



**BCRSD**

Boone County Regional Sewer District

Clean water for your future

*Scanned*

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**RESOLUTION**

**NOW** on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_, the Boone County Regional Sewer District Board of Trustees met in session and adopted the following resolution:

**WHEREAS**, the Boone County Regional Sewer District owns, operates and maintains a wastewater treatment facility known as the South Route K Wastewater Treatment Facility (WWTF) located in Boone County, Missouri and

**WHEREAS**, said facility is permitted by the Missouri Department of Natural Resources (MDNR) under Missouri State Operating Permit (MSOP) Number MO-0087173; and

**WHEREAS**, the attached January 21, 2020 memorandum outlines the treatment capacity at the facility; and

**WHEREAS**, at the regular January 2020 Board of Trustees meeting, the Board authorized serving Tract One (1) of Bonne Femme Estates as shown by the survey recorded in Book 1097 at Page 917, Records of Boone County, Missouri, two additional lots to be subdivided from said Tract One (1), and reserving 20 units of treatment capacity for K-View Acres as shown on said survey and those lots north of Buffalo Ridge Road and west of Hill Creek Road and south of Route K and Cornell's Friendly Acres.

**NOW THEREFORE BE IT RESOLVED** that the Boone County Regional Sewer District hereby declares the South Route K WWTF to be near capacity and, as such, any future connections shall be allowed only with approval by the Board of Trustees and only after engineering analysis of the proposed connection.

The Board of Trustees further orders the General Manager of the Sewer District to make such reasonable arrangements to accomplish the above, subject to the review and approval of the Sewer District's General Counsel.

**SO RESOLVED** the day and year first above written; the Chairman and Secretary of the Board of Trustees being hereby authorized to sign this resolution on behalf of the Board of Trustees for the District.

**BOONE COUNTY REGIONAL SEWER DISTRICT**

**By Its Board of Trustees**

**ATTEST:**

By:           DRAFT            
Randall Chann, Chair

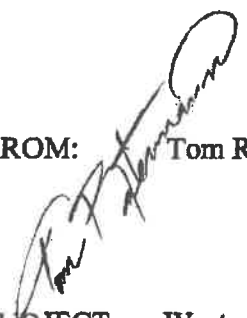
By:           DRAFT            
Debbie Schnedler, Secretary



*Work-In-Progress*  
*Capital Improvements*  
*South Route K*

DATE: January 21, 2020

TO: Board of Trustees

FROM:  Tom Ratermann

SUBJECT: Wastewater Treatment Capacity at the South Route K Wastewater Treatment Facility (WWTF)

- Regarding October 2, 2019 Smith Lewis letter on behalf of Darin and Holly File

**EXISTING CONDITION**

According to a November 20, 2018 memo to the BCRSD Board of Trustees (BOT), the South Route K WWTF has allocated 240,682 gallons per day (gpd) of treatment capacity as shown on Table 1. Total design flow as shown on the operating permit is 244,000 gpd. The operating permit expired on September 2, 2009.

Most recently, in a May 3, 2019 agreement between the BCRSD and West Creek Properties, the BCRSD agreed to serve 12, 2-bedroom, residential units to be constructed by West Creek Properties. Table A attached to this memo details how the wastewater treatment capacity in the South R WWTF is currently allocated.

The question at hand is the allocation of 54 single-family residential units to the Blue Acres service area as shown on the attached Table A. On September 1<sup>st</sup>, 1999 Blue Acres, Inc. accepted a subscription purchase of 35 residential units of new wastewater treatment capacity to serve the redevelopment of Leatherwood Hills Mobile Home Park (MHP). Blue Acres Inc., by a check dated October 2<sup>nd</sup>, 2001 paid to the Sewer District \$43,274.00 as a partial payment on the subscription agreement.

An assignment dated October 11<sup>th</sup>, 2001, assigned the terms of the subscription agreement from Blue Acres, Inc. to Mark and Laura Grant and was accepted by the Sewer District. Also, on October 11<sup>th</sup>, 2001 Blue Acres, Inc. conveyed 30 acres more or less to Mark and Laura Grant.

On August 6<sup>th</sup>, 2003 the Sewer District invoiced Mark and Laura Grant for the final costs on the subscription agreement in the amount of \$13,965. On November 18<sup>th</sup>, 2003 Mark Grant proposed returning eight residential units and reconciling the final costs by paying \$881.80 to the Sewer District. The Sewer District agreed. Therefore, the Grants completed the purchase of 27 residential units of treatment capacity.

