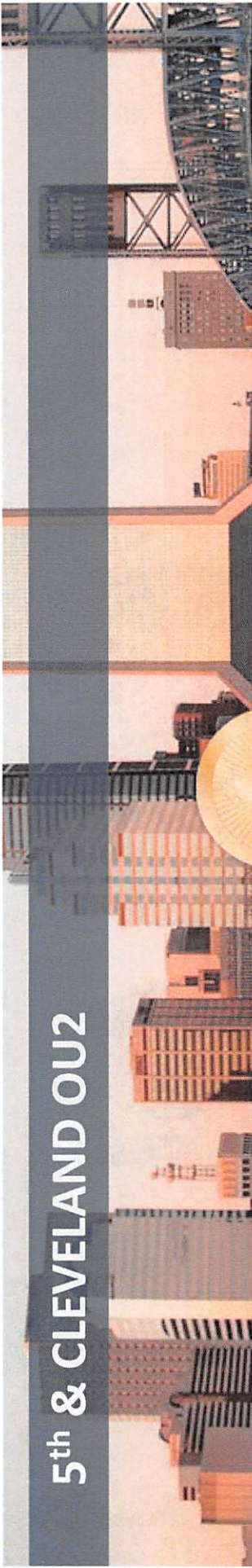
5TH & CLEVELAND



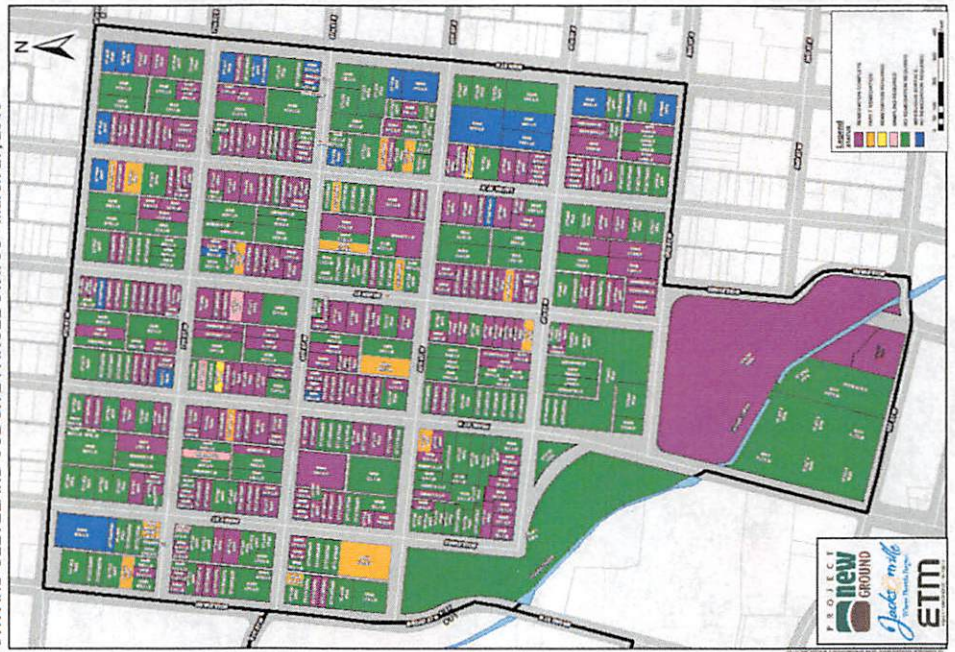
5TH & CLEVELAND SITE PARCEL STATUS - March 27, 2018



