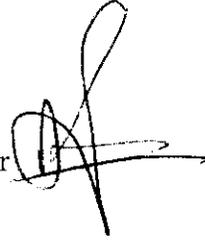


To: Bill Watkins, City Manager  
From: Tony St Romaine, Assistant City Manager  
Date: June 14, 2007  
Subj: Sunset & Ed's Trailer Courts



**BACKGROUND**

Over the past few weeks there has been concern, highlighted by the media, regarding annexation of two trailer courts owned by Whirlwind Properties, LLC located between Lenoir and Discovery Ridge known as Sunset Trailer Court and Ed's Trailer Court. In particular, the Columbia Police Department (CPD) have raised the issue of the high number of calls for service to this area by the Boone County Sheriffs Department (BCSD), suggesting that annexation of this area would create an additional burden on their existing manpower. (Similar concerns were raised by CPD during the annexation of the Sapp property on WW for the Old Hawthorne Development with respect to the additional travel time for officers to respond to the area.) The summary below and associated attachments provide clarification on this issue along with other possible areas of concern.

**REQUESTS FOR SERVICE (LAW ENFORCEMENT)**

The number of calls for service that were reported by the CPD (Sunset: 744, Ed's 288 from 1/1/06 – 5/17/07) included a significant number of Watch-In-Passing (WIP) calls that were initiated through either tenant requests or were self-initiated by a sheriff's department officer via a mobile data terminal when patrolling the area. The BCSD indicated that there was no means to distinguish between the two types; however, the majority of the WIPs are initiated by the officer as part of routine patrol activities and do not involve making contacts with tenants or filing of a report.

A detailed data analysis was performed to determine the actual number of WIPs and calls for serving ex-partes/civil papers for the period 1/1/06 thru 6/5/07 in order to obtain a clearer picture of actual requests for service. (BCSD handles all document service countywide). The results are summarized below:

**Sunset Trailer Court - 4130 Lenoir St S.**

Total Activity	754
<b>Requests for Service</b>	<b>339</b>
Watch in Passing	264
Serving of Ex-partes/Civil Papers	37

**Ed's Trailer Court - 4150 Lenoir St S**

Total Activity	295
<b>Requests for Service</b>	<b>107</b>
Watch in Passing	159
Serving of Ex-partes/Civil Papers	5

One of the things revealed by this analysis is that on a combined basis, the number of actual calls for service (339 + 107 = 446) represent only 42.5% of the total activity (754 + 295 = 1049) reported through the dispatch system where officers responded to an actual incident.

The detail of the requests for service (less the WIP and ex-parte/civil calls) is attached as Exhibit A and shows the types of calls responded to by the BCSD sorted by Lot number.

A detailed review revealed the following:

- 58% (196) of the 339 requests for service were generated by 22 of the total 104 lots at Sunset Trailer Court.
- 10% (33) of the 339 requests for service were generated by one lot (Lot #127) at Sunset Trailer Court.
- 58% (62) of the 107 requests for service were generated by 7 of the total 27 lots at Ed's Trailer Court.

In conversations with Ron Netemeyer, one of the partners in Whirlwind Properties, LLC, he indicated a strong commitment to "cleaning up" both properties and has already begun efforts to address problem tenants. He is also very interested in working with the City to make further improvements, especially through the CPD's Crime Free Multi Housing Program. The CPD realized many years ago that rental properties were responsible for a majority of calls for service in the city. In response to this realization, they began researching ways to reduce the number of calls for service at rental properties and developed this program to address the problem. According to the CPD, a drastic reduction in calls for service has been seen by many properties who have implemented the Crime Free principles. Should this property be annexed into the City, it is hoped that this program would have the same effect.

## **PROPERTY MAINTENANCE**

John Sudduth, the City's Building Regulations Supervisor recently visited both trailer courts and discovered numerous violations that could be addressed through enforcement. Sections of Section 29-11 District RMH, Residential Manufactured Home Park District of the City of Columbia Mo. Code of Ordinances, would apply even though the property to be annexed is zoned C-3. Section 29-11 establishes standards for the development and operation of residential manufactured home parks. In addition to the Code of Ordinances, the 2006 International Property Maintenance Code also applies. Section 101.2 Scope, of the 2006 IPMC states, "The provisions of this code shall apply to all existing residential and nonresidential structures ..." Section 301.2 Responsibility, of this code states, "The owner of the premises shall maintain the structures and exterior property in compliance with these requirements ..." This gives the City the legal right to require property owners to maintain their structures. This has been used in the past for mobile homes with success.

## **UTILITIES**

**Sewer:** According to Steve Hunt, the City's Sewer Engineer, there are no current problems at the site of either trailer park. Within the last 6 months the City eliminated a small pump station that was serving both trailer courts. The pump station was eliminated with a 15-inch gravity sewer extension that was constructed to serve Discovery Ridge.

The internal collection system is a mixture of public and private sewer lines, and there is no reason to require any changes with the sewer lines as long as the properties remain in their current use. If these properties redevelop, all the old sewer lines should be replaced.

**Water & Electric:** The City does not provide water or electric service to this area currently.

## **SUMMARY**

This report is not intended to serve as a recommendation to annex the two properties, only to provide additional clarification and insight into areas which have been raised as possible areas of concern.

