

**SUMMARY MINUTES OF A PUBLIC HEARING
OF THE CHAPEL HILL TOWN COUNCIL
MONDAY, JUNE 19, 2006 AT 7:00 P.M.**

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

Council members present were Laurin Easthom, Sally Greene, Ed Harrison, Cam Hill, Mark Kleinschmidt, Bill Strom, Bill Thorpe, and Jim Ward.

**Item 7 – Concept Plan: Orange Water and Sewer Authority Mason Farm
Wastewater Treatment Plan – Water Reclamation Facility Request**

Ms. Culpepper stated this was a Concept Plan for the OWASA Mason Farm Wastewater Treatment Plan – Water Reclamation Facility. She said the 23.4-acre facility was located on the south side of Mason Farm Road adjacent to the NC Botanical Garden and the UNC Finley Golf Course. Ms. Culpepper stated the development proposal included construction of a reclaimed water storage and pumping facility and the associated piping at the Mason Farm Wastewater Treatment Plan. She said the site was located in the Industrial zoning district and the Resource Conservation District (RCD).

Ms. Culpepper stated the staff was recommending that the Council review the Concept Plan, receive comments from the Community Design Commission (CDC) and citizens, and adopt a resolution transmitting comments to the applicant. She noted that the CDC comments were included with the staff report.

Tom Pant, with Hazen and Sawyer Engineers, provided a PowerPoint presentation detailing key areas of the project. He noted that OWASA provided water and sewer services for the Town, as well as Carrboro and UNC. Mr. Pant noted that UNC was OWASA's largest customer for drinking water. He stated that a significant component of the UNC drinking water demands were currently used for chiller facility cooling towers which do not require drinking water.

Mr. Pant stated that reclaimed water from OWASA's Mason Farm treatment plant was adequately and reliably treated, and was safe for use in applications such as cooling towers. He said the use of reclaimed water in the UNC cooling towers reduced drinking water demands, and would reduce the discharge from the treatment plant to Morgan Creek.

Mr. Pant displayed a site map and aerial photograph of the site, detailing the location and path of the discharge pipes. He also exhibited a map detailing the existing site layout. Mr. Pant displayed five photographs, noting they showed what the existing filter complex looked like and the area that the new facility was proposed to be constructed in. Mr. Pant exhibited architectural elevation drawings of the proposed facility, and described the construction proposed materials.

Mr. Pant noted that a CDC member had expressed concern regarding the noise level of the pumps. He stated that the motors were electric motors and were not considered noisy. But, Mr. Pant said, high-efficiency motors did exhibit what he described as a "whine," so they were considering placing some sort of enclosure around the motors to reduce that whine.

Council Member Harrison asked whether there would be any new utility corridors associated with this pumping station that would be in addition to the wastewater corridors already in place. Mr. Pant responded that a corridor was proposed along Old Mason Farm Road, but noted that there was an OWASA sewer line corridor already in place there and OWASA was considering using it. He said that a public hearing was scheduled for July 18.

Mayor Foy asked if this project would have any effect on the odor issue in that area either during construction or afterwards. Mr. Pant said there was no reason for odor, noting this was on the clean water end of the plant and nothing was being done that should contribute in any way to odor.

Council Member Easthom said she was assuming that if they built this facility and eventually needed more space, there was room for expansion. She asked if that was factored into the planning. Mr. Pant replied that the 300,000 gallon option was designed so that if funding was not available now, if it was deemed necessary in the future and the funding were available, then you could build the footprint that was available with the 600,000 gallon option. He said flexibility was built into the project to accommodate that.

Council Member Ward stated that the CDC materials referred to Mason Farm Road, which was an area of Town that had experienced a great deal of construction and other sorts of impacts that made residents particularly wary of additional impacts, especially those that had nothing to do with their neighborhood. He noted that this was Old Mason Farm Road, not Mason Farm Road, and asked that the CDC minutes be corrected to avoid confusion.

Council Member Ward noted that the NC Botanical Garden had been referred to in several different ways in the materials, and requested that it be consistently referred to as the North Carolina Botanical Garden.

Council Member Ward stated that, regarding the possibility of noise, he hoped designers would make every effort to reduce any noise and to be proactive in that regard.

Mayor Foy said when this came back before the Council, they needed to know how the project would comply with the Town's Noise Ordinance.

COUNCIL MEMBER KLEINSCHMIDT MOVED, SECONDED BY COUNCIL MEMBER WARD, TO ADOPT RESOLUTION R-2. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

The meeting was adjourned at 9:16 p.m.

	provide as-built surveys for building footprints, parking lots, street improvements, storm drainage systems, and all other existing or proposed impervious surfaces. The as-built surveys should be in DWF format using State plane coordinates.	
	Applicant's Response to Town Council and CDC Concept Plan Comments	
33.	We recommend that the applicant address the Concept Plan Review recommendations offered by the Council and the Community Design Commission. If the applicant is proposing to make any changes from what the Council or Community Design Commission review, please identify the revisions. These changes could be noted as part of a revised Statement of Justification.	Only recommendation/question expressed from the Community Design Commission as well as the Town Council was regarding increased noise levels as a result of the operation of this new facility. OWASA is therefore pursuing sound attenuating enclosures for the RCW pump motors. The Contractor will be required by the Drawings and Specifications, as part of the project and prior to placing the same in service, to provide sound attenuated enclosures to bring the sound pressure level within the maximum limits set by the Town of Chapel Hill. Regardless of which equipment manufacturers are selected, the sound pressure level will be within the limits published in the Noise Control Code for the Town of Chapel Hill. The Contractor will be required by the Drawings and Specifications to submit the results of a sound pressure level study, conducted by a firm with experience in such studies.
34.	This submittal does not include site plans showing the proposed infrastructure between the reclamation facility and the proposed storage facility on the University Campus. We understand that this off-site construction is not part of this Special Use Permit and the plans for this infrastructure will be submitted separately for staff review.	Correct as stated by Town planning.

Attachments

Summary of Town Council Minutes-Concept Plan Review.

Summary of Community Design Commission Meeting-Concept Plan Review.