



Charlotte City Council
Environment Committee
Meeting Summary for September 10, 2014

COMMITTEE AGENDA TOPICS

- I. Subject:** **Catch Basin Inserts**
Action: Requested more time to look at catch basin inserts.
- II. Subject:** **Internal Environmental Operations Plan**
Action: None
- III. Subject:** **Next Meeting**
Wednesday, October 8, 2:00 p.m. Room 280

COMMITTEE INFORMATION

Present: John Autry, Ed Driggs, and Kenny Smith
Time: 2:05 pm – 2:55 pm

ATTACHMENTS

1. Agenda Package
2. Information on Stormwater Catch Basin Inserts.ppt

DISCUSSION HIGHLIGHTS

Chairman Autry called the meeting to order and asked everyone in the room to introduce themselves. He then turned it over to Assistant City Manager Hyong Yi.

I. Catch Basin Inserts

Mr. Yi said this is a follow-up discussion from last meeting where the Committee heard about catch basins as part of the Post Construction Controls Ordinance (PCCO) to mitigate onsite. We are here today to further brief you on what they are, how they operate, and what staff thinks. He then introduced Daryl Hammock from Storm Water Services.

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Mr. Hammock reviewed the “Information on Stormwater Catch Basin Inserts” presentation (copy attached). He described a catch basin and discussed low cost onsite controls. He also reviewed where the idea came from, the current focus and practices, as well as the benefits of low cost onsite controls. He also talked about flood risk and the timeline on the PCCO.

Driggs: We are talking about putting these in parking lots, but are we talking about primary or secondary pollutants?

Hammock: It’s both. We have targeted metals and sediments. They are not generated on rooftops and rooftops don't have trash and oils from cars. Rooftops and parking lots generate pollutants at different rates.

Driggs: Secondary pollutants are why we are highlighting this.

Hammock: Yes and the secondary pollutants are not targeted with our current ordinance.

Smith: Does the \$1,000 maintenance include disposal?

Hammock: To vacuum and replace the filter is around \$1,000, but it does vary significantly. For the one that collects trash, it just has to be pulled out and put in the garbage.

Autry: So you pull the screen out of the basin, walk to the dumpster and dump it?

Hammock: Yes, for the trash basin. The oil and grease basins have to be taken to a different location.

Autry: You maintain your HVAC filter monthly; this could be another item that is just checked off your monthly to-do list.

Hammock: The challenge is to make sure they are actually cleaning out the catch basins and are competent to do it.

Autry: Are you aware of any property in our City using this at this time?

Hammock: I'm not aware of anyone in our area. This is widely used in the western part of the country. There are 10,000 in the City of Los Angeles. There are drawbacks and shortcomings to the things. They get clogged sometimes and they require different maintenance schedules. We do test many types of devices that address the primary pollutants and have over the last 15 years.

Driggs: Are we considering some sort of enforcement process where the City monitors the basins? It seems to me that someone might be tempted to put the filter in and they just forget about it.

Hammock: That could happen and one of the considerations is the tax on staff time to be able to enforce it and/or educate the public. That’s why it’s important to point out these are mainly for secondary pollutants. We already monitor primary pollutants.

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Smith: Do we have an estimate to how much secondary pollution is being dumped into the creeks?

Hammock: It's difficult to quantify the amount of trash that is being left, and we don't have a regulatory requirement to address it.

Driggs: Did you highlight the primary and secondary pollutants distinction in the last discussion?

Hammock: No.

Driggs: We got criticized for postponing this decision last time. This doesn't change cost estimates, so we aren't looking at Plan A or Plan B and having different costs associated with each plan.

Hammock: You addressed the primary pollutant issue at the last meeting, and that was to continue the mitigation fee.

Driggs: So the filters primarily deal with secondary pollutants?

Hammock: Yes.

Driggs: Why should inserts not offset mitigation fees?