SUNSET TRAILER COURT  
REQUESTS FOR SERVICE

1/1/06 - 6/5/07

INCIDENT NUMBER	DATE	LOT #	NATURE
2006090897	05/31/2006	1	TV-TRESPASS VEHICLE
2006050912	03/26/2006	3	DWI-DWI
2006127925	07/28/2006	3	AS-ASSAULT
2006146406	08/26/2006	3	AS-ASSAULT
2006223802	12/24/2006	3	V-VANDALISM
2006055359	04/03/2006	4	D-DISTURBANCE
2006158394	09/12/2006	4	FRA-FRAUD
2007062170	04/13/2007	4	PD-PEACE DISTURBANCE
2006067573	04/23/2006	6	D-DISTURBANCE
2006067613	04/23/2006	6	FU-FOLLOW-UP
2006067651	04/23/2006	6	D-DISTURBANCE
2006068213	04/24/2006	6	FU-FOLLOW-UP
2006114185	07/07/2006	9	L-LARCENY
2006114416	07/07/2006	9	FU-FOLLOW-UP
2006204520	11/20/2006	9	L-LARCENY
2006204578	11/20/2006	9	FU-FOLLOW-UP
2006208436	11/27/2006	9	FU-FOLLOW-UP
2006225467	12/27/2006	9	HA-HARASSMENT
2007023829	02/10/2007	9	L-LARCENY
2007027432	02/16/2007	9	MP-MISSING PERSON
2007027475	02/16/2007	9	FU-FOLLOW-UP
2007043482	03/14/2007	9	HA-HARASSMENT
2007049614	03/23/2007	9	TTL-TTL
2007053817	03/30/2007	9	HA-HARASSMENT
2006058992	04/09/2006	12	KTP-KEEP THE PEACE
2006073577	05/02/2006	12	CM-CIVIL MATTER
2006085109	05/21/2006	12	CM-CIVIL MATTER
2006108408	06/28/2006	12	EXH-EXHIBITIONIST
2006122834	07/20/2006	12	V-VANDALISM
2006132444	08/04/2006	12	AF-ASSIST FIRE DEPARTMENT
2006105987	06/24/2006	14	D-DISTURBANCE
2006107161	06/26/2006	14	HA-HARASSMENT
2006140119	08/17/2006	14	L-LARCENY
2006143040	08/21/2006	14	V-VANDALISM
2006186822	10/23/2006	14	AV-ABANDON VEHICLE
2007014987	01/26/2007	14	L-LARCENY
2007044238	03/15/2007	14	V-VANDALISM
2007061688	04/12/2007	14	SI-SUSP INCIDENT
2006058558	04/08/2006	19	CS-CHECK SUBJECT
2006085046	05/21/2006	19	CA-CHILD ABUSE
2006085328	05/21/2006	20	PD-PEACE DISTURBANCE
2006101138	06/16/2006	23	LL-LIQUOR LAW
2006207965	11/26/2006	23	OO-OTHER OFFENSE
2007050756	03/25/2007	23	HA-HARASSMENT
2007068924	04/24/2007	23	PV-PARKING VIOLATION
2007074495	05/02/2007	23	D-DISTURBANCE
2007084356	05/17/2007	23	CM-CIVIL MATTER
2006122571	07/20/2006	27	FRA-FRAUD
2006215364	12/10/2006	27	V-VANDALISM
2007009109	01/17/2007	27	B-BURGLARY
2007016117	01/28/2007	27	FU-FOLLOW-UP

SUNSET TRAILER COURT  
 REQUESTS FOR SERVICE

1/1/06 - 6/5/07

2007089025	05/25/2007	27	OO-OTHER OFFENSE
2006101801	06/18/2006	31	TTL-TTL
2006111036	07/02/2006	31	MV-MISSING VEHICLE
2006111181	07/02/2006	31	FU-FOLLOW-UP
2006111215	07/02/2006	31	FU-FOLLOW-UP
2006111476	07/03/2006	31	FU-FOLLOW-UP
2006115571	07/09/2006	31	MV-MISSING VEHICLE
2006115934	07/09/2006	31	FU-FOLLOW-UP
2006116126	07/10/2006	31	FU-FOLLOW-UP
2006116558	07/10/2006	31	D-DISTURBANCE
2006118288	07/13/2006	31	CM-CIVIL MATTER
2006118393	07/13/2006	31	FU-FOLLOW-UP
2006118404	07/13/2006	31	D-DISTURBANCE
2006125973	07/25/2006	31	TS-TRESPASS SUBJECT
2006145463	08/25/2006	31	V-VANDALISM
2006161163	09/16/2006	31	AS-ASSAULT
2006123734	07/22/2006	34	SI-SUSP INCIDENT
2006136597	08/11/2006	34	911-911 CHECKS
2006225681	12/28/2006	34	HA-HARASSMENT
2006158225	09/12/2006	35	FU-FOLLOW-UP
2006122698	07/20/2006	36	B-BURGLARY
2006122763	07/20/2006	36	FU-FOLLOW-UP
2006129731	07/31/2006	36	FU-FOLLOW-UP
2006129796	07/31/2006	36	FU-FOLLOW-UP
2007062157	04/13/2007	36	911-911 CHECKS
2007086362	05/20/2007	36	ANC-ANIMAL COMPLAINT
2006113586	07/06/2006	37	AF-ASSIST FIRE DEPARTMENT
2006068259	04/24/2006	38	HA-HARASSMENT
2007015244	01/26/2007	40	AS-ASSAULT
2006089044	05/27/2006	41	D-DISTURBANCE
2006111229	07/02/2006	41	FW-FIREWORKS
2006139362	08/15/2006	41	AS-ASSAULT
2006090739	05/31/2006	43	PD-PEACE DISTURBANCE
2007024855	02/12/2007	47	PD-PEACE DISTURBANCE
2007041471	03/11/2007	47	V-VANDALISM
2007046219	03/18/2007	47	V-VANDALISM
2006152623	09/04/2006	53	V-VANDALISM
2006145166	08/24/2006	54	TTL-TTL
2006224974	12/27/2006	54	TS-TRESPASS SUBJECT
2006226993	12/30/2006	54	CM-CIVIL MATTER
2006104521	06/22/2006	58	RUN-RUNAWAY
2006114494	07/07/2006	58	L-LARCENY
2006226439	12/29/2006	58	D-DISTURBANCE
2007002778	01/05/2007	58	L-LARCENY
2007059853	04/09/2007	58	AO-ASSIST OFFICER
2007068551	04/23/2007	58	RUN-RUNAWAY
2006029188	02/18/2006	59	SS-SUICIDAL SUBJECT
2006143157	08/21/2006	59	AV-ABANDON VEHICLE
2006144434	08/23/2006	59	TV-TRESPASS VEHICLE
2006152575	09/04/2006	61	SI-SUSP INCIDENT
2007041823	03/12/2007	61	AS-ASSAULT
2007052032	03/27/2007	61	CM-CIVIL MATTER

