



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2024

Re: Setting a Public Hearing for the construction of the Municipal Service Center South Salt Dome.

Executive Summary

Staff has prepared for Council consideration a resolution setting a public hearing for June 17, 2024 for the construction of the Municipal Service Center South, including a salt dome.

Discussion

The purpose of the site and facilities will be to enhance services provided by the City of Columbia Public Works department, allowing operations to occur in closer proximity to a greater portion of the City's residents. The Municipal Services Center master concept plan includes a salt storage building, storage for snow plows and salt distribution equipment, vehicle parking, an office, electric vehicle charging stations and a refueling facility. The planned Municipal Services Center will help to reduce existing winter weather response times, which can reach up to 2 1/2 hours due to having only a single salt storage facility. The design concept includes an emphasis on increasing renewable energy installations, reflecting the City's commitment to reducing energy usage throughout its buildings.

As part of the Public Engagement Process, Thirty Nine (39) letters were sent to adjacent property owners and Heritage Meadows HOA in February, 2024 and an Interested Parties (IP) meeting was held on March 06, 2024. Approximately 10 people attended the IP meeting. No written comments were received from mailings or IP meetings. There were some comments received on the BeHeard Web Site. Staff thinks no adjustments are needed for the design based on comments received.

The site was previously a mowed field less than 25 years ago under previous ownership. At some point mowing was ceased and the area is currently mostly populated by honeysuckle, callery pear, cedars and other non-desirable or invasive species. The City Arborist did examine the tree species on the property and identified significant trees that will be protected during construction activities along with a large portion of the species currently along the creeks on the property where site grading is not planned. The City also plans to work with Columbia Public Schools to identify 6 to 10 additional tree plantings near the border of the properties that can be maintained by CPS moving forward. A large storm water detention area will be constructed generally on the southern portion of the property prior to the creeks and all hard surface site runoff will be directed to the detention area.

There is opportunity for additional paved area along the southern border of CPS's property/northern border of this property to help alleviate some traffic congestion near the school. Due to the change in grade required to develop the site, construction of a retaining



wall is needed regardless of the potential pavement features. That wall can relatively easily be engineered to accommodate a future project as details are worked out regarding long term maintenance and specifics for potential pick-up/drop-off modifications that might be beneficial in the future.

There will be no appreciable negative traffic impact with this project and positive improvement for winter weather response for the entire City since both northern and southern locations response times will be decreased.

Fiscal Impact

Short-Term Impact: Approximately \$2 million for site development and salt storage facilities, paid funded by Transportation Sales Tax

Long-Term Impact: Ongoing maintenance of the facilities, anticipated to be incorporated into facility maintenance operating budget

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Safe Community, Secondary Impact: Resilient Economy, Tertiary Impact: Reliable and Sustainable Infrastructure

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Land Use & Growth Management

Legislative History

Date	Action
04/04/2022	B92-22 Approving the Preliminary Plat for "Legacy Farms" located on the west side of Sinclair Road and approximately 700 feet south of Nifong Boulevard; setting forth a condition for approval to have a development agreement executed and delivered to the City to establish public infrastructure obligations; authorizing the City Manager to execute a development agreement; directing the City Clerk to have the development agreement recorded (Case No. 59-2022).

Suggested Council Action

Adopt the resolution setting a public hearing for June 17, 2024 for the construction the Municipal Service Center South Salt Dome.