

Area Wide Management Plan
Boone County Regional Sewer District

Kick Off Meeting Minutes

January 4th, 2024, 1:30 PM

Work-in-Progress
Capital Improvements
Area-Wide
Management Plan

Attendees:

- McClure: Mike Hall, Dennis Stith, and Ellen Woltjen
- BCRSD: Tom Ratermann, Daniel Cunningham, Virgil Farnen, and Randy Chann
- The i5 Group: Stephen Ibendahl (Boone County Master Plan)

District's Project Success Factors:

- Ability to pass a revenue bond issue.
 - The District generally prefers odd year elections, although 2026 should be ok. April elections are usually a good option.
- Evaluation of growth by acquisition.
- Update of CIP to support a user rate study.
- Provide a master plan for the Board to use as a tool to cost effectively manage the district.

Boone County Master Plan Discussion

- Primary goals of the master plan include:
 1. An updated future land use plan
 2. A plan for transportation improvements
- Master plan discovery report is available on OurBoone.com
- Currently working on a logical growth analysis that includes a few different growth patterns/scenarios, including:
 1. Growth projected based on population trends observed over the past 25 years in Boone County.
 2. Growth projected based on a slower, statewide growth trend.
 3. Off-shoot growth analysis based on the influence of certain job sectors.
- Stephen is interested in comparing our growth analysis/predictions with what they are preparing.
- Current phase of the master plan will last through March/April.
 1. An online open house will be held in March 2024.
- Plan to prepare first draft of report this summer.
- Have been performing initial screening of what land areas are/aren't available for potential development.

1. Have not gotten too deep into what existing utilities are available to support new development.
- Tom Ratermann is on the master plan technical committee.

Capital Improvements Plan

- Include updated costs from past facility plans.
- Review hydraulic models to analyze what areas could potentially flow to existing facilities.
- Evaluate the cost effectiveness of consolidating vs. repairing/maintaining existing plants.
- Review of collection systems, some of which have known capacity issues.
- Current board of trustees is not inclined to send more wastewater flow to the City of Columbia where they lose control over rates; however, there may be opportunities to connect to other municipalities.
- Consider improvements that are compliance driven and those driven by discharge to sensitive waters.

Contract Operations

- District's priority remains that existing customers do not subsidize contract operations. As long as this is the case, the pursuit of additional contract operations should be considered.
- Spreading overhead is a benefit to contract operations.
- Administrative side of contract operations is generally more challenging than the O&M piece.
- 204 sewer districts can own other facilities outside of their jurisdiction as a subdistrict.

Area Wide Management Plan

- The District would like to protect their ability to offer service to high-density customers.
- In an ideal scenario, DNR would no longer issue general permits to domestic wastewater facilities in Boone County. The permits should all be site-specific, which aligns with the District's goal to have approval authority over all site-specific permits in the county.
- Area Wide Management Plan needs to include a more solidified procedure for the permitting approval of new developments.
- Chris Peiper may be a primary author of the Tier 2 Authority Renewal portion of the AWMP. He will also likely be involved in obtaining CWC approval of the plan.
- Plan should address all privately owned facilities in Boone County.

Randy Chann Comments

- The District is hoping to gain better data management out of these plans. This includes more accurate tracking of the cost to manage its facilities, which could be utilized to improve the cost-effectiveness of the District's operations.

- The Board desires to communicate the value proposition the District is providing and how it is cost effective.
- Should pursue complementary business strategies.
 - E.g. wholesale treatment
- District needs to be sure they are charging the full cost for contract operations services.
- Could growth be presented differently in these plans?
 - Watershed basis
 - Cost effectiveness of growth.
 - i. Plan to use the user rates for the State of MO published by MPUA as a cost-effectiveness comparison tool.
- Interested in all options that allow the District to stretch outside its box.

Per Boone County Master Plan Survey data, all subsets of population within the county agree on the desire for balanced growth.

Potential Growth Areas for the District

- North – Rocky Fork WWTF has available capacity.
- East – The District has existing connection agreements with the City of Columbia in the eastern part of the county.
- South – South Route K WWTF will have available capacity after upgrades planned for 2029.
- West – Midway Crossings WWTF will have available capacity after upgrades planned for 2031.

Progress meetings to be coordinated with project milestones as outlined in the schedule provided with the agenda and attached herewith.

Inform Daniel of challenges as they come up. Daniel is working on linking parcels to district maps and can also help us access the District's GIS data.