SUNSET TRAILER COURT  
 REQUESTS FOR SERVICE

1/1/06 - 6/5/07

2006093394	06/04/2006	63	APC-ANNOYING PHONE CALLS
2007031942	02/24/2007	64	911-911 CHECKS
2006094188	06/05/2006	65	CM-CIVIL MATTER
2006111538	07/03/2006	73	TTL-TTL
2007039139	03/08/2007	74	CM-CIVIL MATTER
2007039569	03/08/2007	74	FU-FOLLOW-UP
2007058085	04/06/2007	74	I-INFO
2007072949	04/30/2007	74	D-DISTURBANCE
2007074994	05/03/2007	74	911-911 CHECKS
2006155581	09/08/2006	76	CS-CHECK SUBJECT
2006218662	12/15/2006	83	B-BURGLARY
2006219662	12/16/2006	83	FU-FOLLOW-UP
2006220121	12/17/2006	83	FU-FOLLOW-UP
2006223054	12/22/2006	83	L-LARCENY
2006011147	01/20/2006	85	W-WARRANT
2007023386	02/09/2007	85	CM-CIVIL MATTER
2007023413	02/09/2007	85	FU-FOLLOW-UP
2007024007	02/10/2007	85	FU-FOLLOW-UP
2007024442	02/11/2007	85	FU-FOLLOW-UP
2007025063	02/12/2007	85	FU-FOLLOW-UP
2007025082	02/12/2007	85	FU-FOLLOW-UP
2007036803	03/04/2007	87	SV-SUSP VEHICLE
2007077860	05/07/2007	87	CS-CHECK SUBJECT
2006007010	01/13/2006	88	SV-SUSP VEHICLE
2006010077	01/18/2006	88	D-DISTURBANCE
2006011430	01/20/2006	88	D-DISTURBANCE
2006059745	04/10/2006	88	D-DISTURBANCE
2006088845	05/27/2006	88	D-DISTURBANCE
2006113472	07/05/2006	88	D-DISTURBANCE
2006130689	08/02/2006	88	D-DISTURBANCE
2006152063	09/03/2006	88	L-LARCENY
2006154593	09/07/2006	88	D-DISTURBANCE
2006158304	09/12/2006	88	CM-CIVIL MATTER
2007028697	02/19/2007	88	911-911 CHECKS
2007056395	04/03/2007	88	FU-FOLLOW-UP
2007059080	04/08/2007	88	D-DISTURBANCE
2007059098	04/08/2007	88	D-DISTURBANCE
2007089898	05/26/2007	88	D-DISTURBANCE
2007039545	03/08/2007	89	FW-FIREWORKS
2007039554	03/08/2007	89	FU-FOLLOW-UP
2007055786	04/02/2007	89	V-VANDALISM
2007055979	04/02/2007	89	FU-FOLLOW-UP
2007065839	04/19/2007	89	FU-FOLLOW-UP
2006019871	02/03/2006	90	SS-SUICIDAL SUBJECT
2006029309	02/18/2006	90	L-LARCENY
2006095354	06/07/2006	91	SS-SUICIDAL SUBJECT
2006099486	06/14/2006	91	APC-ANNOYING PHONE CALLS
2006151213	09/02/2006	91	HA-HARASSMENT
2006151238	09/02/2006	91	FU-FOLLOW-UP
2007003849	01/07/2007	92	B-BURGLARY
2006029039	02/17/2006	93	HA-HARASSMENT
2006050740	03/26/2006	93	911-911 CHECKS

SUNSET TRAILER COURT  
 REQUESTS FOR SERVICE

1/1/06 - 6/5/07

2006059084	04/09/2006	93	D-DISTURBANCE
2006110520	07/01/2006	93	D-DISTURBANCE
2006088820	05/27/2006	94	L-LARCENY
2006136310	08/10/2006	94	SI-SUSP INCIDENT
2006168406	09/26/2006	94	L-LARCENY
2006043490	03/14/2006	96	MV-MISSING VEHICLE
2006100626	06/16/2006	96	D-DISTURBANCE
2006147845	08/28/2006	96	D-DISTURBANCE
2006005649	01/11/2006	97	LS-LEAVING SCENE
2006009098	01/17/2006	97	FU-FOLLOW-UP
2006023137	02/08/2006	97	D-DISTURBANCE
2006023163	02/08/2006	97	FU-FOLLOW-UP
2006173294	10/03/2006	97	CM-CIVIL MATTER
2006223840	12/24/2006	97	D-DISTURBANCE
2007031577	02/23/2007	97	LS-LEAVING SCENE
2007047381	03/20/2007	97	KTP-KEEP THE PEACE
2007049215	03/23/2007	97	KTP-KEEP THE PEACE
2006092528	06/02/2006	100	TV-TRESPASS VEHICLE
2006063756	04/17/2006	101	AB-ANIMAL BITE
2006166898	09/24/2006	101	D-DISTURBANCE
2006208320	11/27/2006	101	CS-CHECK SUBJECT
2007027364	02/16/2007	101	CA-CHILD ABUSE
2007084833	05/18/2007	101	CA-CHILD ABUSE
2007050875	03/25/2007	102	L-LARCENY
2007051199	03/26/2007	102	FU-FOLLOW-UP
2007051203	03/26/2007	102	FU-FOLLOW-UP
2006013727	01/24/2006	104	TS-TRESPASS SUBJECT
2006195425	11/05/2006	104	APP-ACCIDENT PRIV/PROP
2007089869	05/26/2007	104	V-VANDALISM
2006061163	04/13/2006	106	SI-SUSP INCIDENT
2006126277	07/26/2006	106	911-911 CHECKS
2006046504	03/18/2006	108	O-OPEN DOOR/WINDOW
2006175917	10/07/2006	108	D-DISTURBANCE
2006176043	10/07/2006	108	FU-FOLLOW-UP
2006094187	06/05/2006	109	APC-ANNOYING PHONE CALLS
2006206811	11/24/2006	109	SP-SUSP PERSON
2007034592	02/28/2007	109	I-INFO
2006090000	05/29/2006	110	911-911 CHECKS
2007083040	05/15/2007	110	B-BURGLARY
2006113947	07/06/2006	111	TS-TRESPASS SUBJECT
2006118895	07/14/2006	111	D-DISTURBANCE
2006119519	07/15/2006	111	B-BURGLARY
2006124489	07/23/2006	111	KTP-KEEP THE PEACE
2006151985	09/03/2006	111	AS-ASSAULT
2006192809	11/01/2006	111	SI-SUSP INCIDENT
2006075428	05/05/2006	114	FU-FOLLOW-UP
2006045871	03/17/2006	115	PD-PEACE DISTURBANCE
2006075383	05/05/2006	115	R-ROBBERY
2006077058	05/08/2006	115	CM-CIVIL MATTER
2007007937	01/14/2007	115	911-911 CHECKS
2007008846	01/16/2007	115	TH-TRAFFIC HAZARD
2007045633	03/17/2007	115	D-DISTURBANCE

