

MANDATORY REFERRAL REPORT NO. 01-27
PURCHASE PROPERTY for RECLAIMED WATER DISPOSAL

PROJECT PROPOSAL AND LOCATION: The project involves the proposed purchase of 59 acres of vacant property located on Jim Kidd Road in Huntersville (Tax parcel 013-081-25). 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, from the McDowell wastewater treatment plant, which cannot be discharged into waterways.

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 drinking water and it reduces the need to build future water pumping, treatment and distribution facilities. Reclaimed water is cleaner than what is usually present in the waterways, and is treated at a higher standard than is required for discharge into creeks. The quantity of water applied to the soil will be such that no runoff will take place and the water will have no impact upon wildlife. The proposed distribution of the water over the land will allow for the safe disposal of this excess water without being released into the creek and without needing 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. Since the land will either remain in its natural state or be put under some form of cultivation, purchasing this land for this purpose will ensure that it is not developed with impervious surfaces such as residential subdivisions, which in turn will help protect the Mountain Island Lake Watershed.

PROJECT IMPACT: At first the land 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 farmed. This may occur in conjunction with Park & Recreation “Farm Park” project (See Joint Use Task Force comments). Intensive environmental investigations will be undertaken to ensure that there is no negative impact on the watershed or wildlife that currently utilize this area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This project falls within the jurisdiction of the Town of Huntersville. Town staff have reviewed it and have 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 significant potential to

include irrigation of the parkland and school fields with the treated water from this project. In addition, Park & Recreation have been considering the idea of a “Farm Park” in Mecklenburg County, and this appears to be a candidate site.

There is a companion Mandatory Referral request (MR01-26) which proposes to lease and use a nearby 198-acre parcel for the same dispersion of reclaimed water concept.

The project will also involve the 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.

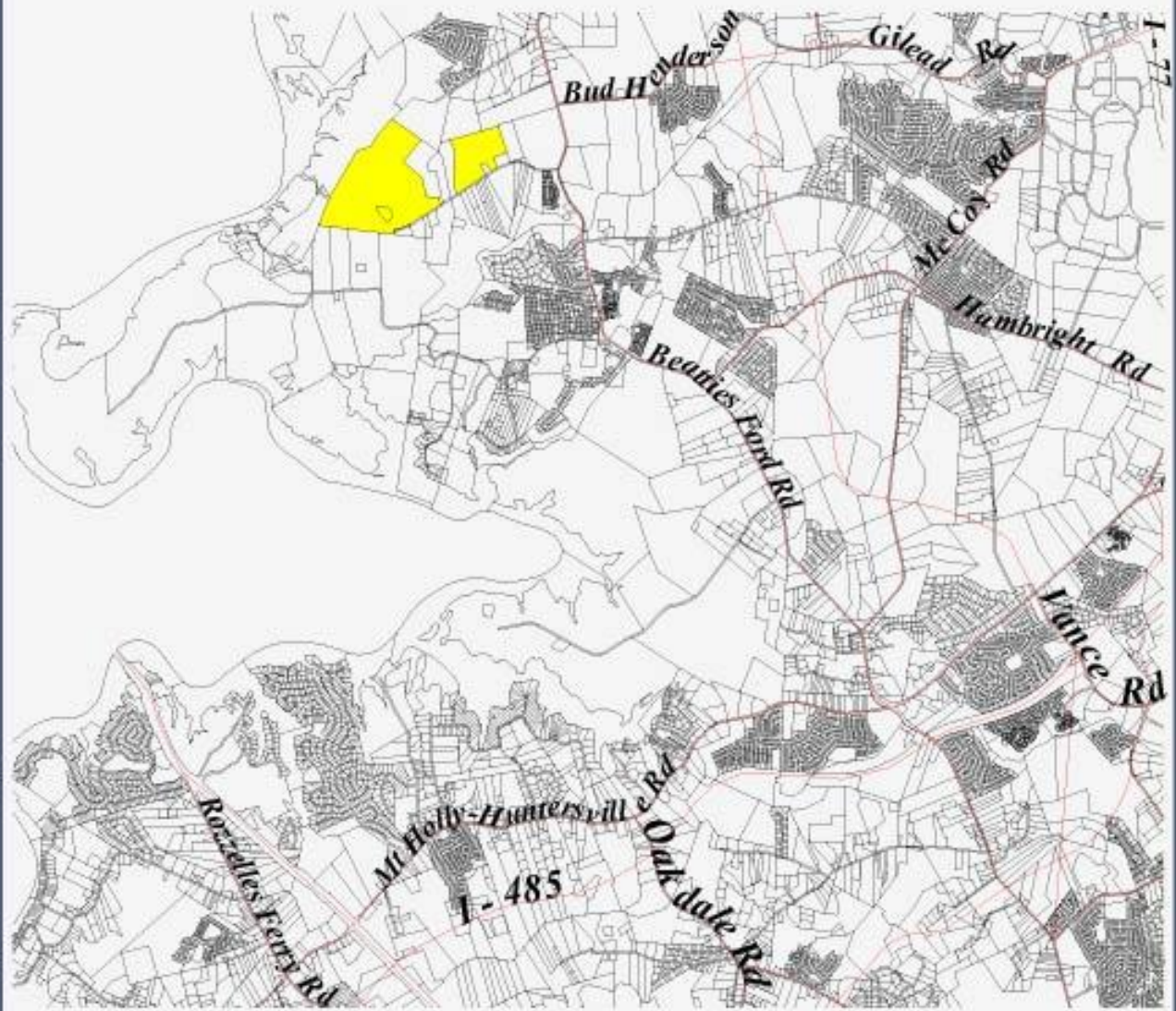
STAFF RECOMMENDATION: Staff recommends approval of the purchase of this tract of land in order to undertake this reclaimed water distribution program, and recommends consideration of the Joint Use Task Force ideas as listed below.

Joint Use Task Force reviewed this proposal and indicated the number of public properties in the area and noted the possibilities for sharing irrigation among multiple parcels, rather than limiting it to the one subject parcel. The Task Force also felt that consideration should be given to the Park & Recreation “farm park” idea, particularly in view of potential linkages to the nearby schools. Finally, the Task Force suggested developing a “master plan” concept for the future use of these multiple properties, rather than site planning them individually.

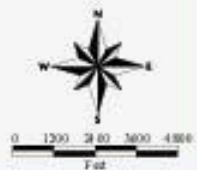
PLANNING COMMITTEE RECOMMENDATION:

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

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
Location and Description of Project: 59 acres of vacant property located at Jim Kidd Road
in Huntersville (tax parcel 013-081-25) 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 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.

The property to be purchased in this request includes 59± acres of vacant property currently used for cattle farming in Huntersville. The owner plans to stop farming the land in October, 2001. The property is located 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 <u>X</u>
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 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).