

WESTERN WAKE PARTNERS

Report to the Policy Advisory Committee (PAC11-07)

Date: August 26, 2010
To: Policy Advisory Committee
From: Lead Agency
Prepared By: Leila Goodwin, P.E., Town of Cary, Water Resources Manager
Subject: Consideration of Public Comments Received Since ROD Issued and Further Action

Discussion

Attachment 1 summarizes the status of permits or approvals which we have already received, have been applied for, or which will be submitted shortly. Information similar to what is in this table will be maintained on www.westernwakepartners.org.

The Apex Site Plan application process for the Water Reclamation Facility/Effluent Pump Station (WRF/EPS) requires a neighborhood meeting before the site plan application is submitted. Seventeen individuals attended an August 12 meeting at Apex Town Hall, follow-up visits and/or phone conversations were conducted with another ten individuals from August 13 through August 23, and several letters were also received from the attorney for the New Hill Community Association. There were handouts available regarding the Community Outreach Plan (PAC11-02) and Town of Apex water and sewer extension policies (PAC11-06). A follow-up meeting will be held August 31 at Apex Town Hall to discuss comments and where they are addressed in the site plan or in other documents such as the U.S. Army Corps of Engineers' Record of Decision (ROD).

Attachment 2 lists the comments received with responses. Some of the comments were addressed during development of the Environmental Impact Statement and in the ROD. Issues regarding the Town of Apex Site 14 Water and Sewer Extension Policy are addressed in report PAC 11-06. Issues regarding community outreach are addressed in report PAC11-02. Some specific issues that are not addressed in those documents, and the responses from Attachment 2, are:

Provide recreational area (park/walking trails/community center/swimming pool/etc.)

Planning-level estimates of costs range from \$500,000 for a passive use park (1-5 acres, play area, parking, picnic shelter/restroom) or a small community building (2,500 square feet, 1-2 rooms, restrooms) to \$8,000,000 for a large community center (20,000-30,000 square feet, meeting rooms, basketball courts, etc. similar to Cary's Middle Creek Park facility). None of the partners operate any swimming pools. Staff determined that while there is space on the WRF/EPS site that could be used for a recreational area, the placement of public facilities within the 200-foot site boundary would require significant additional permitting and may conflict with previous requests to minimize impacts such as noise, traffic and light on neighbors, and to maximize vegetated areas and buffer width. There may be other areas

nearby that are more suitable such as adjacent to the Apex Fire Station. Town of Apex staff have indicated that the next time their parks master plan is updated this would be a major area of study for a future community/area park (20 acres, ball/soccer fields, picnic shelters, restrooms, playground). This issue does not affect the site plan.

Provide jobs/training/certification for New Hill residents

New jobs will be created for construction and operation of the new facilities. Construction will be provided by private firms under contract to the Partners. Construction jobs will cover a wide range of skills and specialties customarily found in heavy industrial construction. The Partners are developing staffing plans for the new facility. The Partners will provide employment information for operational jobs on the Partners' web site and in information packets for distribution in the surrounding community. This information will include types of job opportunities, required skills to perform the jobs, expected schedule for hiring, and information on how to obtain skills and certifications required for the jobs. This information will be available around the beginning of construction, which is expected to last three years. In the EIS, the Partners committed to set a goal for the general contractor to provide a percentage of the total subcontracting work to small and disadvantaged businesses. This project will receive State Revolving Fund support and will, at a minimum, meet those guidelines for minority and disadvantaged business participation (see PAC11-03). The Community Relations Plan (PAC 11-02) also addresses keeping businesses informed of project opportunities. The Lead Agency will develop a draft jobs and training Plan, to address both construction jobs and operations jobs, by early 2011. This issue does not affect the site plan.

Make leftover asphalt/cement available to neighbors for driveway/parking lot paving.

There will likely be no "leftover" asphalt or cement, and it does not appear to be feasible to make asphalt and/or cement available at cost as funding, logistics, and quality control issues would be very complicated. Routing site construction traffic through residential areas of New Hill for asphalt work would be contrary to the traffic routing plan that avoids these areas. However, this does not preclude a homeowner from making a private arrangement with one of the contractors or suppliers working in the area on the Site or pipeline projects. This issue does not affect the site plan.

Provide reclaimed water from the WRF

Space has been provided on the WRF/EPS site to allow construction and operation of a reclaimed water production system; however, it is not currently part of the project. The most basic level of reclaimed water service, a bulk filling station on site, would have to be designed and permitted and might cost approximately \$100,000 to \$250,000 to construct, depending on the features of the filling station. More extensive development of an off-site reclaimed water distribution system would depend on future demand and would be in the Town of Apex or Town of Holly Springs service areas. This issue does not affect the site plan. It would affect construction plans which go through a separate Town of Apex approval process as well as other permitting.

Summary and Next Steps

None of the comments in Attachment 2 require a change in the site plan. The site plan and comments/responses will be available for review at the August 31, 2010 follow-up

neighborhood meeting and placed on the Partners' web site, and the site plan approval application will be submitted to the Town of Apex by September 7, 2010. It is expected that the Apex Town Council may consider the site plan at their November 16, 2010 meeting.

The draft NPDES permit has been noticed with a comment period, and there will be a public hearing on September 28, 2010.

Staff will continue to follow up on some issues as specified in the comment responses in Attachment 2, and request guidance on 1) whether staff should provide any additional information on the potential for a recreational area and 2) whether staff should add bulk reclaimed water facilities to the WRF design.

Requested Action: Provide guidance on 1) whether staff should provide any additional information on the potential for a recreational area and 2) whether staff should add bulk reclaimed water facilities to the WRF design.