Hammock: Because the mitigation fee is to address the primary pollutants, and that's where those funds go. We are regulated and mandated to address those primary pollutants. The secondary pollutants are not something we have a regulatory requirement for. We should not reduce our ability to remove the primary pollutants in order to address secondary pollutants.

Driggs: Well, it seems to me we are still getting the benefit of more mitigation. There is a big difference in my mind in saying we should do this, and the City is prepared to accept that the mitigation fee revenue will be reduced accordingly, and demonstrates our conviction that this is a worth-while way for us to spend our mitigation fee. It makes me wonder how the amount of the mitigation fee was determined. Can you explain how we arrived at that number?

Hammock: In 2008 we looked at the cost that we had incurred at that time, and, based on that data, we came up with \$60,000 per impervious acre. We've had some really good luck over the years, and Mecklenburg County has partnered with us and purchased some land, and we've had some really good cost beneficial projects come out of that. We don't expect that to go on forever though.

Driggs: The determination of the amount of the mitigation fee in the first place was kind of a wholesale average. We don't, on a case-to-case basis, decide how much each project should be. That's why the idea of not deducting this from the fee, but adding it on introduces another dimension to me. This raises the question on whether we should go back and recompute the mitigation fee itself to do this on a revenue neutral basis. The simplest solution would be to tell

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people you put the filter in, and that represents part of the cost you are supposed to bear for mitigation and can be deducted from your fee.

Smith: My issue is with the \$1,000 annual cost. If you look at the Walgreens at the corner of Highway 51 and Johnston Road, there is a 25-year lease, and you are looking at \$1,000 annual maintenance fee and that's \$25,000 fee to the end user, which I grapple with because there is no offsetting of that on the front end. The cost adds up. Making it revenue neutral on the front side would be helpful. Also, I feel like in some ways it's a tweak to the PCCO without looking at some other comprehensive changes that could be changed, but I'm not suggesting opening that can of worms.

Blackwell: I want to clarify one thing. The \$1,000 maintenance is not for just the entire site; it's per acre for an impervious lot.

Autry: Would either of you entertain making a motion to add the basin inserts to the PCCO if the cost is then allowed as a credit against the fee in lieu?

Driggs: I'd be curious to know what the industry says. Can we hear from Rebic?

Rebic Rep: We'd prefer to have a clean extension, but could live with the recommendation.

Rick Roti: From an environmental perspective, we think the filters are an excellent idea. Filters are a great way to further mitigate the damage to streams.

Driggs: We aren't asked to vote on anything today, so I'm not sure we need a motion. I think we are supportive of the proposal and maybe we need to discuss if we want to include it in the vote on October 27.

Autry: Are you saying you are okay with adding the catch basins to the PCCO vote on October 27?

Driggs: Provided the installation cost is deducted from the mitigation fee.

Autry: So the installation cost would be applied as a credit against the mitigation fee-in-lieu?

Driggs: Yes.

Hammock: Staff would not recommend doing that. The primary pollutants are what we are held to account for. If you want to do this as a supplement, that's great. If you don't want to do it all, that's great too.

Smith: For clarification, this is only to be included as it relates to the PCCO for catch basins, not for all development?

Hammock: It would only apply to vehicular traffic areas on redevelopment sites in the temporary district (areas in white on the map in the presentation). The areas in white pay \$60,000 on the first acre and \$90,000 per acre on every subsequent acre.

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Driggs: So this relates only to the thing we are extending and not to all the fees-in-lieu mitigation?

Hammock: Correct.

Smith: If we take action at the next meeting, would staff have enough time?

Yi: Yes, because the next meeting is still before the vote.

Autry: Will there be an issue on the timing of the public hearing?

Weatherly: I think you have to do the public hearing with the change, and I don't think you'll have time to do it. We post on Friday.

Jennifer Smith: The public hearing notice and the public hearing has to be about the change and what will be in the ordinance that you would be voting on.

Smith: If we were to act in a future meeting, could we hold a separate public hearing to make an amendment to the ordinance, if necessary?