The Leatherwood Hills MHP had 37 mobile homes according to BCRSD records. Combined with the 27 units purchased, this totals 64 units or 23,680 gpd of treatment capacity.

In May 2003 Blue Acres, Inc. conveyed Lot 1 of Little General Subdivision to Brentwoods, Inc. In June 2004 the BCRSD wrote a letter to the Boone County Planning and Building Inspection Department commenting on the Leatherwood Hills Planned Industrial Development. The review plan showed a 17,674 square feet (SF) building, which at 200 gpd per 1,000 SF consumes 3,535 gpd of treatment capacity. This leaves 20,145 gpd of treatment capacity for the parent tract or enough capacity to serve 54 residential units.

At some time around 2000, the BCRSD believes that the Leatherwood Hills MHP was closed. This is indicated by a BCRSD letter to Blue Acres, Inc. discussing a change in billing for the Blue Acres, Inc. property. This was prior to the conveyance to the Grants in October 2001 and the conveyance to Brentwoods, Inc in May 2003.

On October 22, 2001 the BCRSD sent a fax to Mark Grant stating that the Grant property had 72 residential units of treatment capacity (35 through the subscription purchase plus the original 37 mobile homes at the Leatherwood Hill MHP). On December 17<sup>th</sup>, 2003 the BCRSD sent a letter to Mark Grant confirming that he had purchased 27 residential units of treatment capacity. On December 10, 2018 Mark Grant sent an e-mail to the BCRSD acknowledging the 72 units, but that it was clear to him that 27 units were all that was owned by him and requesting that 4 units be added to the 27 due to the 2 duplexes that he would soon demolish. On May 1, 2019 the BCRSD sent a letter to Mark Grant concurring with his suggestion that 31 single family residential units be allocated to his property.

## **CONCLUSION**

I believe that the number of homes shown on the Blue Acres service area shown on the attached Table A should be revised from 54 to 31. Further, I have reviewed Table A and I believe that it accurately reflects the current allocation of treatment capacity at the South Route K wastewater treatment facility. This allows for 23 units of capacity.

## **RECOMMENDATIONS**

1. Based on the October 2, 2019 letter from Smith Lewis on behalf of Darin and Holly File requesting 3 units of treatment capacity, the BCRSD should grant this request subject to a typical BCRSD service agreement with the Files. This recommendation reduces the allowable capacity to 20 units.

2. Should recommendation 1 above be approved, the remaining 20 units of capacity should be reserved for K-View Acres, the homes on the west side of Hill Creek Road adjoining the File property and Cornell's Friendly Acres on a first come – first served basis. K-view Acres and the homes on the west side of Hill Creek Road adjoining the File property are known to have failing on-site systems. Cornell's Friendly Acres is a private MDNR permitted lagoon, which likely will have compliance issues with MDNR at some time.
3. The BOT resolution regarding treatment capacity at the South Route K should be revised accordingly based on any BOT action.

Service areas	Subdivision/Street	No. of Lots	Homes/Lot	Total No. of Homes	Flow (gallons per home)	Allocated Flow
1	New Town	62	1	62	304	18,848
2	Blue Acres	54	1	54	304	16,416
3	Hillcreek NID	94	1	94	304	28,576
4	Bonne Femme Estates	32	1	32	304	9,728
5	Maple Meadows	13	2	26	304	7,904
6	Gateway South	129	1	129	304	39,216
7	Cedarbrook	74	1	74	304	22,496
8	Old Plank Village	31	2	62	304	18,848
9	Old Plank Estates	33	1	33	304	10,032
10	Heather Hill	31	1	28	304	8,512
11	Nursery Heights	130	1	130	304	39,520
12	Toalson	13	1	14	304	4,256
13	Leipard	2	1	3	304	912
14	Keithahn	9	1	9	304	2,736
15	Wilson	3	1	7	304	2,128
16	Teague	1	1	1	304	304
17	Lot C1 - Newtown					3,600
18	Lot C2 - Newtown					1,000
19	Lot C3 - Newtown					600
20	Lot C4 - Newtown					2,800
21	Lot C5 - Newtown					3,200
22	Godas commercial					2,250
				TOTAL	758	243,882

TABLE A

Allocated at October 15, 2018 Board of Trustees meeting