



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSAL TO PAY A FEE IN LIEU OF STORMWATER DETENTION FOR BLU CURRENT CREDIT UNION LOCATED AT 418 N OLD WILDERNESS ROAD

DATE: AUGUST 4, 2026

SUBMITTED BY: BLU CURRENT CREDIT UNION

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The City of Nixa's adopted Technical Specifications Manual contains regulations pertaining to stormwater management on private property. Generally, the manual requires that stormwater runoff from development that adds impervious surface be detained for a period prior to being released. This detention of stormwater runoff helps to prevent downstream flooding by simulating the same rate of runoff that would have occurred otherwise.

However, in some cases, detaining stormwater runoff may not be practical nor the best solution for managing stormwater. When conditions exist that prove that stormwater detention would not be helpful or practical, the manual provides for an alternative solution in which the developer may pay the City an amount of money in lieu of constructing detention facilities. These funds are then held by the City until spent within the same drainage basin on stormwater improvements.

Analysis

Blu Current Credit Union has submitted plans to redevelop the property at 418 N Old Wilderness Rd for a new location. The overall site is approximately .66 acres. The redevelopment plans would result in 18,556 square feet (approximately 0.5 acres) of impervious surface. The applicant has offered payment of a fee, in lieu of constructing a detention facility. Stormwater runoff from the subject property will surface flow West toward Old Wilderness Rd which has existing curb and gutter that outlets to stormwater infrastructure. Stormwater flow toward the North will be captured by an existing culvert that drains to a stormwater trench along Highway 160. Blu Current Credit Union will pay the city \$3,575 ($7150 \times .50 = 3,575$) that will be held until expended on stormwater improvements in this same drainage basin.

Recommendation

The proposed fee in lieu of detention complies with Section 125(c)(2) of the Nixa Technical Specifications Manual. Staff recommend approval of this request.



501

Proposed
Fee in Lieu of Detention

418

418

601

413

412

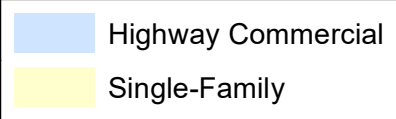
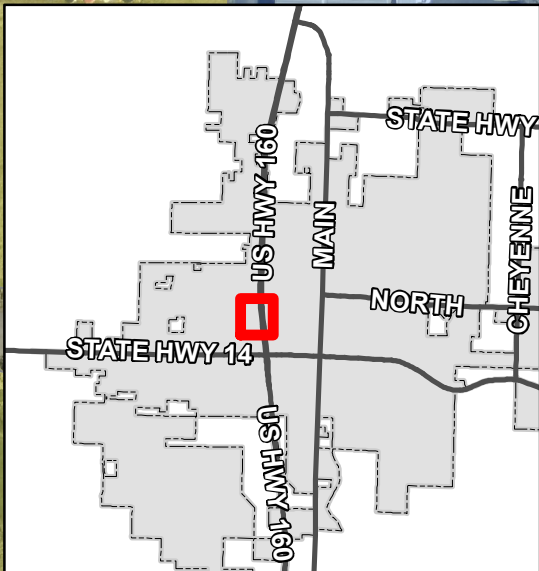
414

N OLD WILDERNESS RD

N MASSEY BLVD

N MASSEY BLVD

W WASSON RD



LOT 1
WASSON COMMERCIAL
DEVELOPMENT PHASE 2
PB "I" PG 208

OTHERWISE
C MADE
TH ALL
ALL
UND
IS THE
URS

N OLD WILDERNESS RD

EXISTING CURB
INLETS

DEVELOPMENT PHASE 3

EXISTING 18" HDPE

EXISTING CONCRETE
TRICKLE CHANNEL

1' WIDE CONCRETE
TRICKLE CHANNEL

CONCRETE HEADWALL
FL=1275.20

4' WIDE CURB CUT

CLEANOUT
RIM=FG
FL=1276.20

3.0 L.F. OF 6" PVC ROOF DRAIN.
SEE DETAIL THIS SHEET FOR
DOWNSPOUT CONNECTION DETAIL

CLEANOUT
RIM=FG
FL=1277.00

12.0 L.F. OF 6" PVC ROOF DRAIN.
SEE DETAIL THIS SHEET FOR
DOWNSPOUT CONNECTION DETAIL

10.0 L.F. OF 6" PVC ROOF DRAIN.
SEE DETAIL THIS SHEET FOR
DOWNSPOUT CONNECTION DETAIL

3' WIDE CURB CUT

CLEANOUT
RIM=FG
FL=1277.51

100.25' OF 6" SCH 40 PVC @ 1.00%

51.24' OF 6" SCH 40 PVC @ 1.00%

INTERNAL ROOF DRAIN
CONNECTION
FL=1276.55

4.0 L.F. OF 6" PVC ROOF DRAIN. SEE
MEP AND ARCHITECTURAL PLANS FOR
CONTINUATION INTO THE BUILDING

CLEANOUT
RIM=FG
FL=1276.71

PROVIDE CONCRETE SPLASH
BLOCK APPROVED BY ARCHITECT
FOR EMERGENCY ROOF DRAIN

CANOPY ROOF DRAIN
CONNECTION
FL=1276.96

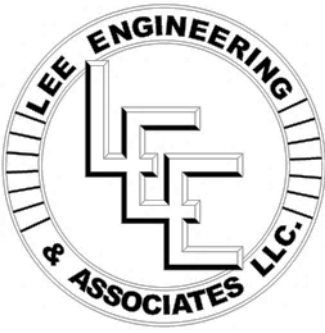
CLEANOUT
RIM=FG
FL=1277.04

10.0 L.F. OF 6" PVC ROOF DRAIN.
*CONTRACTOR SHALL CONFIRM
EXACT LOCATION OF CANOPY
DOWNSPOUTS WITH ARCHITECT'S
PLANS AND CONNECT CANOPY
DOWNSPOUTS TO ROOF DRAIN
TRUNKLINE. SEE SHEET C4.0 FOR
DOWNSPOUT CONNECTION DETAIL

CLEANOUT
RIM=FG
FL=1277.41

CANOPY ROOF DRAIN
CONNECTION
FL=1277.33

U.S. HIGHWAY 160 (MASSEY BLVD)
(250' R/W)



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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Brendan Justin
715 W. Mt. Vernon St.
P.O. Box 395
Nixa, Missouri 65714

June 18, 2026

RE: Stormwater Detention Buyout Memo
418 N. Wilderness Rd.

Mr. Justin,

BluCurrent Credit Union would like to request a buyout for the stormwater detention required for the construction of their new facility located at 418 North Wilderness Road in Nixa. Per our conversations with the City of Nixa, a \$3,575 buyout fee will be required since the original car wash development was never assessed a detention buyout. This document is meant to disclose the anticipated increase to impervious area at the site and calculate the corresponding detention fee related to the increased impervious area.

The proposed construction will result in a post-developed impervious area of 18,556 square feet (0.43 acres). We will round this to 0.5 acres to allow some flexibility for the future. In accordance with the City of Nixa's Technical Specifications Section 125.C.2 Alternatives to Detention, a calculation for the cost of the corresponding buying is included below:

$$\text{Fee} = K * I_a$$

$$K = 7,150$$

$$I_a = 0.50 \text{ acres}$$

$$\text{Fee} = 7150 * 0.50$$

$$\text{Fee} = \$3,575$$

Sincerely,

A handwritten signature in black ink that reads 'Daniel Richards'. The signature is written in a cursive, flowing style.

Daniel Richards, P.E.