

MANDATORY REFERRAL REPORT NO. 01-26
LEASE/PURCHASE of PROPERTY for RECLAIMED WATER DISPOSAL

PROJECT PROPOSAL AND LOCATION: The project consists of 198 acres of vacant property (one 194 acre parcel and one 4 acre parcel) located at 5824 Jim Kidd Road in Huntersville (Tax parcels 013-051-02 and 013-051-05). The City of Charlotte and Charlotte-Mecklenburg Utilities Department (CMUD) propose to use this property to disperse, via, irrigation, excess treated waste water or “reclaimed water” onto the land, which cannot be discharged into waterways.

CMUD proposes to lease this property with an option to purchase it.

PROJECT JUSTIFICATION: Reclaimed water is treated wastewater, normally put back into creeks and streams, which is also suitable for irrigation purposes. Reclaimed water reduces the demand for fresh drinking water and it reduces the need to build future water pumping, treatment and distribution facilities. Reclaimed water is cleaner than that which is usually present in creeks and streams. The reclaimed water is treated at a higher standard than is required for discharge into creeks. The quantity of water applied to the site would be such that no runoff would take place and the reuse water will have no impact upon wildlife. The proposed distribution of the water over the land would allow for the safe disposal of this excess water without being released into the nearby McDowell Creek and without having to build a new treatment plant.

Although this is a fairly new practice in North Carolina, other states including Florida, California, Arizona, Washington and Texas have active reclaimed water programs. Mecklenburg County currently irrigates some of its golf courses with reclaimed water.

This land falls in the critical area of the Mountain Island Lake Watershed protection area. Because the land will either remain in its natural state or be put under some form of cultivation by committing this land for this purpose it will ensure that it is not developed with impervious surfaces such as residential subdivisions. This has the added advantage of helping to protect the Mountain Island Lake Watershed.

PROJECT IMPACT: For the initial period of the lease the land will continue to be utilized for low intensity cattle farming as it is currently being used or will be left vacant. CMUD will investigate the potential to plant and irrigate certain crops on this land so in the future it may be crop farmed. Intensive environmental investigations will be undertaken to ensure that there is no negative impact on the watershed or wildlife that currently inhabit this area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This project falls within the jurisdiction of the Town of Huntersville. Town staff has reviewed it and has approved the proposal. In addition this property is very close to Bradley Middle School and a future

elementary school site (CMS property) and contiguous to a new parcel that Park & Recreation have recently put under contract (See map attached). There is potential to include irrigation of the parkland and school fields with the treated water from this project. County Park & Recreation have also been considering the idea of a “Farm Park” in Mecklenburg County.

There is a companion Mandatory Referral request (MR01-27) which proposes to purchase and use a nearby 59-acre parcel for the same dispersion of reclaimed water concept.

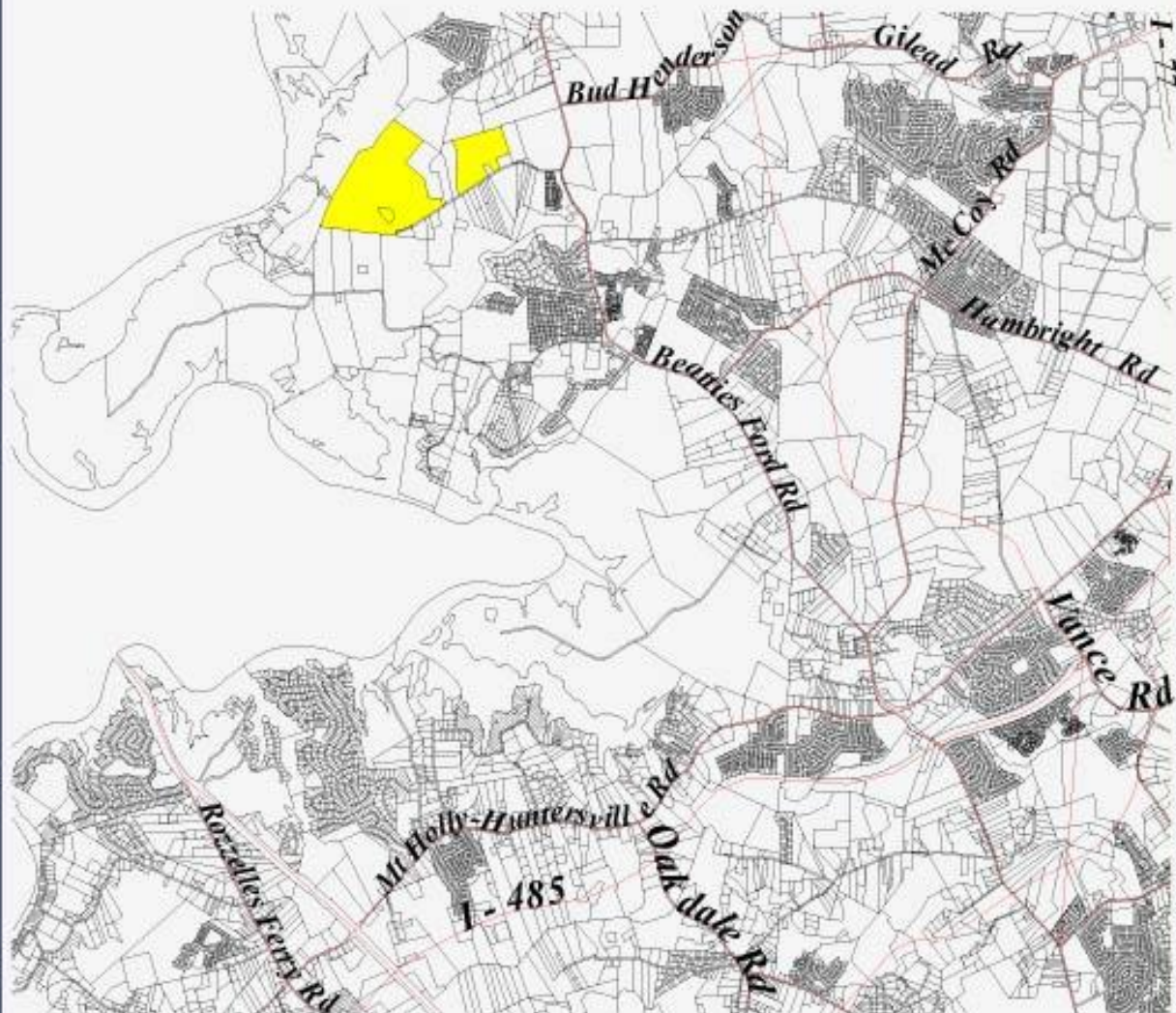
The project will require an extension of Jim Kidd Road and a water line from the McDowell Creek wastewater treatment plant to the site.