5th & CLEVELAND OU2



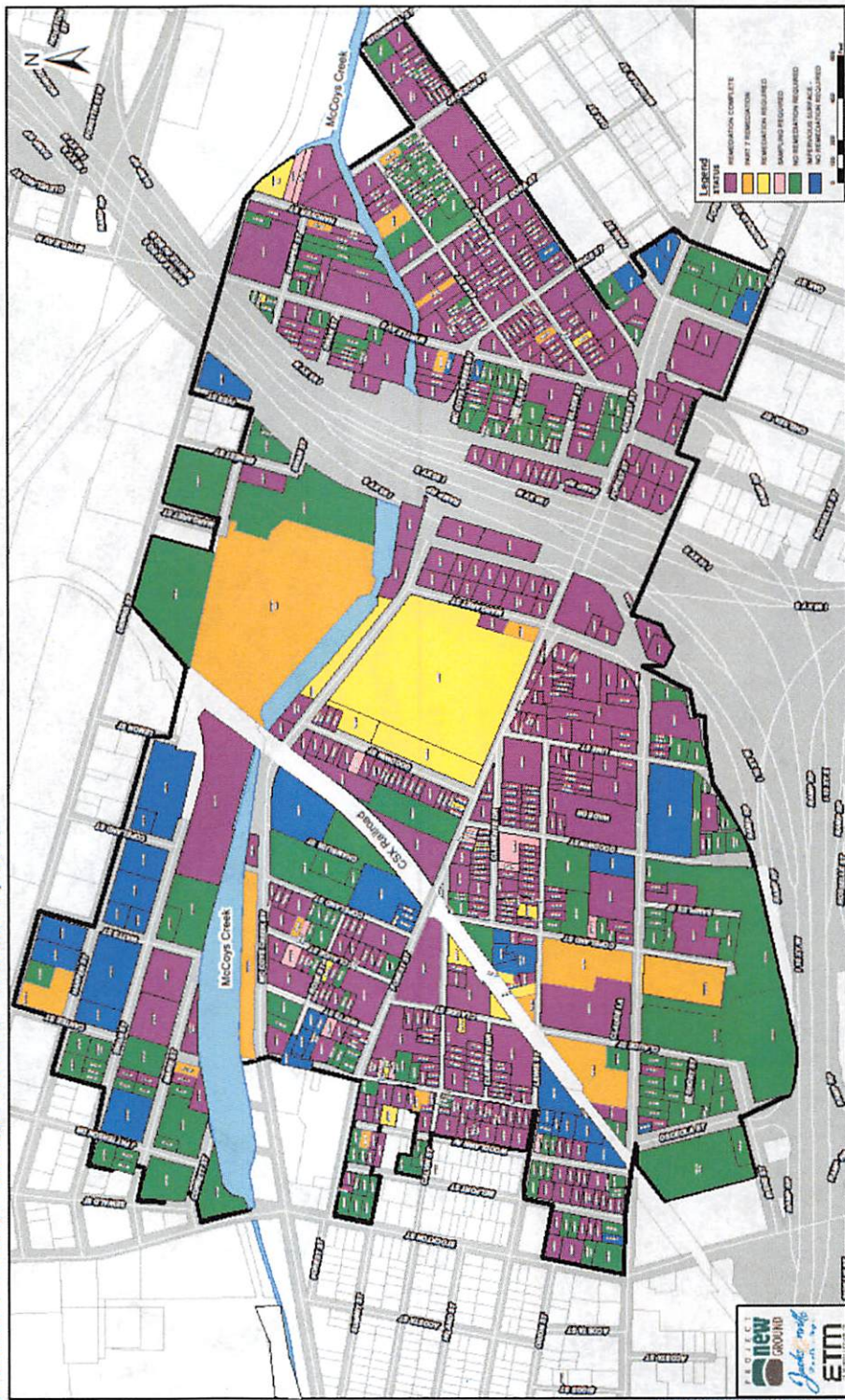
5TH AND CLEVELAND OU2 SITE PARCEL STATUS - March 27, 2018



FOREST STREET



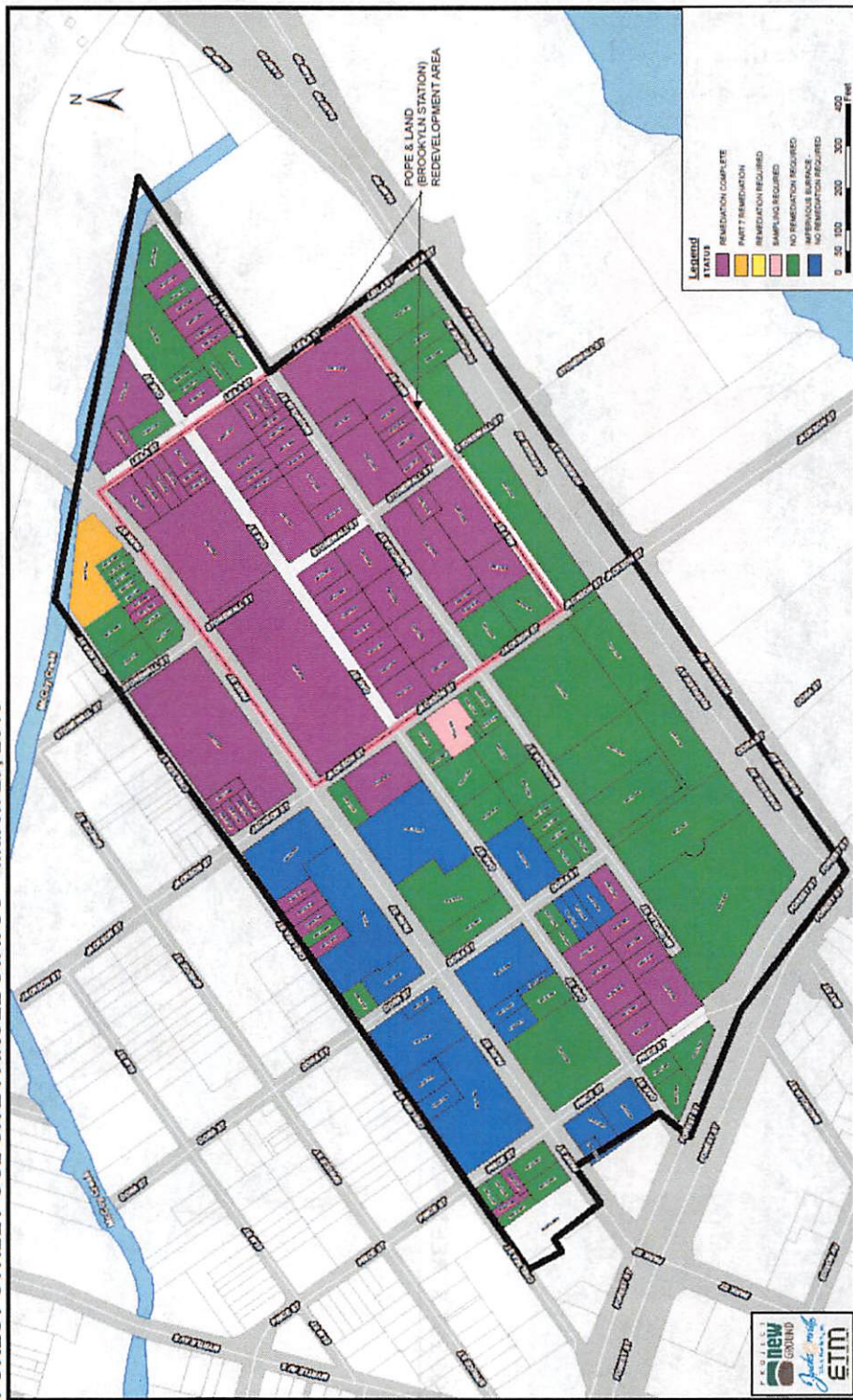
FOREST STREET PARCEL STATUS - March 27, 2018