SUNSET TRAILER COURT  
 REQUESTS FOR SERVICE

1/1/06 - 6/5/07

2007051242	03/26/2007	115	911-911 CHECKS
2007059235	04/08/2007	115	PD-PEACE DISTURBANCE
2007070573	04/26/2007	115	PD-PEACE DISTURBANCE
2007072208	04/29/2007	115	PD-PEACE DISTURBANCE
2006028263	02/16/2006	116	PD-PEACE DISTURBANCE
2006052925	03/30/2006	116	PD-PEACE DISTURBANCE
2006115863	07/09/2006	116	V-VANDALISM
2007060048	04/10/2007	116	LA-LAW ALARM
2007084795	05/18/2007	116	LA-LAW ALARM
2006053761	03/31/2006	117	CM-CIVIL MATTER
2006060967	04/12/2006	117	CS-CHECK SUBJECT
2006066964	04/22/2006	117	ANC-ANIMAL COMPLAINT
2006069639	04/26/2006	117	I-INFO
2006077018	05/08/2006	117	SP-SUSP PERSON
2006115397	07/08/2006	117	TH-TRAFFIC HAZARD
2006142360	08/20/2006	117	L-LARCENY
2007061861	04/13/2007	117	L-LARCENY
2006067065	04/22/2006	118	FU-FOLLOW-UP
2006119666	07/15/2006	120	FU-FOLLOW-UP
2006127504	07/28/2006	120	V-VANDALISM
2006132760	08/05/2006	120	SI-SUSP INCIDENT
2007078063	05/08/2007	120	OO-OTHER OFFENSE
2006041678	03/11/2006	121	PD-PEACE DISTURBANCE
2006110569	07/01/2006	121	PD-PEACE DISTURBANCE
2006129177	07/30/2006	121	PD-PEACE DISTURBANCE
2006147999	08/28/2006	121	TS-TRESPASS SUBJECT
2006153074	09/05/2006	121	OO-OTHER OFFENSE
2006128829	07/30/2006	122	CM-CIVIL MATTER
2006049060	03/23/2006	123	L-LARCENY
2006065190	04/19/2006	123	W-WARRANT
2006087604	05/25/2006	123	AO-ASSIST OFFICER
2006089860	05/29/2006	123	HA-HARASSMENT
2006119546	07/15/2006	123	FU-FOLLOW-UP
2006135858	08/10/2006	123	CM-CIVIL MATTER
2006147671	08/28/2006	123	L-LARCENY
2006154291	09/06/2006	123	CM-CIVIL MATTER
2007000221	01/01/2007	123	FU-FOLLOW-UP
2007002280	01/04/2007	123	HA-HARASSMENT
2007013534	01/24/2007	123	CM-CIVIL MATTER
2006089883	05/29/2006	124	AS-ASSAULT
2006119567	07/15/2006	124	FU-FOLLOW-UP
2007060961	04/11/2007	124	TTL-TTL
2007078838	05/09/2007	124	TS-TRESPASS SUBJECT
2006000474	01/01/2006	127	CA-CHILD ABUSE
2006000486	01/01/2006	127	SS-SUICIDAL SUBJECT
2006195404	11/05/2006	127	CM-CIVIL MATTER
2006195451	11/05/2006	127	HA-HARASSMENT
2006197330	11/08/2006	127	CM-CIVIL MATTER
2006198757	11/10/2006	127	KTP-KEEP THE PEACE
2006201098	11/15/2006	127	CM-CIVIL MATTER
2006201118	11/15/2006	127	KTP-KEEP THE PEACE
2006201169	11/15/2006	127	FU-FOLLOW-UP

SUNSET TRAILER COURT  
 REQUESTS FOR SERVICE

1/1/06 - 6/5/07

2006201438	11/15/2006	127	FU-FOLLOW-UP
2006201480	11/15/2006	127	FU-FOLLOW-UP
2006201931	11/16/2006	127	CM-CIVIL MATTER
2006202865	11/17/2006	127	FU-FOLLOW-UP
2006203988	11/19/2006	127	FU-FOLLOW-UP
2006205932	11/22/2006	127	FU-FOLLOW-UP
2006209178	11/28/2006	127	CM-CIVIL MATTER
2006209224	11/28/2006	127	FU-FOLLOW-UP
2006212197	12/04/2006	127	CA-CHILD ABUSE
2006222106	12/21/2006	127	D-DISTURBANCE
2006226814	12/30/2006	127	911-911 CHECKS
2006226866	12/30/2006	127	D-DISTURBANCE
2007005395	01/09/2007	127	AS-ASSAULT
2007007513	01/13/2007	127	CM-CIVIL MATTER
2007010049	01/18/2007	127	HA-HARASSMENT
2007010050	01/18/2007	127	TS-TRESPASS SUBJECT
2007011519	01/20/2007	127	TTL-TTL
2007011776	01/21/2007	127	TTL-TTL
2007013057	01/23/2007	127	I-INFO
2007023556	02/09/2007	127	APC-ANNOYING PHONE CALLS
2007036585	03/03/2007	127	TTL-TTL
2007044360	03/15/2007	127	CM-CIVIL MATTER
2007059134	04/08/2007	127	CS-CHECK SUBJECT
2007064325	04/17/2007	127	HA-HARASSMENT
2006172646	10/02/2006	128	CA-CHILD ABUSE
2006174701	10/05/2006	128	AO-ASSIST OFFICER
2006219033	12/16/2006	128	SA-SEXUAL ASSAULT
2006219221	12/16/2006	128	SA-SEXUAL ASSAULT
2006123445	07/21/2006	129	FU-FOLLOW-UP
2007061739	04/13/2007	130	LIP-LARCENY IN PROGRESS
2007075937	05/04/2007	130	D-DISTURBANCE
2006119570	07/15/2006	131	FU-FOLLOW-UP
2006201449	11/15/2006	132	D-DISTURBANCE
2006142416	08/20/2006	133	MV-MISSING VEHICLE
2006142493	08/20/2006	133	RP-RECOVER PROPERTY
2006142541	08/20/2006	133	FU-FOLLOW-UP
2006137629	08/12/2006	137	ANC-ANIMAL COMPLAINT
2007052322	03/28/2007	137	L-LARCENY
2007069140	04/24/2007	139	FU-FOLLOW-UP
2007082597	05/15/2007	139	ANC-ANIMAL COMPLAINT
2006001572	01/04/2006	140	CM-CIVIL MATTER
2006001578	01/04/2006	140	CM-CIVIL MATTER
2006126978	07/27/2006	140	911-911 CHECKS
2006138143	08/13/2006	140	AF-ASSIST FIRE DEPARTMENT
2006190337	10/28/2006	140	D-DISTURBANCE
2006218372	12/15/2006	140	R-ROBBERY
2007021799	02/07/2007	140	D-DISTURBANCE
2007021804	02/07/2007	140	TS-TRESPASS SUBJECT
2007055880	04/02/2007	140	911-911 CHECKS
2007057564	04/05/2007	321	D-DISTURBANCE
2006002948	01/06/2006		LIT-LITTERING
2006007072	01/13/2006		FU-FOLLOW-UP

