

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: May 19, 2009

**Action Agenda
Item No.** 6-d (proposed)

SUBJECT: Process for Evaluating Town Site Suggested for Transfer Station

DEPARTMENT: Solid Waste Management

PUBLIC HEARING: (Y/N)

ATTACHMENT(S):

Map of Prospective Town Location
(To be provided at meeting)

INFORMATION CONTACT:

Name, Phone Number

Gwen Harvey – 245-2307

Gayle Wilson – 968-2885

PURPOSE: To discuss a possible solid waste transfer station location on Millhouse Road as suggested by the Town of Chapel Hill at the Board of County Commissioners work session on May 14, 2009 and review process in relation to on-going investigation of Site 056.

BACKGROUND: At the May 14 BOCC work session the Mayor of the Town of Chapel Hill presented a site located on Millhouse Road, owned by the Town, for BOCC consideration as a possible location for the new transfer station. The site is part of the Town Operations Center complex. The Mayor indicated the location was presented for discussion purposes only as the Chapel Hill Town Council has not formally offered the site for lease or purchase at this time. The Town wants County feedback on whether the suggested site works for a transfer station and if they should continue discussions and negotiations. The BOCC indicated an interest to pursue the Town suggestion but not to instigate an entirely new site search or abandon its current investigation and obligation to complete consideration of Site 056. Staff and consultant propose a parallel course of action between May and August 2009 that can accommodate this goal.

Town Site Evaluation

County staff is prepared to conduct a preliminary evaluation of the Town site and present findings to the BOCC at the June 16 regular meeting. Given the Town's prior investigations, evaluations and familiarity with the site, staff believes considerable information already exists that will inform and expedite our evaluation. Additionally, staff evaluation is consistent and appropriate with the definition of "Parcel Size and Availability" under the BOCC-Approved Technical Criteria for transfer station siting as shown below:

"The minimum site size to be initially considered will be 25 acres as established under the Exclusionary Criteria. Co-location sites with other municipal facilities or operations of less than

25 acres will be considered provided that transportation access, buffers, and preliminary transfer station layout and roadway configurations demonstrate the adequacy of a smaller site."

The proposed evaluation of the site can include the following:

- Transportation access and traffic compatibility
- Sufficiency of space for roadways, queuing, and parking
- Buffer potential
- Zoning designations and requirements
- Access to utilities
- Carbon footprint
- Environmental protection and identification of environmentally sensitive areas
- Adjacent land uses
- Number of residents impacted
- Historical and cultural impacts
- Cost
- Preparation of a conceptual site plan
- Integration potential with existing Eubanks Road facilities and services
- Millhouse Road community meeting

Staff will consult closely with Town management throughout the evaluation regarding County needs and projected timeline.

Site 056 (Howell Property) Evaluation

The evaluation of Site 056 will continue on a parallel track as staff conducts its alternative Chapel Hill site investigation. The Army Corp of Engineer (COE) wetlands determination process, as directed by the BOCC at its April 21 meeting, will continue. However it is unlikely this work will be completed by the June 16 meeting. Staff is confident that COE evaluation and conclusions will be completed and available for presentation at the August 18 BOCC meeting. Should the BOCC select Site 056 as the site for the new transfer station, a second phase of COE review would follow. This second phase would have the COE reviewing the detailed design of the facility and would consist of final wetlands permitting and any mitigation requirements as may be necessary. This second phase would only be pursued should the BOCC actually select the site as it would require significant design and permitting expenditures as a precursor to COE review.

Targeted Decision Point – August 18, 2009

The suggested site evaluation process will result in the preliminary evaluation of the Town site being presented to the BOCC at the June 16 meeting with staff able to conduct any additional or follow-up investigations of the site during the summer break and report at the August 18 meeting. The timing of the COE wetlands evaluation will provide for the results, including the Planning Department's decision on the enhanced environmental assessment, to also be presented at the August 18 meeting. Staff will maintain communications with the Town and Howell representatives as required, and seek to provide the BOCC with sufficient information, findings, and feedback to allow a final site to be selected for implementation.

FINANCIAL IMPACT: There is no financial impact involved regarding the BOCC conducting further discussions on this matter. Should the BOCC direct a technical and/or environmental

evaluation of the Town site it is likely some expenditure to a technical consultant would be necessary. Funds are currently budgeted for transfer station site search evaluations and analysis.

RECOMMENDATION(S): The Manager recommends the Board

- 1) Direct staff to conduct a preliminary evaluation of the Town site and report findings at the June 16 BOCC meeting;
- 2) Confirm staff will continue the COE wetlands determination of Site 056 and to return at the August 18 BOCC meeting with the results, including the Planning Department decision on the enhanced environmental assessment of the site; and
- 3) Consider a final decision on the location of the transfer station at the August 18 BOCC meeting.