Attachments:

1. BCRSD Capital Improvement Plan 12/15/2023
2. Proposed Project Schedule updated 12/29/2023

BOONE COUNTY REGIONAL SEWER DISTRICT CAPITAL IMPROVEMENT PLAN

12/15/2023

Permit	Schedule of compliance from MDNR	Parameter	Parameter	Design Flow	Type of treatment	Approximate year of construction	Cost Estimate	Option	Facility Plan
1 Rocky Fork	2/1/2022	Lower ammonia		460,000	Oxidation ditch	2013			
2 Midway Arms	9/1/2024	Ammonia		4,800	Recirculating sand filter	2009	\$ 1,163,400	Subsurface drip dispersal	
3 Rollingwood	11/1/2025	Ammonia	<i>E. coli</i>	10,000	Extended aeration WWTP	1968	\$ 501,825	Pump to Midway Crossings	1/9/2017
4 Highfield Acres	11/1/2025	Ammonia	<i>E. coli</i>	29,000	Lagoon	1968	\$ 268,280	Gravity to City of Columbia	12/14/2016
5 Richardson Acres	11/1/2028	Ammonia	<i>E. coli</i>	8,510	Lagoon	1989	*	Pump to Rocky Fork	12/10/2020
6 Brown Station	11/1/2028	Lower ammonia	<i>E. coli</i>	1,850	Recirculating sand filter	2009	\$ 3,681,000	Pump to Rocky Fork	12/10/2020
					Extended air WWTP /				
7 South Route K	11/1/2029	Ammonia	<i>E. coli</i>	244,000	Lagoon	2000 / 1969	\$ 7,365,563	Increase capacity	1/1/2017
8 Trails West	11/1/2031	Ammonia	<i>E. coli</i>	57,500	Lagoon	1970	\$ 1,042,450	Pump to Midway Crossings	8/1/2012
9 Twin Lakes	11/1/2032	Ammonia	<i>E. coli</i>	19,400	Lagoon	1972	\$ 1,169,000	Increase capacity	12/9/2011
10 Cedar Gate	11/1/2034	Ammonia	<i>E. coli</i>	11,100	Lagoon	1971	*	Pump to Rocky Fork	12/10/2020
11 Brookfield Estates	11/1/2035	Ammonia	<i>E. coli</i>	10,500	Recirculating sand filter	2001	\$ 1,307,050	Increase capacity	
12 Quarter Mile Hills	11/1/2037	Ammonia	<i>E. coli</i>	5,480	Lagoon	2001	\$ 102,344	Increase capacity	1/18/2017
13 Sunnyslope	11/1/2038	Ammonia	<i>E. coli</i>	5,500	Lagoon	1971	\$ 148,060	Gravity to Hallsville	3/1/2019
14 Kinkade Crossing	NA			50,000	Extended aeration WWTP	2007	\$ -		
15 Meadow Village	NA			16,500	Extended aeration WWTP	2009	\$ -		
16 Midway Crossing	NA			150,000	Extended aeration WWTP	2008	\$ 6,615,000		
17 Prairie Meadows	NA			80,000	Extended aeration WWTP	2004 - 2006	\$ -		
18 Rocheport	NA			34,400	Oxidation ditch	1980			
19 AOB	NA			4,889	Subsurface drip dispersal	2018			
20 Eagle Knoll	NA			35,000	Extended aeration WWTP	1996			
21 Hartsburg	11/1/2028	Ammonia		14,400	Lagoon	1989			
22 Bobcat of St. Louis	NA			less than 3000	Subsurface drip dispersal	2006			
		TOTAL:		1,252,829		TOTAL:	\$ 23,363,972		

* Brown Station / Richardson Acres / Cedar Gate combined cost estimate is \$3,681,000.



**AREA WIDE MANAGEMENT PLAN
BOONE COUNTY REGIONAL SEWER DISTRICT**

PROPOSED PROJECT SCHEDULE

Updated: December 29, 2023

January 4, 2024	Project kickoff meeting: <ul style="list-style-type: none">• Discuss BCRSD project success factors.• Review Request for Information (RFI).• Review district owned facilities.• Review growth areas.• Review non-district owned facilities in county.• Establish agenda and schedule for District/McClure review meetings.
January 2024	Existing Facility Evaluation
February 2024	Review RFI information
March 2024	Review and agree on: <ul style="list-style-type: none">• Facilities to include in AWMP and CIP.• Flows and loadings.• Treatment technologies to consider.
May 2024	Complete and Review Systems Evaluations and Assessments <ul style="list-style-type: none">• Verify that evaluations and assessments are on track with BCRSD success factors.• Start AWMP and CIP development.
August 2024	Review First Draft CIP <ul style="list-style-type: none">• Cost estimates.• Schedule for improvements.• Initial Rate impact. (NIC)• Initial financing plan and schedule.• Verify that CIP is aligned with BCRSD project success factors.
September 2024	Complete CIP



- October 2024
- Area-Wide Management Plan (AWMP):
- Review BCRSD AWMP success factors for AWMP.
 - Review goals for BCRSD Tier 2 authority.
 - Evaluate long term office/facilities. (NIC)
 - Draft and review BCRSD construction standards. (NIC)
- December 2024
- Review CIP and AWMP with BCRSD board:
- Update based on Board recommendations.
- January 2025
- Present final AWMP and CIP to BCRSD Board:
- Receive approval to submit updated Tier 2 authority to Clean Water Commission
- April 2025
- Complete presentation to Clean Water Commission:
- Determine bond election date (this supports August 2025 for public elections)

NIC – Not in initial contract authorization.