Weatherly: Yes.

Smith: I think that would be my wish.

Driggs: I'm a little troubled by this. The lack of symmetry that we are ending up with bothers me. We have a distinction we are making between the permanent mitigation option and the temporary mitigation option that has its historical reasons, and now we are adding another distinction that is irrelevant to the primary conversation. So I think, based on the issue of the public hearing, it sounds like we can just keep pursuing this, but we won't make it before the October 27 vote.

Autry: Okay. Let's move on to the next item.

II. Internal Environmental Operations Plan

Mr. Yi introduced Darcy Everett. Ms. Everett reviewed the "Internal Environmental Operations Plan (IEOP)" presentation (copy attached). She discussed how the department goals relate to the Focus Area Plans and how those relate to the larger Mecklenburg Livable Communities Plan. She reviewed the four pillars that the IEOP focuses on; 1) resource use and conservation, 2) assets and facilities, 3) employee education and actions, and 4) service delivery and outreach. Mr. Everett also laid out the plan structure and goals.

Smith: Can you walk me through the increased recycled paper goal?

Everett: The requirement now for the City's convenience printers is 30% recycled content in paper so as we move forward we would like to increase the recycled content.

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Smith: Will any of the metrics be of an economic nature or just increasing sustainability?

Everett: It will definitely include cost, and right now I'm working on tracking documents for every goal, and cost savings will be a part of that.

Driggs: There will be places where we make decisions about investing, for example, hybrid vehicles. Is there any budget associated with targeting more environmentally friendly practices?

Everett: In the year one goal, we tried to target the low hanging fruit or things that are less costly. As we move forward, we hope to start looking at return on investments so, yes.

Driggs: Do you know where we stand right now in regards to best practices of others cities?

Everett: We are doing well at a lot of things; for example, our tree canopy. There are areas that we can approve upon. The metrics will help us benchmark against other cities eventually.

Autry: What about the diesel equipment? Do we own a lot of diesel equipment at the City?

Robert Taylor: We do. Solid Waste Services has done a lot of conversions with the compressed natural gas (CNG) on refuse trucks. We will have 15 by year-end. We do have large heavy duty trucks in our fleet. We have well over 1,000 trucks.

Autry: Those will be converted at some point to meet the EPA standards?

Taylor: Yes, the newer trucks already meet 2010 EPA standards. As we replace the fleet, we look at the cost of the return on investment for going with the CNG because the CNG truck is about \$35,000-\$40,000 more than the standard diesel truck

Autry: When we were discussing clean air construction last year, we were made aware of some federal grant money for retrofitting; is that money still on the table?

Everett: I don't know if that is still available, but we were just made aware of two grants that look at alternative fuel vehicles for municipalities.

Autry: Ok, can we also look at the cost analysis about retrofitting our diesel equipment that is going to be around another 10 years and seeing if we can get some of that grant money?

Taylor: Yes, we can do that.

Autry: Great. Thanks everyone.

Meeting adjourned at 2:55 p.m.

Environment Committee

Wednesday, September 10, 2:00 – 3:00 p.m.
Charlotte-Mecklenburg Government Center
Room 280

Committee Members: John Autry, Chair
Ed Driggs, Vice Chair
David Howard
Claire Fallon
Kenny Smith

Staff Resource: Hyong Yi, Assistant City Manager

AGENDA

I. Catch Basin Inserts – 30 minutes

Staff Resource: Darryl Hammock, Engineering & Property Management

At the August meeting, staff recommended low cost onsite stormwater controls as part of a proposal to extend redevelopment mitigation options. Items to be discussed include how the recommendation developed, why the approach is supplemental to current pollutant removal strategies, costs and benefits, and whether the installation costs should offset the mitigation fee.

Action: None requested.

II. Internal Environmental Operations Plan – 30 minutes

Staff Resources: Darcy Everett, Neighborhood & Business Services

The Internal Environmental Operations Plan (IEOP) is a comprehensive plan focusing on thirteen operational initiatives, such as City fleet, energy management and green procurement. The first plan of its kind, the IEOP highlights those areas where the City is succeeding in environmental responsibility, and includes one and three year goals to improve upon and broaden certain areas.

