



Agenda Item Summary

File #: 23-00246

Agenda Date: 6/6/2023

Agenda Item Name:

Newberry Environmental Park Update

Presenter:

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Description:

Newberry Environmental Park Update

Recommended Action:

Review draft terms for Newberry Environmental Park parcels and provide direction to staff.

Prior Board Motions:

At the April 4, 2023, meeting, the Board directed staff to continue with due diligence work on the Newberry Environmental Park site and report back to the Board.

Fiscal Note:

As part of the due diligence work on the site and to ensure that all EPD-recommended locations are sampled, the County is covering up to \$1,000 for the soil analysis. The City of Newberry is covering the cost for the majority of the soil analysis. The City of Newberry is contributing \$25,000 to the County's road analysis of County Road 337. The County has the road analysis funding split between Hazardous Waste (Fund 405) and Rural Collection (Fund 403). The total cost of the road analysis is \$101,748.

Strategic Guide:

Environment

Background:

For over a year, the City of Newberry and Alachua County have explored a partnership of economic development, solid waste, and public safety operations at the Newberry Environmental Park (Park).

This agenda item brings back the draft terms as presented to the City of Newberry staff. Additional language will be included in the terms related to soil contamination and an update to the joint commitment to support a road analysis of County Road 337. The City of Newberry is contributing \$25,000 to the County's road analysis of County Road 337. The total cost of the road analysis is \$101,748. The total co-commitment to improve County Road 337 will be negotiated separately from this terms sheet and brought back to the City and County when the analysis work is complete later in the summer.

The vision for the County's participation would have County facilities in the Southwest corner of the Environmental Park. The total acreage used by the County would be approximately 25 acres. Depending on other non-County Park property demands, this amount may decrease/be right-sized.

Summary of County Uses:

- Fire Rescue Training Equipment - Fire Rescue would locate training equipment.
- Rural Collection and Household Hazardous Waste Facilities - Solid Waste & Resource Recovery would locate a Rural Collection Facility and a Household Hazardous Waste Facility better to serve residents on the county's west side.
- Meat Processing Facility – the County would construct a small-scale USDA-certified meat processing facility in service to small ranchers in the surrounding North Florida region.

The Board's input is requested on the draft terms prior to them being translated into interlocal agreements for the City and County to consider at their July 10 Joint Meeting.

The County would be open to accepting a donation of the property by the City, however, the draft terms currently contemplate a long-term lease of 99 years for the Solid Waste and Meat Processing Facilities.

Per the Board's April direction, staff has continued due diligence work on the property, including environmental and roadway impacts. The Alachua County Environmental Protection Department reviewed a soil sample plan. Soil samples were taken in late May by GSE Engineering & Consulting, Inc., and the environmental analysis is pending.

Terms related to this will specify that the County will not commit to developing properties that have contamination. Should the properties revert back to the City of Newberry at the end of the lease, we will convey them back contamination free.

A traffic analysis study was started on County Road 337 (SW 266th Street) and results should come back to Public Works in the next few months. The City and County are jointly funding this analysis.