SUNSET TRAILER COURT  
 REQUESTS FOR SERVICE

1/1/06 - 6/5/07

2006026957	02/14/2006		CM-CIVIL MATTER
2006050574	03/25/2006		D-DISTURBANCE
2006055373	04/03/2006		MV-MISSING VEHICLE
2006055675	04/04/2006		FU-FOLLOW-UP
2006056689	04/05/2006		FU-FOLLOW-UP
2006056692	04/05/2006		MV-MISSING VEHICLE
2006057343	04/06/2006		FU-FOLLOW-UP
2006058341	04/08/2006		FU-FOLLOW-UP
2006062944	04/16/2006		CS-CHECK SUBJECT
2006082281	05/16/2006		AV-ABANDON VEHICLE
2006083501	05/18/2006		AV-ABANDON VEHICLE
2006083804	05/18/2006		PD-PEACE DISTURBANCE
2006095544	06/07/2006		D-DISTURBANCE
2006105877	06/24/2006		TV-TRESPASS VEHICLE
2006116428	07/10/2006		C&I-C&I DRIVING
2006153316	09/05/2006		C&I-C&I DRIVING
2006153998	09/06/2006		ASC-ASSIST CITIZEN (POLICE)
2006154789	09/07/2006		TV-TRESPASS VEHICLE
2006155763	09/08/2006		SV-SUSP VEHICLE
2006175916	10/07/2006		I-INFO
2006195429	11/05/2006		A-ACCIDENT
2006197679	11/09/2006		AS-ASSAULT
2006198296	11/10/2006		HA-HARASSMENT
2006198442	11/10/2006		FU-FOLLOW-UP
2007033051	02/26/2007		SA-SEXUAL ASSAULT
2007058807	04/07/2007		SF-SHOTS FIRED
2007094749	06/03/2007		CS-CHECK SUBJECT
2006201067	11/15/2006	73A	SI-SUSP INCIDENT

ED'S TRAILER COURT  
 REQUESTS FOR SERVICE

1/1/06 - 6/5/07

INCIDENT NUMBER	DATE	LOT #	NATURE
2006081911	05/15/2006		CS-CHECK SUBJECT
2006137619	08/12/2006		CS-CHECK SUBJECT
2006171905	10/01/2006		W-WARRANT
2007017018	01/29/2007		LS-LEAVING SCENE
2007022134	02/07/2007		D-DISTURBANCE
2007022213	02/07/2007		FU-FOLLOW-UP
2007083132	05/15/2007		D-DISTURBANCE
2006111625	07/03/2006	1	OO-OTHER OFFENSE
2007005085	01/09/2007	10	CM-CIVIL MATTER
2006074466	05/04/2006	11	A-ACCIDENT
2006077242	05/08/2006	11	CM-CIVIL MATTER
2006081554	05/15/2006	11	CM-CIVIL MATTER
2006083471	05/18/2006	11	HA-HARASSMENT
2006096530	06/09/2006	11	OO-OTHER OFFENSE
2006109968	06/30/2006	11	CM-CIVIL MATTER
2006110338	07/01/2006	11	HA-HARASSMENT
2006132770	08/05/2006	11	PD-PEACE DISTURBANCE
2007050150	03/24/2007	11	V-VANDALISM
2006067620	04/23/2006	123	W-WARRANT
2006046818	03/19/2006	13	APP-ACCIDENT PRIV/PROP
2006085776	05/22/2006	13	911-911 CHECKS
2006135111	08/09/2006	13	SI-SUSP INCIDENT
2006170737	09/30/2006	13	DR-DRUGS
2006000040	01/01/2006	14	TS-TRESPASS SUBJECT
2006025552	02/12/2006	14	CM-CIVIL MATTER
2006025560	02/12/2006	14	FU-FOLLOW-UP
2006058544	04/08/2006	14	PD-PEACE DISTURBANCE
2006067037	04/22/2006	14	D-DISTURBANCE
2006076752	05/07/2006	14	FU-FOLLOW-UP
2006119054	07/14/2006	14	PD-PEACE DISTURBANCE
2006223088	12/22/2006	14	PD-PEACE DISTURBANCE
2007086342	05/20/2007	14	L-LARCENY
2006027221	02/14/2006	15	PD-PEACE DISTURBANCE
2007086551	05/21/2007	16	CM-CIVIL MATTER
2007086578	05/21/2007	16	FU-FOLLOW-UP
2006071750	04/29/2006	18	OO-OTHER OFFENSE
2006071787	04/29/2006	18	CM-CIVIL MATTER
2006141322	08/18/2006	18	WW-WEATHER WATCH
2007070613	04/26/2007	20	D-DISTURBANCE
2006002686	01/06/2006	21	L-LARCENY
2006034758	02/27/2006	21	SI-SUSP INCIDENT
2006098862	06/13/2006	21	D-DISTURBANCE
2006138081	08/13/2006	21	D-DISTURBANCE
2006182624	10/17/2006	21	D-DISTURBANCE
2007014762	01/26/2007	22	AO-ASSIST OFFICER
2007017526	01/30/2007	22	TTL-TTL
2006136812	08/11/2006	23	CS-CHECK SUBJECT
2006142917	08/21/2006	23	TTL-TTL
2007016940	01/29/2007	23	CS-CHECK SUBJECT
2007024668	02/11/2007	23	911-911 CHECKS
2007050779	03/25/2007	23	FU-FOLLOW-UP

ED'S TRAILER COURT  
 REQUESTS FOR SERVICE

1/1/06 - 6/5/07

2007055941	04/02/2007	23	D-DISTURBANCE
2007058646	04/07/2007	23	OO-OTHER OFFENSE
2007059862	04/09/2007	23	OO-OTHER OFFENSE
2007062691	04/14/2007	23	PV-PARKING VIOLATION
2007067338	04/22/2007	23	SI-SUSP INCIDENT
2007067345	04/21/2007	23	PD-PEACE DISTURBANCE
2007079149	05/09/2007	23	D-DISTURBANCE
2007082333	05/14/2007	23	CM-CIVIL MATTER
2007088065	05/23/2007	23	911-911 CHECKS
2006057287	04/06/2006	24	CS-CHECK SUBJECT
2006057401	04/06/2006	24	FU-FOLLOW-UP
2006215893	12/11/2006	24	CM-CIVIL MATTER
2006218056	12/14/2006	24	CS-CHECK SUBJECT
2007004715	01/08/2007	24	L-LARCENY
2007012946	01/23/2007	24	FU-FOLLOW-UP
2007038396	03/06/2007	24	FW-FIREWORKS
2007081954	05/14/2007	24	911-911 CHECKS
2007081963	05/14/2007	24	911-911 CHECKS
2007086433	05/21/2007	24	D-DISTURBANCE
2006170845	09/30/2006	26	DWI-DWI
2006185358	10/21/2006	26	D-DISTURBANCE
2007070576	04/26/2007	26	D-DISTURBANCE
2007078708	05/09/2007	26	D-DISTURBANCE
2006047277	03/20/2006	28	OO-OTHER OFFENSE
2006193870	11/02/2006	28	PD-PEACE DISTURBANCE
2007026062	02/14/2007	28	APP-ACCIDENT PRIV/PROP
2007077290	05/06/2007	28	ASC-ASSIST CITIZEN (POLICE)
2006090137	05/30/2006	29	D-DISTURBANCE
2006157485	09/11/2006	29	CM-CIVIL MATTER
2006174357	10/05/2006	29	L-LARCENY
2006027231	02/14/2006	30	PD-PEACE DISTURBANCE
2006028768	02/17/2006	30	L-LARCENY
2006157281	09/11/2006	30	D-DISTURBANCE
2007052908	03/28/2007	30	D-DISTURBANCE
2007056988	04/04/2007	30	D-DISTURBANCE
2006079531	05/11/2006	31	PD-PEACE DISTURBANCE
2006215640	12/10/2006	31	D-DISTURBANCE
2007043139	03/14/2007	31	D-DISTURBANCE
2007043212	03/14/2007	31	FU-FOLLOW-UP
2007051226	03/26/2007	5	CA-CHILD ABUSE
2007051292	03/26/2007	5	FU-FOLLOW-UP
2006047289	03/20/2006	6	CM-CIVIL MATTER
2006105334	06/23/2006	6	HA-HARASSMENT
2006112290	07/04/2006	8	DI-DEATH INVESTIGATION
2006118161	07/13/2006	8	911-911 CHECKS
2007058030	04/06/2007	8	PD-PEACE DISTURBANCE
2006080399	05/13/2006	9	RUN-RUNAWAY
2006080440	05/13/2006	9	FU-FOLLOW-UP
2006092620	06/02/2006	9	D-DISTURBANCE
2006133553	08/06/2006	9	CS-CHECK SUBJECT
2006136660	08/11/2006	9	FU-FOLLOW-UP
2006183681	10/18/2006	9	PD-PEACE DISTURBANCE