FOREST STREET OU2



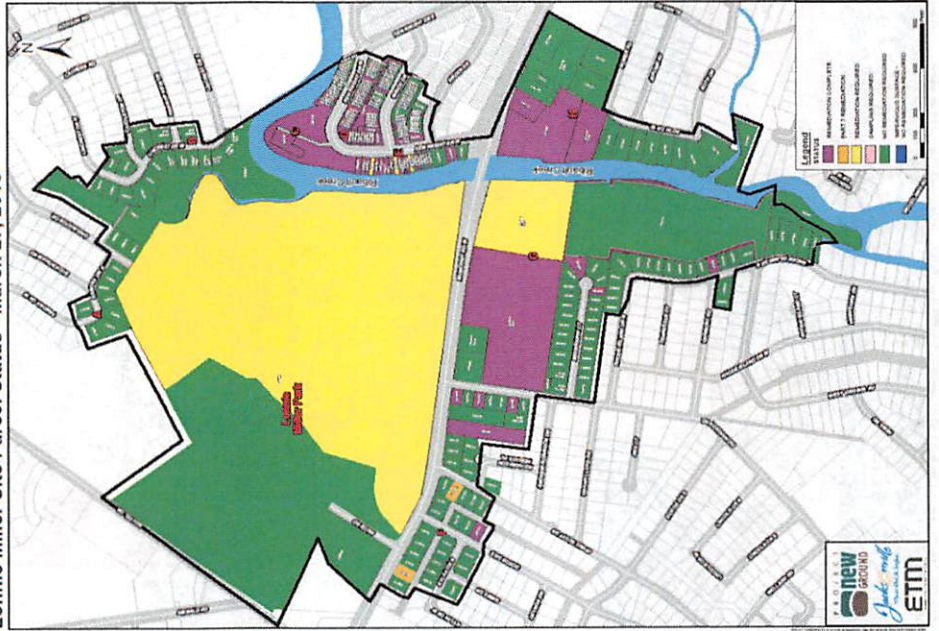
FOREST STREET OU2 SITE PARCEL STATUS - March 27, 2018



