

# West Plains/Airport Area

## Public Development Authority

August 8, 2019

7:30 AM – 9:00 AM

### Minutes – Board Workshop

#### Attendance

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**WP-AA PDA Members present:** William Butler, Larry Krauter, Theresa Sanders,

**WP-AA PDA Members absent:** Greg Birchell, Al French, Gerry Gemmill, Ben Stuckart

**WP-AA Staff present:** Todd Coleman, Executive Director, Taudd Hume; Legal Counsel (via phone)

**WP-AA Staff absent:** Sueann Herkel, Executive Assistant

**Staff/Guests present:** Terry Horne, Kaela Mansfield, Katherine Miller, Aimee Navickis-Brasch, Jonathan Rudders, Matt Zarecore

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**Meeting called to order at 7:34 am**

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#### Welcome and Introductions:

Board Chair Larry Krauter conducted roll call of Board. Quorum not present. No action was taken.

#### Discussion Item No. 1: Stormwater Study

Aimee Navickis-Brasch of Osborn Consulting presented an overview of the work completed under Phase One and a brief summary of the work to be completed under Phase 2 of the Stormwater Study. Ms. Navickis-Brasch noted the existing data was fairly complete with a couple of gaps to be filled during Phase 2.

Phase 1 data gaps:

- There is limited GIS information available for the invert elevations of stormwater conveyance systems, primarily on culverts. This data will be important in Phase 2 to accurately model the flow of surface water. The data will be collected in the field during Phase 2.
- The team will monitor 6 water wells during Phase 2 to improve upon the model for groundwater movement in the West Plains. These wells are in critical areas in close proximity to the paleo channels.
- There are limited records on the flow in existing conveyance systems. There is however, good data within the Airport which will be helpful. This data will be utilized to calibrate the rate at which stormwater runoff occurs in the West Plains.

The proposed Phase 2 work will:

- Fill the gaps listed above
- Model groundwater movement and impacts from rainfall
- Further define the paleo channels for acceptance of treated stormwater and recharge
- Model surface water runoff
- Calibrate the models
- Identify potential properties and ownership for regional facility siting
- Evaluate six options for conveyance and regional facilities
- Develop preliminary design of conveyance systems
- Develop a list of preapproved best management practices (BMPs) for onsite stormwater treatment prior to release to the regional system
- Incorporate FCS to begin developing the financial prospectus on the facilities and stormwater utility; most of their work will be in Phase 3

- Overlay opportunities to create open space, multi-use trails and other quality of life amenities with the stormwater conveyance systems
- Involve stakeholders in the stormwater plan
  - Public will have opportunity to provide input through an interactive website
  - Property owners will be brought in early in Phase 2 for input
  - Key stakeholders (City, County and Airport) will be briefed and have an opportunity for input

The future Phase 3 work is scheduled for December and will provide:

- Greater design level of the preferred regional facility and conveyance systems
- Cost benefit analysis
- Identify funding sources
- Develop justification and business model for a stormwater utility

**Discussion Item No. 2: Proposed Traffic Impact Fees**

Executive Director Todd Coleman presented regarding proposed Traffic Impact Fees:

- The projects used to determine the fee are primarily
  - 21<sup>st</sup> Avenue parallel to Hwy 2 to the south
  - 12<sup>th</sup> Avenue parallel to Hwy 2 to the north
  - Deer Heights road connection between Hwy 2 and 21<sup>st</sup> Avenue
- Inclusion of the West Plains in the traffic impact fee area is new
- The fee basis is relatively high because of the relatively high cost of improvements spread over a relatively small development area
- The City has set aside \$1 million to be used on traffic impact fee waivers in the NE PDA and West Plains PDA combined. This is a first come first serve. Projects included are manufacturing and production facilities, industrial services, warehouse and freight, hotels, offices and residential developments. Excluded specifically is retail.

**Board Member Items:**

None

At 9:00 AM the August 8, 2019 meeting was adjourned.