ED'S TRAILER COURT  
REQUESTS FOR SERVICE

1/1/06 - 6/5/07

2006184275	10/19/2006	9	PD-PEACE DISTURBANCE
2006184386	10/19/2006	9	TS-TRESPASS SUBJECT
2006185264	10/21/2006	9	D-DISTURBANCE
2006185328	10/21/2006	9	HA-HARASSMENT

Source

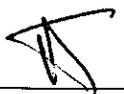
Timothy Teddy

**TO:** City Council

**FROM:** City Manager and Staff 

**DATE:** May 30, 2007

**RE:** Voluntary annexation of approximately 20.75 acres of land owned by Whirlwind Properties, LLC, located on the southeast corner of Roosevelt Avenue and Lenoir Street (4-ANX-07)



Fiscal Impact

YES

NO



Other Info.

EXECUTIVE SUMMARY

The above request is for voluntary annexation of land which lies south of the present City limits in the southeast part of the City. The applicant is requesting C-P (Planned Business District) as permanent City zoning on the property. At present the property is zoned Boone County R-M (Moderate Density Residential District), which is equivalent to City R-3 zoning. At its May 24 meeting, the Planning and Zoning Commission voted 6-0, with one Commissioner abstaining, to recommend approval of C-P as permanent zoning, subject to conditions.

Existing conditions on the site are as follows:

The property is completely developed with two mobile home parks (Sunset and Ed's). It is within the Clear Creek drainage basin and is upstream from Rock Bridge State Park. It should be noted that the applicants are requesting a planned zoning district, as suggested by City Council Policy Resolution 232-99A.

Access to the site is off Roosevelt Avenue an unimproved, Boone County-maintained neighborhood collector street; and, off Lenoir Street, which is a MoDot-maintained frontage road, classified as a major collector street on the Major Roadway Plan.

Utility information is as follows:

- The site is within Boone Electric Cooperative's service territory.
- The site is served by Consolidated Public Water Supply district No. 1.
- The site is served by a City sanitary sewer line. It should be noted that the site was apparently connected to the City's sanitary sewer line prior to the passage of City Policy Resolution 115-97A, which requires annexation into the City prior to connecting to a City sanitary sewer line.

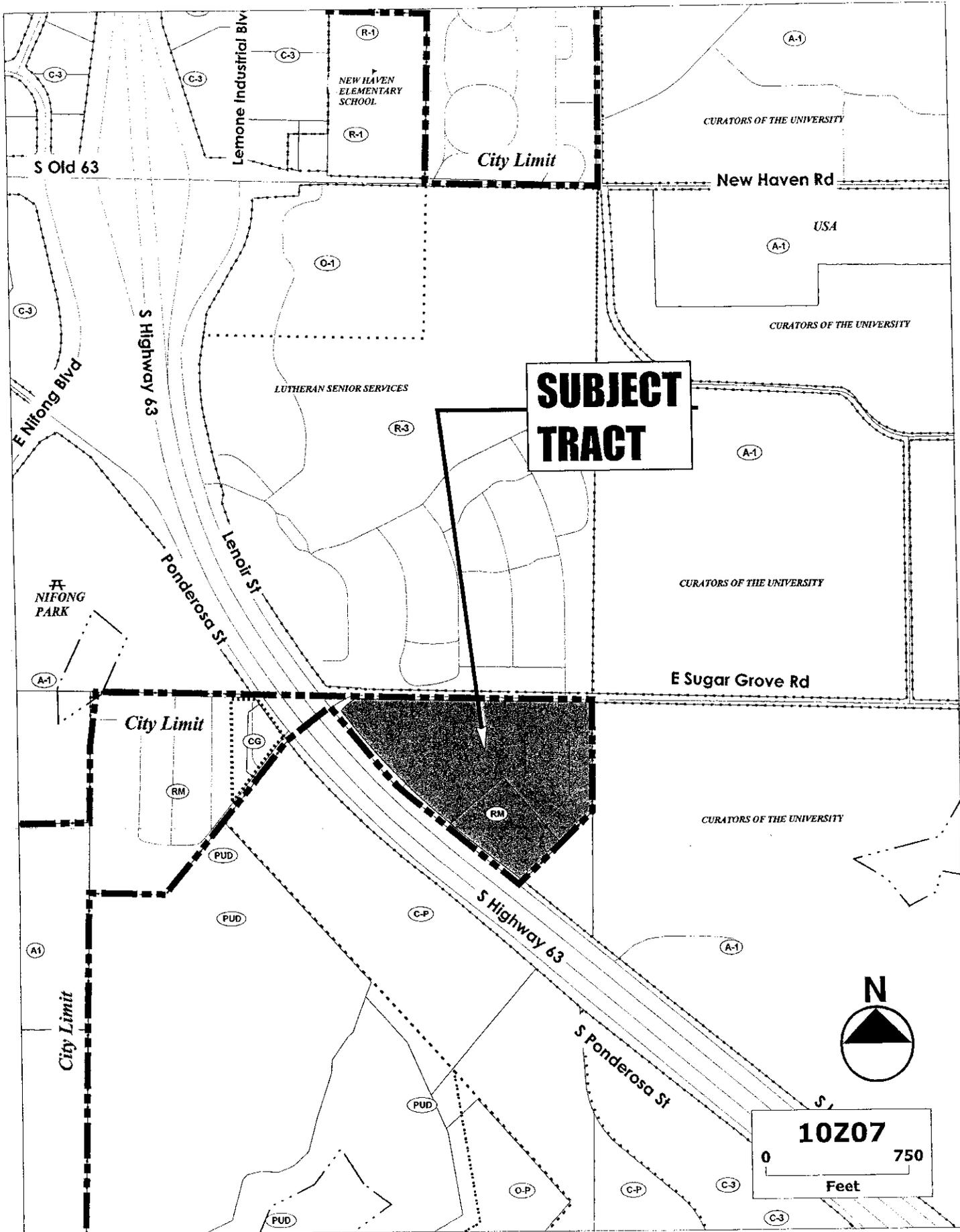
Although the applicant has indicated to staff that there are no immediate plans to redevelop the property as commercial, he would have the legal right to submit a C-P development plan once annexation and C-P permanent zoning were approved by the Council.

