

Subject: **Minutes of Community Outreach Meeting
Former Davis Pipe Co. Site**

Meeting Agenda: Site Redevelopment Planning and Neighborhood Traffic Study

Meeting Place: Sullivan County Courthouse Public Meeting Room

Meeting Date/Time: July 29, 2009 6:00 PM

Project Team Attendees:

Jack Lawson - Sullivan Partnership NETWORKS
Ken Rea - First Tennessee Development District (FTDD)
Casey Mitchell - FTDD
Bruce Hickman - Hart & Hickman (H&H)
Ed Stephens - H&H
Jeff Beckett – Cannon & Cannon, Inc. (C&C)
Bruce Giles – C&C

Community Attendees - See Attached Sign-In Sheet

- Bruce led off the meeting with a re-cap of the BF Assessment Grant process undertaken by Sullivan Co. to promote redevelopment of the former Davis Pipe Co. site.
- Bruce briefly summarized the past Phase I and II assessment findings.
 - assessment results indicated minor environmental impact to the site
 - manganese levels in groundwater warrant a restriction of groundwater use
 - public water is available in the area and ground water is not used for drinking water.
 - minor asbestos
 - waste drums remain at the site requiring disposal
 - on-site RCRA waste unit previously assessment by TDEC and EPA. TDEC requires on-going monitoring and asphalt cap maintenance. Ground water sampling is conducted in surrounding wells on a semi-annual basis, and no impacts have been identified.
- Bruce indicated that a neighborhood traffic study for Oak and Birch Streets was performed by C&C in July 2009. Jeff explained that traffic counts were recorded over 2-hr periods in the AM, mid-day, and PM. C&C counted 121 total trips over the 6-hour period of which approximately 40% was cut-thru traffic. Only 2% was truck traffic. Several residents indicated that school-day traffic volume is higher than the July data.
- Bruce pointed out that the County has placed signs on both ends of Oak Street that prohibit truck traffic and discourage non-neighborhood traffic, and it has recently added in-pavement rumble strips on Oak Street. The residents generally agreed that the signs and rumble strips have been somewhat effective in reducing traffic volume. However, speeding is still an issue and is more important than add-on volume.

- Bruce reminded the community of the suggestions that were previously voiced for preferred reuse of the Davis Pipe property including:
 - Light Manufacturing
 - Storage
 - Recreational Uses

- Bruce pointed out several site limitations to redevelopment including:
 - limited usable acreage due to topography and flood plain
 - vandalism/security concerns
 - on-site RCRA waste unit

- Several residents had questions regarding the 2006 FEMA flood hazard map for the site. Bruce informed the residents that the County was looking into the accuracy of the FEMA map.

- Bruce pointed out several considerations for future site reuse including:
 - zoning
 - market demand
 - site limitations
 - traffic

- Bruce concluded that viable uses for the site include:
 - construction company-type storage (viable)
 - general warehousing/storage (somewhat viable)
 - light manufacturing (not as viable)

- Bruce indicated that recreation/park use was not viable because the County needs the tax base and does not have money for such uses. Further, the County anticipates that security would be a concern at the site for recreation/park use. The County is not encouraging residential development within the floodplain.

- Residents noted that the property was currently being used by a demolition contractor Taft & Frye. It was noted that company trucks leave the site early and arrive late at night, and that the truck drivers speed through the neighborhood. The number of daily truck trips is 3 to 4. Residents also noted that demolition materials are dumped on the ground at the site.

- Bruce informed the residents that the County is having a tax sale on the property in the upcoming weeks.

- Bruce summarized the remaining activities for the County's Brownfield Assessment Grant including:
 - draft a remediation and reuse plan
 - County tax sale
 - draft a TDEC Brownfield agreement
 - prepare updated due diligence documents
 - market site/website
 - close out grant

- Bruce indicated that the grant term was for three years and ends on September 30, 2009.

Attachments

Meeting Sign-In Sheet

Community Outreach Meeting - Davis Pipe

Sign-In Sheet

7-29-09

Name

Address

Tele #

Sandy Bridgman

192 Oak St.
Blvt.

323-4872

Rebecca Houser

183 Oak St

323-4460

Bob & Wanda Carswell

217 DAK ST

323-7286

Gail L. Curke

109 Birch St

323-5264

Howard E. Minnick

240 Oak St.

323-4283

Bob & PAT MAZURKIEWICZ

232 CHERRY ST

323-1644

Bruce Hickman

2923 STRYON

587-0007

Jeff Beckett

8550 KEYSSTONE PIKE

670-8555

Bruce Giles

11

11

Jenny Hawk

268 Keystone DR

~~3~~ 574-1169

Cassey Mitchell

FTDD

423-722-5202

Ken Rea

FTDD

423-722-5098

Ed Stephens

H&H

704-586-0007

Jack Lawson

NETWORKS

~~4~~ 323-279-7680

Lori Cole

232 Oak St. Blv

323-3346

Rosa Morrell

218 Keystone Dr.

323-8017