

**SUMMARY MINUTES OF A PUBLIC HEARING
OF THE CHAPEL HILL TOWN COUNCIL
MONDAY, JUNE 21, 2004 AT 7:00 P.M.**

Mayor Foy called the meeting to order at 7:00 p.m.

Council members present were Sally Greene, Ed Harrison, Cam Hill, Mark Kleinschmidt, Bill Strom, Dorothy Verkerk, Jim Ward, and Edith Wiggins.

Staff members present were Town Manager Cal Horton, Deputy Town Manager Florentine Miller, Assistant Town Manager Bruce Heflin, Town Attorney Ralph Karpinos, Town Information Officer Catherine Lazorko, Principal Planner Gene Poveromo, Traffic Engineer Kumar Neppalli, Planning Director Roger Waldon, Senior Planner Kay Pearlstein, Parks and Recreation Director Kathryn Spatz, Assistant Parks and Recreation Director Bill Webster and Acting Town Clerk Sandy Cook.

**Item 2 - Concept Plan Review:
University of North Carolina Cogeneration Facility**

Town Planning Director Roger Waldon reviewed the concept plan process and explained that it was not a quasi-judicial proceeding. He then displayed a map showing the proposed location of the Cogeneration Facility, including the various buildings that it encompassed. Mr. Waldon said that UNC representative would propose three changes. The staff welcomed questions and comments from Council members before they prepare the Special Use Permit (SUP) application, he said.

Peter Krawchyk, Assistant Director of Facilities Planning at UNC, explained that growth on campus had lead to a need for more steam capacity and electricity. The proposed projects - an addition to the turbine generator building, construction of new cooling towers, enclosing an electrical substation, adding new transformers and screening them with a switch gear building - were consistent with the University's steam master plan, he said, adding that they would all maximize efficiency. Mr. Krawchyk stated that the projects would comply with the Town's noise ordinance.

Neighbors had asked if the projects would require that any additional coal cars come to the Cogeneration Facility, Mr. Krawchyk said. He explained that it would not do so because UNC was not building any more coal fire boilers at this facility. Neighbors had also inquired about the height of the cooling towers, he said, and they had asked about possible health impacts. Mr. Krawchyk explained the towers would be 35 feet high and that there would be no health impacts.

Mr. Krawchyk noted a Community Design Commission (CDC) comment that the proposed screen wall might have a negative impact on the neighborhood. UNC "respectfully disagreed" with that notion, he said, adding that it would actually be an asset to the surrounding neighborhood when compared to the existing conditions. The CDC had also suggested that the masonry buildings on Cameron Avenue incorporate detailing similar to that indicated on the screen wall of the cooling towers, Mr. Krawchyk noted. He stated that UNC thought that was a good suggestion and were taking it into account during this design phase. Mr. Krawchyk noted

that the CDC had wondered about hiding the mass of the building at the turbine generator addition, and explained that UNC had demonstrated to them the difficulty associated with doing that.

Council Member Hill commented that he did not think the screen wall would negatively impact the neighborhood. He verified that no building was currently in place where the switch gear station would go. Mr. Krawchyk explained that the station would only need to be constructed if UNC decided to own two transformers. Council Member Hill suggested considering the front of the existing cogeneration and laundry facility as inspiration for the detailing at the substation building. He pointed out that there was a park just east of there and expressed fear that the building would loom to large without detailing to break it up.

Council Member Harrison asked how often the coal cars arrived. Raymond DuBose, UNC's Director of Energy Services, explained that they receive coal as they burn it. It varies between three train deliveries per week in the spring and fall to about six at the peak time of year, he said, adding that the train brings about nine cars each trip. Council Member Harrison asked what had triggered a Council review of this item. Mr. Horton explained it would be a modification of an existing SUP.

Council Member Ward ascertained that Duke Power owned the substation and that UNC had no control within it. He asked if new equipment would be smaller and less obtrusive over time. Mr. DuBose replied that components such as the switchgear might get smaller but that transformers probably would continue to be the same size. Council Member Ward encouraged UNC to develop some architectural detailing that would break up the masonry buildings.

Mayor Foy asked about the relationship between Duke Power and this power plant. Mr. DuBose explained that the University generates about a third of the energy it consumes. The balance comes from Duke Power, he said. Mayor Foy verified that UNC was not in any way generating power for the substation and that the power there was coming from a separate source.

Mayor Foy asked Council Member Ward to clarify a previous comment. Council Member Ward explained that the situation on Mason Farm Road was different in that Duke Power and UNC were co-located on a site that had equipment owned by Duke Power and facilities owned by UNC. He said that UNC's representatives could explain better than he could about how those two were merging efforts to provide power to UNC Hospitals and the southern part of UNC's campus.

Mayor Foy asked if there were any issues regarding lighting. Mr. Krawchyk replied that the only light they foresee on the exterior of the structure would be task lighting such as that over the main access door. There would not be any personnel in the buildings on a regular basis, he said. Mr. Krawchyk indicated on a map that one building would be lit from the interior.

Mayor Foy asked if there were any current issues with the surrounding neighbors regarding light. Mr. Krawchyk replied that he was not aware of any.

Mayor Foy ascertained from UNC Designer Rick Welborn that an area designated in the center of the map would house a very small section of electrical switchgear associated with the project.

COUNCIL MEMBER VERKERK MOVED, SECONDED BY COUNCIL MEMBER STROM, TO ADOPT R-1. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR THE UNIVERSITY OF NORTH CAROLINA COGENERATION FACILITY (2004-06-21/R-1)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill, for the University of North Carolina Cogeneration Facility; and

WHEREAS, the Council has heard presentations for the applicant, and from citizens; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on June 21, 2004, and reflected in minutes of that meeting.

This the 21st day of June, 2004.