Attachment: 1. IEOP presentation

Action: None requested.

Next Meeting

Wednesday, October 8, 2014; 2:00 p.m., Room 280

Distribution:	City Council Bob Hagemann	Ron Carlee, City Manager Stephanie Kelly	Executive Team Environmental Cabinet
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INTERNAL ENVIRONMENTAL OPERATIONS PLAN

Darcy Everett & Rob Phocas
August 10, 2014



CHARLOTTE



will become



A GLOBAL ENVIRONMENTAL LEADER

CHARLOTTE

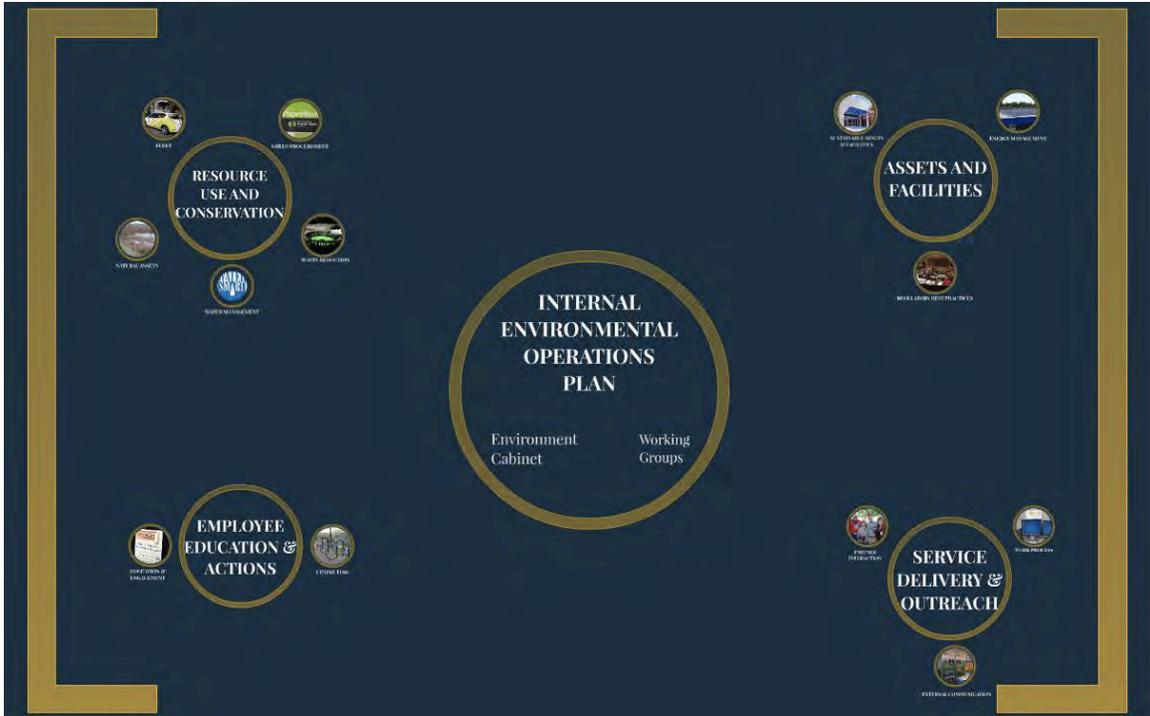


will lead



BY EXAMPLE





A dark blue rectangular graphic with a central gold circle containing the text "ASSETS AND FACILITIES". Three smaller gold circles are arranged around the center, each containing an image and a label: "SUSTAINABLE ASSETS & FACILITIES" (top left, image of a modern building), "ENERGY MANAGEMENT" (top right, image of solar panels), and "REGULATORY BEST PRACTICES" (bottom center, image of a meeting room).