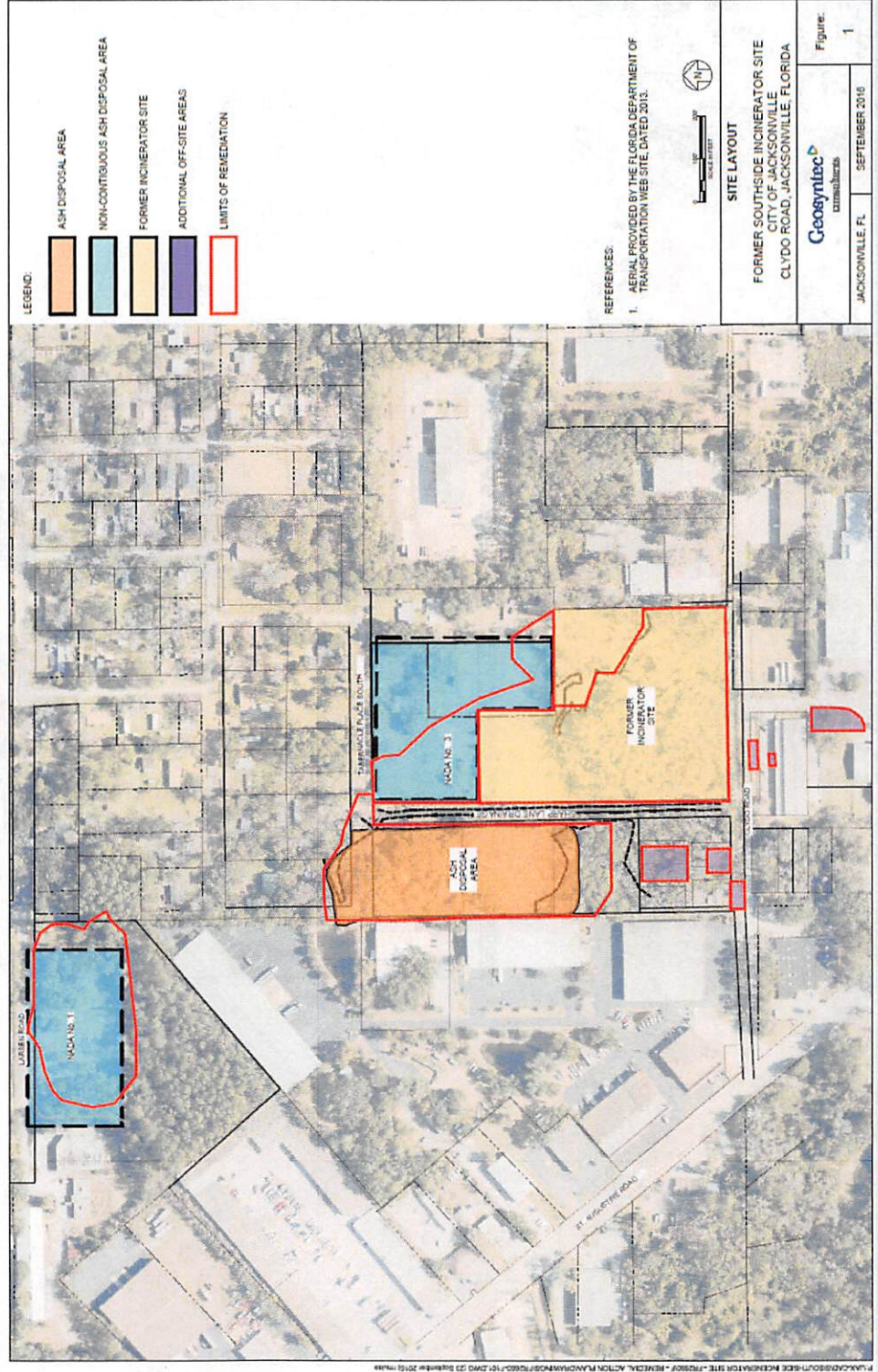
LONNIE MILLER



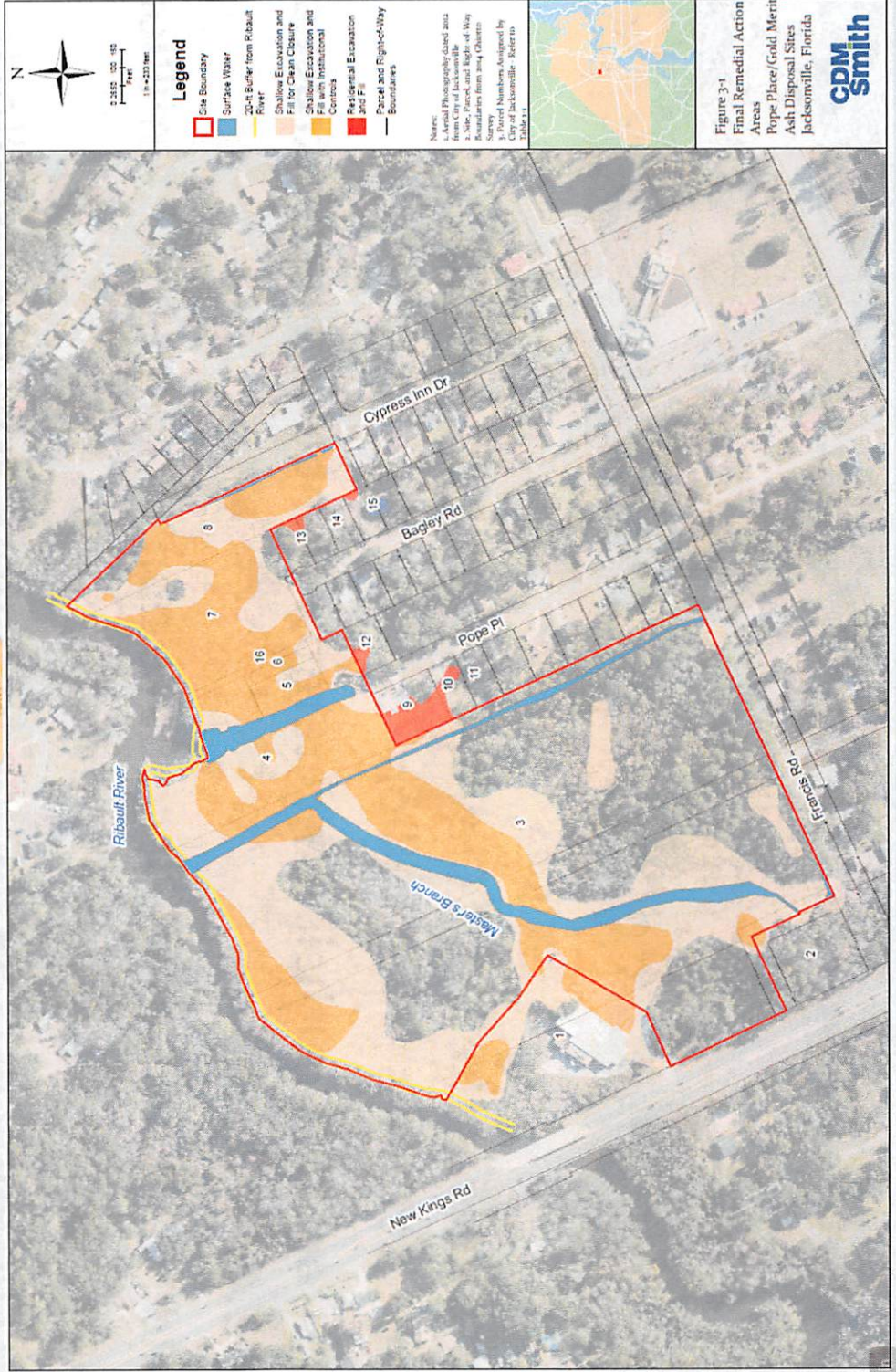
Lonnie Miller Site Parcel Status - March 27, 2018



Southside Incinerator Remediation (in progress)

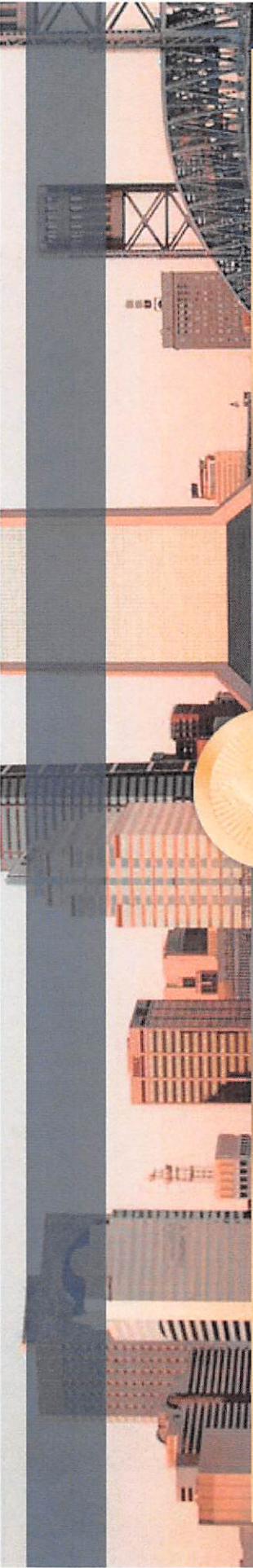


Gold Merit and Pope Place Remedial Action Plan





- **Contract for the 5th & Cleveland Part 7 remediation construction is \$6.1 million**
- **Contract for Southside Incinerator remediation construction is \$2.48 million**
- **Gold Merit and Pope Place have approximately \$7.4 million allocated for site cleanup efforts**
- **CIP currently lists \$9 million for future ash cleanup efforts**
- **CIP allocations for ash cleanup is currently under review**



Thank you