

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
February 21, 2012

Members: Carrie Snyder, Chair
Vince Rubino
Mary Ellen Pyke

Mrs. Snyder called the meeting to order at 7:52 p.m. All members were present.

The minutes from the January 3, 2012 Committee meeting were approved as submitted.

Legislation Considered

Temp. Ord. A-20

Discussion:

Temp. Ord. A-20

An ordinance authorizing the Mayor to enter into a modification of Contract No. 6712 with Superior Environmental Corporation, and declaring an emergency.

Mr. Guerra stated the City was trying to get a handle on the possible contaminants on the Schwebel's property so application could be made to the Clean Ohio Fund, which was due January 21. When they completed Phase I, it was determined that a Phase II would be necessary. They had been hoping they would not find anything significant, however, they ran into a problem in the northwest corner of the property where they found benzene floating in the groundwater. This required more test borings, which were done one to two weeks before the application was due. It was determined the benzene was coming from an old battery, tire and service station that had sat on the northwest corner of Main and Broad. All of the testing was needed in order to meet the 21st deadline. However, because of other issues that came up, Schwebel's decided to wait for the next round of CORF. At this time, in order to complete all of Phase I and Phase II, the City had to complete the reports. There is \$1.5 million in contamination, Groundwater is \$500,000 and demolition and asbestos is \$850,000. Payment to Superior Environmental needs to be made. The positive thing is they are now poised for the next CORF round. Everything that has been done has been beneficial to both the City and Schwebel's. Mrs. Klinger asked what the original amount of the request was. Mr. Guerra indicated it was \$63,940. The six additional deep wells came to \$29,773.62. Mrs. Klinger asked what the \$1.5 million remediation will entail. Mr. Guerra stated it will be the same process that was used on South Front Street. They will have to go into the water and break up the benzene and oil. Everything is in the groundwater. The soil is pretty good. Asbestos is another issue. Mrs. Klinger asked about the source of the benzene and asked if it could be migrating. Mr. Guerra indicated they had to prove to the state that the benzene was from the former operation. It does not appear to be moving. The goal for the City and the property owner is to apply when more money is available. Once the benzene has been contained, they will need to continue to monitor it but he does not know for how long. Monitoring has been continuing for approximately two years on Front Street. They are doing this in order to get a covenant not to sue.

Mrs. Pyke asked if there is a breakdown of all of the actual chemicals. Mr. Guerra stated the chemicals are related to petroleum and benzene and that he would get the list to her. Mrs. Pyke was concerned about the potential hazard. Mr. Guerra stated that once they know when the next Clean Ohio funding is, they will put in an application to get this cleaned up.

Mr. Rubino moved to bring out A-20 with a favorable recommendation, second by Mrs. Pyke. Motion passed (3-0).

Mr. Barnhart asked what was happening with the former bar at the corner of North Hampton and Portage Trail Ext. There is also a used car sales place across from the location. Mr. Demasi stated they are ready to issue a demolition order on the bar. Mrs. Truby stated as far as redevelopment, there are two used car lots there, which are owned by the same individual. The lot on the southeast corner needs a conditional use permit so he will be closing that one. He is permitted to have the car lot on the southwest corner but he must keep everything back ten feet so he will be moving things to comply with that.

Meeting adjourned at 8:10 p.m.