Both state statutes and the City Code require that mobile home occupants be given 120 days notice prior to eviction.

It should be noted that the City Police Department is opposed to the proposed voluntary annexation due to the high incidence the existing mobile home parks have of calls for service, which are now handled by the Boone County Sheriff's Department. The Police Chief is of the opinion that current City Police Department manpower is insufficient to take on the burden of these two mobile home parks. Recently the applicant met with staff of the Police Department, Boone County Sheriff's Department and Planning Department to review these concerns and discuss available crime prevention programs that the Police Department would recommend if the tract is annexed.

#### SUGGESTED COUNCIL ACTION

If the Council finds the request for annexation reasonable and necessary to proper development of the City, a resolution should be passed setting a public hearing and introduction of an ordinance for June 18, 2007.





S Highway 63

LUTHERAN SENIOR SERVICES

**SUBJECT TRACT**

Lenoir St

CURATORS OF THE UNIVERSITY

NIFONG PARK

E Sugar Grove Rd

City Limit

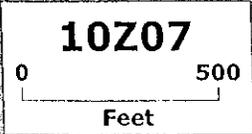
S Highway 63

CURATORS OF THE UNIVERSITY

FUD

C-P

S Ponderosa St



Introduced by Hindman Council Bill No. PR 232-99A

Permanent Record  
Filed in Clerk's Office

A POLICY RESOLUTION

expressing the City Council's strong preference for planned development in the areas of the City within the portion of the Little Bonne Femme Creek watershed above Rock Bridge State Park.

WHEREAS, development is occurring in the Little Bonne Femme Creek watershed in the southern portion of the City and in areas outside the City limits; and

WHEREAS, the Little Bonne Femme Creek watershed is an environmentally sensitive area containing Rock Bridge State Park; and

WHEREAS, it is necessary to carefully control the density and use of land in this area in order to prevent damaging the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby expresses its strong preference for planned development in the portion of the Little Bonne Femme Creek watershed above Rock Bridge State Park as outlined on "Exhibit A" which is attached to and made a part of this Resolution.

SECTION 2. The City Council urges landowners seeking zoning or rezoning of land within the portion of the Little Bonne Femme watershed above Rock Bridge State Park to request planned zoning (PUD, O-P or C-P).

ADOPTED this 20th day of December, 1999.

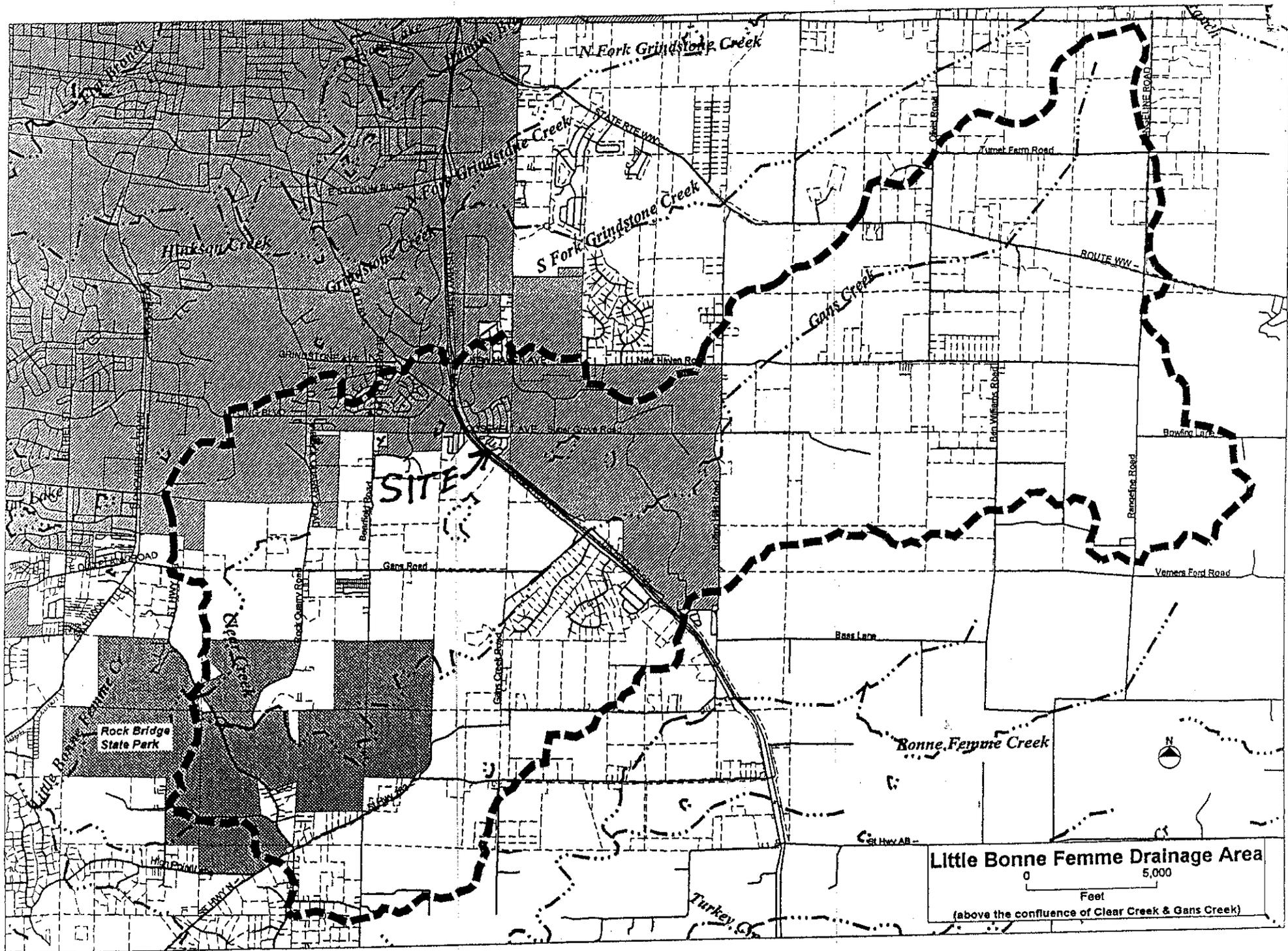
ATTEST:

Denay Romano  
City Clerk

Larry Hindman  
Mayor and Presiding Officer

APPROVED AS TO FORM:

Fred Beckman  
City Counselor



**Little Bonne Femme Drainage Area**  
 0 5,000  
 Feet  
 (above the confluence of Clear Creek & Gans Creek)



07-11  
B. Bocht

**INTER-OFFICE MEMO**

**TO:** City council via CPD COC  
**FROM:** Officer Tim Thomason  
**SUBJECT:** Voluntary annexation of approximately 20.75 acres of land owned by Whirlwind Properties LLC, located on the southeast corner of Roosevelt Avenue and Lenoir Street  
**DATE:** 4/26/2007

After researching this voluntary annexation request, I would ask that you deny the application for annexation. The request for C-P zoning would allow the owner to keep the current use, which are two trailer courts.