ASSETS AND FACILITIES

SUSTAINABLE ASSETS & FACILITIES

ENERGY MANAGEMENT

REGULATORY BEST PRACTICES

A dark blue rectangular graphic with a central gold circle containing the text "EMPLOYEE EDUCATION & ACTIONS". Two smaller gold circles are arranged on either side of the center, each containing an image and a label: "EDUCATION & ENGAGEMENT" (left, image of a recycling poster) and "COMMUTING" (right, image of bicycles).

EMPLOYEE EDUCATION & ACTIONS

EDUCATION & ENGAGEMENT

COMMUTING

SERVICE DELIVERY & OUTREACH

PARTNER INTERACTION

WORK PROCESS

EXTERNAL COMMUNICATION

This graphic features a central dark blue circle with a gold border containing the text "SERVICE DELIVERY & OUTREACH". Three smaller circular images are arranged around it: "PARTNER INTERACTION" (top left) shows a group of people; "WORK PROCESS" (top right) shows computer monitors; "EXTERNAL COMMUNICATION" (bottom center) shows a trade show booth.

PLAN STRUCTURE

CURRENT POLICIES

CURRENT PROJECTS

PERFORMANCE MEASURES

1 & 3 YEAR GOALS

This graphic features a central dark blue rectangle with a gold border containing five text elements. On either side of the text are vertical columns of circular images: the left column includes a truck, a recycling bin, bicycles, a building, a boat, and a Capetonia logo; the right column includes computer monitors, a group of people, a meeting, a boat, a car, and a landscape.

GOALS - Procurement

1 YEAR

Review and update the Environmental Purchasing Policy.

Increase recycled paper requirement to 100% recycled, with 30% post consumer material.

3 YEAR

Increase the amount of recycled content purchases through Office Depot to 30%.

Require 50% remanufactured toner cartridge use for convenience printers.

