

**Planning and Zoning Commission Work Session Minutes**  
**July 8, 2021**  
**Conference Room 1A & 1B - 1<sup>st</sup> Floor City Hall**

**I. Call to Order**

Commissioners Present – Burns, Geuea-Jones, Stanton, Loe, MacMann, Rushing, Carroll, Placier and Kimbell

Staff Present –Kelley, Palmer, Teddy, Thompson, and Zenner.

Guests- Griggs, Storvick, Anderson, Hunt, Sorrell, and Keys

**II. Introductions**

**III. Approval of Agenda**

Meeting Agenda adopted as presented unanimously.

**IV. Approval of Minutes**

June 24, 2021 work session minutes adopted as presented unanimously.

**V. New Business**

**A. FY 2022 Capital Improvement Plan (CIP) Review**

Mr. Zenner introduced the topic to the Commission explaining that the guest speakers in attendance will be presenting the proposed CIP projects for Fiscal Year 2022. Mr. Griggs, representing Parks & Recreation, noted that there were fewer, smaller projects this year due to the end of the park sales tax. He noted that projects exceeding \$100,000 in costs were to be identified in the upcoming parks sales tax ballot. He noted that money collected for land acquisition projects were set at the end of the project priority list to ensure that the City was able to first fulfill its obligations to deliver capital projects and park improvements in the event funding fell short. The Parks CIP list included maintenance funds. These projects have not yet been approved by City Council.

The Commission asked if restrooms near creeks or flood prone areas had sewer backup issues due to the recent flooding. Mr. Griggs answered that those restrooms are flood designed/protected and do not have backup issues as a result. He further discussed the feasibility of an ice rink in Columbia and mentioned that such a facility would require heavy subsidization, similar to Jefferson City, as the city is not yet capable of supporting a facility on its own.

A suggestion was made to use concrete flooring on sports courts, such as the field house, as opposed to wood since wood is restrictive to uses like roller skating. Mr. Griggs responded that a new type of wood flooring is available that can accommodate those uses and that other flooring options will be considered in future projects. He further stated that the City had good feedback on the fireworks location for this year and that the event was fully funded by sponsors.

The Commission asked if the Parks Department was looking at the East Area due to the trending growth patterns. Mr. Griggs stated yes and no. They have land acquisition and potential parks locations noted on the 2013 Parks Master Plan and those locations are taken into consideration during development proposals and concept reviews with the Community Development Department.

Mr. Storvick, representing Water & Light, stated that the Division would be developing an Integrated Electric Resource and Master Plan that contains an Integrated Resource Plan, Electric Master Plan, and Rate Analysis & Cost of Service Study. He detailed Water & Light's \$8,000,000 improvement program which includes annual projects such as system automation, substation feeder additions, and commercial/residential expansion. Improvements to the power plant would include asbestos abatement and removal of obsolete equipment. A \$2,000,000 project would include the addition of a fourth and final Landfill Gas Generation Unit. A \$800,000 project would add another substation transformer and switchgear – location to be determined. For the final electric project, he noted that Phase 5 of the Business Loop Undergrounding Project would extend from Providence Road to College Avenue.

For the Water CIP projects, Mr. Storvick listed the annual projects which includes but isn't limited to deep well abandonment, water main replacements, and the installation of new mains. Project W0140 would refurbish an existing deep well for emergency supply (approximately 2MGD of supply). Other projects would create new well platforms for safer ingress/egress, modernize control equipment, replace Alluvial Well #1, and extend a 12-inch water main on Strawn Road to provide service to City-owned property.

The Commission asked Mr. Storvick if Water & Light had been looking at the East Area for the same reasons mentioned previously. He stated that he wasn't sure and Mr. Zenner indicated that the East Area largely consists of Boone Electric (BEC) and Public Water Service District (PWSD) territory. The Commission indicated that they anticipate that to change with growth in the East Area. Mr. Sorrell commented that change was doubtful as City, BEC, and PWSD territories do not change.

Mr. Hunt detailed the proposed Solid Waste CIP projects. The first project would design and construct Bioreactor Landfill Cell #7 which is currently outside of the current disposal area and located in a proposed disposal area which is subject to Landfill Expansion Permitting by the Missouri Department of Natural Resources. The second project would implement new scales and road improvements, and the third project would create a storage shelter for Solid Waste's heavy equipment. The Commission asked about landfill capacity and Mr. Hunt explained that the current cells would reach capacity around 2030. He added that the new cell, Cell #7, is proposed on this upcoming CIP and aims to be constructed before then.

Ms. Keys, representing the Sewer and Stormwater Division, outlined the upcoming sanitary sewer and stormwater projects. Annual sewer rehabilitation will cost approximately \$2,700,000. Other projects include sewer extension, line relocation, and mechanical screens for the wetlands facility. A \$150,000 project will develop an Army Corps of Engineers Wetland and Stream Mitigation Bank for future infrastructure impacts. Four projects will address replacement of failing private common collector sewer lines.

For stormwater CIP projects, annual replacement of failed or undersized systems will total \$150,000. Other projects include water quality improvements, acquisition of flood-prone properties and associated improvements, and a downtown stormwater tree planter at the intersection of 4<sup>th</sup> Street and Broadway.

Ms. Anderson, representing Public Works, outlined the street and sidewalk CIP projects. These projects include the Wabash Drive Extension, 4<sup>th</sup> Street Pedestrian Crossing, Walnut Street Improvements, Audubon Drive Sidewalk, North Stadium Boulevard Sidewalk, Maguire Boulevard Slope Stabilization, and Ridgemont Bridge Replacement. Additionally, FY2022 will include traffic calming projects at Maplewood Drive, Bray Avenue, Smith Drive & Louisville Drive, Proctor Drive, Audobon Drive & Shepard Boulevard, and Ridgemont/Ridgefield Road & Highridge Drive.

## **VI. ADJOURNMENT**

Meeting adjourned approximately 7:08 pm

### **ACTION(S) TAKEN:**

Motion made by Commissioner Carroll, seconded by Commissioner MacMann, to approve the agenda as submitted. Motion passed unanimously. Made motion by Commissioner MacMann, seconded by Commissioner Kimbell, to approve the June 24, 2021 work session minutes as presented. The motion passed unanimously.