Upon examining police calls for service for 4130 Lenoir it shows that from 1/1/2006 - 4/24/2007 there were 724 calls for service and 109 police reports taken. There are 130 lots in this trailer court (unknown if all are full). This calculates to an extraordinary amount of calls per unit ratio.

Upon examining calls for service at 4150 Lenoir it shows that from 1/1/2006 - 4/24/2007 there were 278 calls for service and 22 police reports taken. There are approximately 30 lots in the trailer court (unknown if all are full). This calculates to an extraordinary amount of calls per unit ratio.

If you have questions feel free to contact me.

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MAY 01 2007  
**PLANNING DEPT.**

Pending  
for your info  
A. [Signature]

# **WHIRLWIND PROPERTIES, L.L.C.**

2000 E. Broadway #167, Columbia, Missouri 65201

April 10, 2007

Tim Teddy  
Planning Development  
P.O. Box N  
Columbia, MO 65205

**RE: Voluntary Annexation and Zoning of Sunset and Ed's Mobile Home Parks**

Mr. Teddy:

This letter serves as the Statement of Intent for a proposed annexation and zoning of C-P of the Sunset and Ed's Mobile Home parks located at 4130 and 4150 South Lenoir Street.

## **A. Intended Uses**

1. State/Private Educational Facilities
2. Public utility buildings
3. Federal/State government buildings
4. Private research laboratories
5. Office buildings
6. Barber/beauty shops
7. Dry cleaners
8. Pet Store
9. Photo Shops
10. Physical Fitness Center
11. Day care
12. Printing Shops
13. Radio and Television sales
14. Repair of household appliances
15. Shoe repair
16. Retail stores
17. Bakery
18. Restaurants
19. Hospitals for small animals
20. Trade School
21. Shops for custom work
22. Garment storage

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**APR 10 2007**  
**PLANNING DEPT.**

23. Bicycle repair shops
24. Sign painting shops
25. Florist
26. Wholesale sales office
27. Medical and dental clinics
28. Religious institutions

- B. Maximum Gross Square Footage of Building Floor Area Proposed: 50,000 sq foot**
- C. Maximum Building Height Proposed: 45 feet**
- D. Minimum percentage of the site to be maintained in open space: 20%**

Sincerely,

  
Whirlwind Properties, LLC  
Ron Netemeyer

**Whirlwind Properties, LLC  
4803 Cody Court  
Columbia, MO 65203  
(573) 819-4917**

**RECEIVED**

**MAY 01 2007**

**PLANNING DEPT.**

Date: April 25, 2007

To: Tenants of Ed's Mobile Home Park  
Tenants of Sunset Mobile Home Park

From: Whirlwind Properties, LLC

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For the benefit of our tenants, Whirlwind Properties, LLC has applied for voluntary annexation into the city of Columbia. If approved, this will result in law enforcement by the City of Columbia Police Department, trash service by City Waste Management Services, and eventual access to the City's public transit system (city bus service). The proposed city zoning is planned commercial. This zoning **WILL NOT** change our ongoing operation of Ed's and Sunset Mobile Home Parks.

You will be receiving notification from the City of Columbia regarding upcoming hearing dates on this issue. If you have any questions or concerns please contact Ron Netemeyer @ (573) 819-4917.

Thank you.

Introduced by \_\_\_\_\_ Council Bill No. R 128-07

**A RESOLUTION**

setting a public hearing on the voluntary annexation of property located on the southeast corner of Roosevelt Avenue and Lenoir Street.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. A verified petition requesting the annexation of certain lands owned by Whirlwind Properties, LLC was filed with the City on April 10, 2007. A copy of this petition, which contains the description of the property, marked "Exhibit A," is attached to and made a part of this resolution.

SECTION 2. The land proposed to be annexed lies in an unincorporated portion of Boone County, which is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.

SECTION 3. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on June 18, 2007 at 7:00 p.m. in the City Council Chamber of the Daniel Boone Building, 701 E. Broadway, in the City of Columbia, Missouri.

SECTION 4. The City Clerk is directed to cause notice of this hearing to be published at least seven days prior to the date of the hearing in two newspapers of general circulation in Boone County, Missouri, which are qualified to publish legal matters.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Whirlwind Properties, LLC, a Missouri limited liability company, hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, states the following:

1. Whirlwind Properties, LLC is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

(Attach Legal Description)

- 2. This real estate is not now a part of any incorporated municipality.
- 3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
- 4. Whirlwind Properties, LLC requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
- 5. Petitioner requests that the property be zoned C-P at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioner reserves the right to withdraw this petition requesting annexation.

Dated this 9 day of April, 2007.

STATE OF MISSOURI )  
                                  ) ss.  
COUNTY OF BOONE )

RECEIVED  
APR 10 2007  
PLANNING DEPT.

VERIFICATION

The undersigned, Bon Netemeyer, being of lawful age and after being duly sworn states and verifies that the undersigned has reviewed the foregoing Petition for Voluntary Annexation, and that the undersigned is duly authorized to execute the foregoing instrument on behalf of Whirlwind Properties LLC and acknowledges the requests, matters and facts set forth therein are true and correct to the best of the undersigned's information and belief.

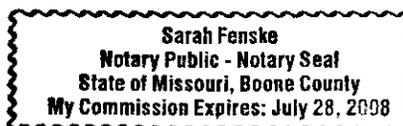
Bon Netemeyer

Subscribed and sworn to before me this 9 day of April, 2007.

Sarah Fenske

Notary Public

My commission expires: \_\_\_\_\_



Annexation Description for

Whirlwind Properties, LLC

A tract of land in the north half (1/2) of the northeast quarter (1/4) of Section 32, Township 48 North, Range 12 West in Boone County, Missouri being the land described in the warranty deeds in Book 2915 at pages 139 and 140 and also Parcel 1 of the land described in the warranty deed in Book 2757 at page 17, all of the Boone County Records and containing 20.75 acres, more or less.



Donald D. Nicholson, PLS  
City Land Surveyor  
20 April 2007

