

ENVIRONMENTAL QUALITY COMMITTEE
November 27, 2012
Summary

Chair Blues called the meeting to order at 11:02 AM. Stinnett, Gorton, Farmer, Crosbie, McChord, Martin, Henson and Lane were present. Kay was also in attendance.

1. September 25, 2012 Committee Summary

On a motion by Gorton, second Henson the September 25, 2012 Environmental Quality Committee summary was approved.

2. Blue Sky Update

Charlie Martin discussed the Blue Sky pump station and force main issue. He stated that this is a supplemental environmental project of the Consent Decree designed to eliminate the discharge from the Blue Sky Wastewater Treatment Plant and ‘accommodate’ the elimination of the Boonesboro Manor Wastewater Treatment Plant. He stated that the solution is a construction of a pump station and elimination of the wastewater plant. Martin stated that the project is to be completed by January 3, 2015. Funding is available from 3 sources; Fund 4003; a state grant; and a State Revolving loan.

Charlie Martin reviewed 3 options; 1. Construct a 435 gpm (gallons per minute) pump station; 2. Construct an 800 gpm pump station; or 3. Construct a 1,200 gpm pump station. He also spoke about an additional acreage option of 609 acres bounded by the existing Urban Services Boundary, Athens-Boonesboro Road and I-75.

Charlie Martin stated that option 1 would cost approximately \$ 1.4 million. It was the lowest cost but doesn’t allow for further development beyond the 435 gpm peak flow for Blue Sky and beyond the existing capacity from Boonesboro Manor.

Charlie Martin stated that option 2 would cost approximately \$ 5.2 million and would provide capacity for both Blue Sky and Boonesboro Manor based on current zoning. He stated that this option would increase the cost of downstream infrastructure above the current Remedial Measures Plan. He stated that the cost does not include the pump station to serve Boonesboro Manor which would need to be funded by its current owners.

Charlie Martin stated that option 3 would cost approximately \$ 7.1 million. It would allow development beyond the plant capacities for both Blue Sky and Boonesboro Manor. It would eliminate the need for the Boonesboro Manor pump station but would require the construction of a gravity sewer from Boonesboro Manor to Blue Sky which would be built by the current owners of Boonesboro Manor. He stated that this option would increase the cost of downstream infrastructure above the current Remedial Measures Plan.

Charlie Martin stated that Option 2 was the preferred alternative.

Lane spoke in favor of option 2 as the most cost effective considering the potential for future growth.

Doug Martin asked about potential costs absorbed by the owners of Boonesboro Manor. He also asked about other private treatment plants. He discussed his concerns about the lack of long term planning. Doug Martin asked about the comprehensive plan and land use designation for the acreage in question adjacent to the Urban Services Boundary. In response Derek Paulsen stated that there are not plans to expand the Urban Services Area.

McChord spoke about the three options and future growth. He stated that you can't predict growth with any certainty.

Gorton asked about the plant and lagoon closure and demolition costs not included in the estimates. In response Charlie Martin stated that those costs would be small compared to the overall project cost.

Gorton asked if this project would require a sanitary sewer rate increase. In response Charlie Martin stated that the overall sanitary upgrades required by the Consent Decree would require a series of rate increases.

Farmer asked about the cost escalation recovery plan. In response Charlie Martin stated that was a potential exaction fee.

Kay spoke about estimated downstream improvements. In response Charlie Martin stated that those expenses would accommodate only the expansion and not address other deficiencies in the sanitary system.

In response to a question from Blues, Charlie Martin stated that he hoped that final construction plans could be submitted in Feb 2013; reviewed by the Division of Water by April, 2013; bidding the project by May 2013; and construction project awarded by June 2013.

Phillip Wilson representing JFG the owners and operators of Boonesboro Manor and its treatment plant spoke on the topic. He noted that they would like to be involved in discussions as they are stakeholders and have concerns about each option identified.

Blues stated that since they have a lengthy agenda today maybe this topic should be revisited at the December 11 meeting.

3. Distillery District Update

Paulsen provided this update. He provided a brief history of the project. He stated that in 2009 there was a bond in the amount of \$ 2.2 million for streetscape and trail design and construction. In 201 an RFP was advanced and in 2011 Strand was selected to conduct

the feasibility study. Later the feasibility study was added to the contract. Strand has subcontracted part of the work to CRA and 3rd Rock. Paulsen stated that the final contract was in the amount of \$ 501,202. To date \$ 383,258 has been spent and the team is about 76% complete.

Stinnett asked about the remainder of the bond proceeds and how the project will be implemented. In response Paulsen stated that one of the deliverables from the Strand team would be the implementation schedule and funding options.

Blues suggested keeping this on the agenda for a brief update at the Dec 11 meeting.

Paulsen stated that the developer Barry McNeese would be available on December 11.

Lane asked about the tie in between the Distillery District project and the Lexington Center Rupp Arts District project. In response Paulsen stated that the projects can compliment each other.

4. Public Comment

There was no public comment

5. Items Referred

There was no discussion on items referred.

On a motion by Gorton, second Crosbie the meeting was adjourned at 12:40 PM.