PROCUREMENT

CMUD

BUDGET

CATS

CDOT

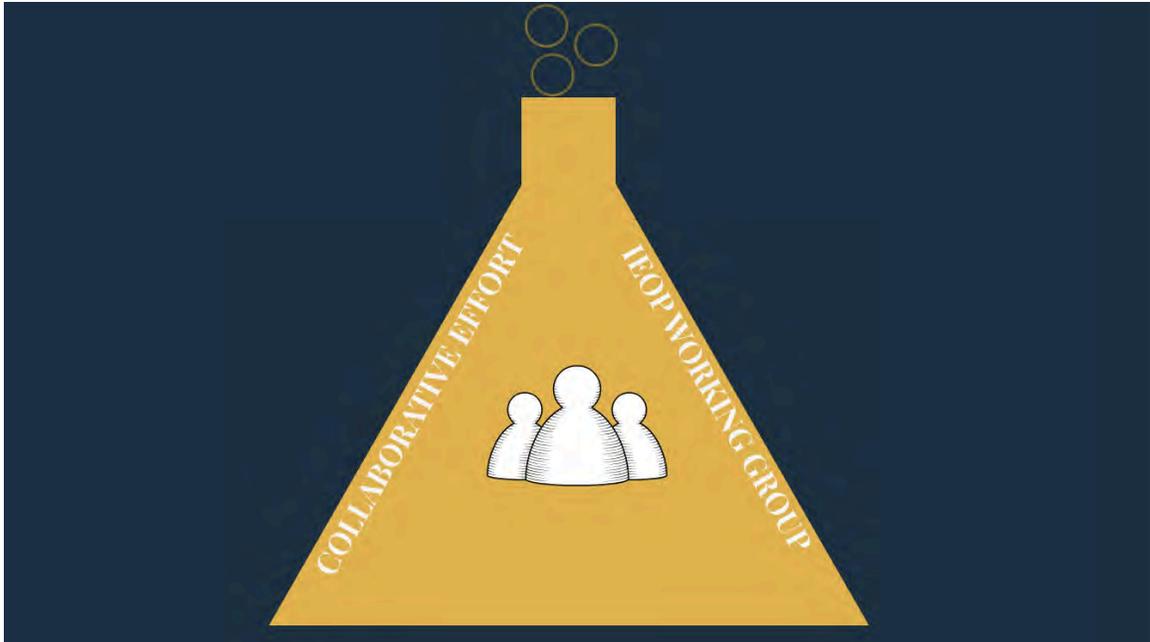
E&PM

NBS

AVIATION

SHARED
SERVICES

SOLID WASTE







Information on Stormwater Catch Basin Inserts

Environment Committee
September 10, 2014



Catch Basin Inserts

- Impetus for Staffs' recommendation
- How the use of inserts is supplemental to current practices
- Why inserts should not offset mitigation fees
- Costs and benefits, flooding

2



Recap: Low Cost Onsite Controls

- Removes some pollutants on-site prior to discharging to streams
- Could apply to surface parking or vehicular areas
- Could be required in addition to paying a mitigation fee
- Example, Catch basin inserts, trash screens



Oil and grease in parking areas could be captured with low cost onsite controls.

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The Idea Resulted from Public Input Process

Comments included:

- Onsite control is easy, should be required, and that cost should be less of a factor in an improved economy
- Expressed concern over oil, gas, grease, and other chemicals and that upland streams are not improved

Addressed comments of doing more, without adding much cost



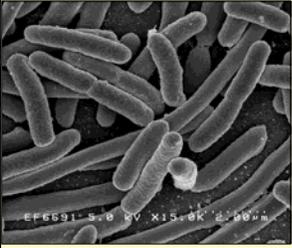
Big Sweep is September 27 at 9am
<http://stormwater.charmeck.org>



Current Focus

- Charlotte's primary pollutants of concern are:
 - Suspended sediments including metals, soil
 - Excess phosphorous, nitrogen
 - Bacteria
- State law and our Federally issued permit require our Ordinance to address pollutants of concern







This Approach Supplements Current Practices

- *Secondary* pollutants such as oil, grease, and trash are highly visible to the public.
- There is interest in controlling pollutants on site.
- This would improve headwater streams immediately adjacent to a redeveloped site.





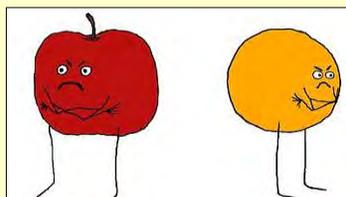

The Catch

- Control measures that remove the *primary* pollutants are usually different than the control measures that remove *secondary* pollutants.
- They have different costs.
- As the effectiveness increases to address primary *and* secondary pollutants, the cost to provide both benefits increases.
- These can not substitute one another



Offsetting the Mitigation Fee

- Catch basin inserts do not remove significant quantities of Charlotte's *primary* pollutants of concern.
- Since the pollutants removed are different, the cost to install these controls should not be used to offset the mitigation fee.
- Catch basin inserts are supplemental





Benefits of Low Cost onsite controls

- Creeks and community - more aesthetically pleasing
- King County, WA study revealed 30%-90% of oil and grease typically removed
- Most trash can be removed



Benefits of Low Cost onsite controls

- Low cost - \$3,000/acre upfront;
- Non-specialized installation
- \$1000 annual maintenance

Example:

https://www.youtube.com/watch?v=h8ks_Mwbjc



Flood Risk

- Sometimes filters on active construction sites will become clogged
- Catch basin inserts are intended for permanent installation after construction
- Develop parameters in the Design Manual so flood risk is reduced
 - Emergency bypass to prevent flooding
 - Routine inspections by site managers to prevent flooding



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Timeline

- September 22 - Public hearing on extending redevelopment mitigation fees(temporary district)
- October 1 - State Law requiring unanimous decisions on environmental ordinances expires
- October 27 – Council votes on extending redevelopment mitigation fee
- October 31 – Redevelopment mitigation fee in temporary district expires if not extended

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