PROJECT COST: Land cost will be determined through a market appraisal. Total project cost will include land cost, an appraisal, environmental assessment fee and attorney fees. The cost to extend Jim Kidd Road is part of this project.

STAFF RECOMMENDATION: Staff recommends approval of the lease/purchase for the purpose of dispersal of reclaimed water. The Joint Use Task Force reviewed the proposal and indicated the number of public properties in the area and noted the possibilities for sharing irrigation among multiple properties. Staff further recommends that the applicant work cooperatively with Park & Recreation and CMS to explore mutually-beneficial irrigation opportunities on the numerous public properties in the vicinity.

PLANNING COMMITTEE RECOMMENDATION:
Approved by a vote of 6-0.

Mandatory Referrals: MR01-26 & 27



Produced by the Charlotte-Mecklenburg Planning Commission, May 2001.



MEMORANDUM

TO: Charlotte-Mecklenburg Planning Commission

FROM: Kent G. Winslow
Real Estate Supervisor

DATE: May 22, 2001

SUBJECT: Mandatory Referral for Reuse: McDowell Creek Waste Water Treatment Plant and Jim Kidd Road Extension

Attached is a Capital Project Proposal Form for your review in accordance with House Bill 855 of the General Assembly of North Carolina.

Please contact me at 336-2252 if additional information is required. Thank you.

KGW:dj

Attachments

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

- I. Initiating Department: Engineering and Property Management Date: May 22, 2001
Submitted By: Kent G. Winslow Prepared: Diane Johnson, Asset Management
Division
- II. Project Name: Reuse: McDowell Creek Waste Water Treatment Plant – Jim Kidd Road
Extension
Location and Description of Project: 198 acres of vacant property (one 194-acre parcel and
one 4 acre parcel) located at 5824 Jim Kidd Road in Huntersville (tax parcels 013-051-02
and 013-051-05) See attached tax map and Real Estate Detail Summary Report.
- III. Project Justification/Need: In an effort to reduce the demand on drinking water, and reduce

the need to build future water pumping, treatment and distribution facilities, the City of Charlotte, Charlotte Mecklenburg Utilities is negotiating the lease/purchase of property in Huntersville for the purpose of reuse irrigation. The reuse water is treated at a higher standard than is required for discharge to McDowell Creek. The quantity of reuse water applied to the soil will be such that no runoff will take place. The reuse water will have no effect upon wild life.

Jim Kidd Road will need be extended to the rear entrance to McDowell Creek Waste Water Treatment plant to allow for installation of a water line and provide additional access to the plant.

The property to be lease/purchased in this request includes 198 acres of vacant property currently used for cattle farming in Huntersville. This property is located adjacent to the McDowell Creek Waste Water Treatment plant and is in the watershed protection area.

IV. Project Status (check those that apply):

Nothing done but this report ____ Land not yet acquired ____
Preliminary plans completed ____ Land acquisition
Detailed plans completed ____ underway X
No land acquisition involved ____ Land acquired ____
Project under contract ____

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Planning	_____	_____
Land	<u>05/01</u>	_____

Construction _____

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school.)

- VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?
- VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). _____ Fair market value lease/purchase, appraisal and environmental assessment fees and closing attorney fees.
- VIII. Assistance Funds - (if State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance).