

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 25-15

**Department Source:** Public Works

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** January 20, 2015

**Re:** Additional Easement Acquisition and Bid Call for Scott Boulevard Phase 3 (Vawter School Road to Route KK) Project

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Maps, Diagrams (construction, route, etc.), Contact Log

## Executive Summary

On November 17, 2014, Council passed Ordinance 22272 authorizing the acquisition of 82 permanent and/or temporary easements for the Scott Boulevard Phase 3 project, from Vawter School Road to Route KK. The project includes construction of street pavement, a bridge, a roundabout, sidewalks, storm drain inlets and pipes, water quality basins and other miscellaneous work, as shown on the attached location map (Exhibit 1).

Staff is now requesting the passage of an ordinance acquiring the remainder of the easements needed for the properties adjacent to the proposed roundabout on Route KK and three properties along the corridor, as well as a bid call through the Purchasing division, to construct this project. The current cost estimate for the project is approximately \$11.6M. A public hearing was held on April 20, 2009, and property owners have been contacted from whom easements are required (see attached contact log). This project has been identified for construction in 2015.

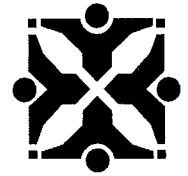
## Discussion

Council authorized the passage of Ordinance 22272 acquiring 82 permanent and/or temporary easements required for the construction of the Scott Boulevard Phase 3, from Vawter School Road to Route KK, project. An additional three (3) permanent street easements, four (4) permanent drainage easements, two (2) permanent utility easements, and eight (8) temporary construction easements are needed from eight (8) separate property owners for the properties adjacent to the proposed roundabout on Route KK and three properties along the corridor. Plan View diagrams (Exhibits 2A & 2B) are attached showing proposed easements, grading limits, and project features.

The project includes reconstruction of street pavement, sidewalks, storm drainage and utilities along Scott Boulevard from Vawter School Road to Route KK. Adjacent roadways and driveways will be adjusted to match the proposed roadway. Proposed typical section consists of two travel lanes with a left turn lane at several public streets, 6.5-ft of marked bicycle lanes, 5-ft sidewalk on the east side, and an 8-ft sidewalk on the west side. The proposed right of way is 84-ft, allowing for a future buildout

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of a 4-lane roadway. The proposed centerline was established to maximize the use of existing right of way while minimizing impacts to existing utilities and adjacent property.

City staff is designing the main roadway with assistance from two design consultants; one designing a new structure to replace the existing bridge over Mill Creek, while the other is designing the roundabout at Scott Boulevard and Route KK intersection. Stormwater Best Management Practices (BMPs) are also included to reduce the quantity, and improve the quality, of stormwater runoff from the roadway. BMPs for this project include planting of native vegetation on the side slopes, and stormwater quality basins. Additional easements for these BMPs are included to ensure proper maintenance and long-term effectiveness of the BMPs. The BMPs are shown on the attached Plan View diagrams (Exhibits 2A & 2B).

## Fiscal Impact

**Short-Term Impact:** The current cost estimate for this project is approximately \$11.6M. To date, \$10,085,438 has been appropriated to the project and the remaining funds will be appropriated from County Road Tax Rebate funds and Capital Improvement Sales Tax funds.

**Long-Term Impact:** Maintenance costs are estimated at \$30,000 annually.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Economic Development, Transportation.

Strategic Plan Impact: Economic Development, Growth Management, Infrastructure.

Comprehensive Plan Impact: Land Use & Growth Management, Infrastructure, Mobility, Connectivity, and Accessibility, Economic Development.

## Suggested Council Action

Passage of the Ordinances authorizing the acquisition of easements, and a bid call through the Purchasing division, for the construction of the Scott Boulevard Phase 3, from Vawter School Road to Route KK project.

## Legislative History

**11/17/14** (Ord 22272) authorizing the acquisition of easements for the Scott Blvd Phase 3 Project.

**04/03/14** Interested parties meetings (2)

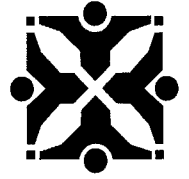
**09/17/12** (R153-12) Authorizing engineering services agreement with Burns & McDonnell for preliminary & final design of Scott Boulevard bridge over Mill Creek, Scott Boulevard Phase 3 Project

**4-20-09** (R52-09) Public hearing for construction of street improvements to Scott Boulevard (Phase 2) Brookview Terrace to Vawter School Road, and (Phase 3) Vawter School Rd to State Rt KK

**12-02-08** - Interested parties meeting (1)

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



*John D. Glendon*  
\_\_\_\_\_  
Department Approved

*Walter M. Hottel*  
\_\_\_\_\_  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 25-15

### **AN ORDINANCE**

declaring the need to acquire additional easements for construction of the Scott Boulevard Phase 3 Street Improvement Project, from Vawter School Road to Route KK; authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such land; and fixing the time when this ordinance shall become effective.

WHEREAS, the Constitution and Statutes of the State of Missouri and the Home Rule Charter for the City of Columbia, Missouri, authorize the City Council to exercise the power of eminent domain, within or without the City, and among other things, to acquire, and maintain any property, real or personal within or without the City for all public uses or purposes, and to acquire, receive and hold any estate or interest in any such property; and

WHEREAS, the Council deems it necessary for the welfare and improvement of the City and in the public interest that certain private property be acquired by negotiation or by condemnation for public improvement.

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

SECTION 1. The City Council hereby declares the need to acquire additional easements for construction of the Scott Boulevard Phase 3 Street Improvement Project, from Vawter School Road to State Route KK, described as follows:

**BLAINE AND ANN ALBERTY**  
**PERMANENT STREET EASEMENT**  
**PARCEL: 20-102-05-01-011.00 01**

A TRACT OF LAND IN THE NORTH PART OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214 AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214; THENCE ALONG THE NORTH LINE OF SAID TRACT 1 N89°06'40"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE BOONE COUNTY ROADWAY AND

UTILITY EASEMENT AS RECORDED IN BOOK 2465 AT PAGE 66 OF THE BOONE COUNTY RECORDS;

THENCE LEAVING SAID NORTH LINE ALONG THE WEST LINE OF SAID EASEMENT S01°34'40"W, A DISTANCE OF 92.97 FEET; THENCE LEAVING SAID LINE N42°46'35"W, A DISTANCE OF 128.52 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID TRACT 1; THENCE ALONG THE NORTH LINE OF SAID TRACT 1 S89°06'40"E, A DISTANCE OF 89.85 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4177 SQUARE FEET INCLUSIVE OF 2,582 SQUARE FEET OF EXISTING UTILITY EASEMENT AS RECORDED IN BOOK 2465 AT PAGE 68, EXISTING WATERLINE EASEMENT AS RECORDED IN BOOK 1959 AT PAGE 834, AND EXISTING PERMANENT DRAINAGE EASEMENT AS RECORDED IN BOOK 2465 AT PAGE 67, ALL OF THE BOONE COUNTY RECORDS, AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3492 PAGE 27 OF THE BOONE COUNTY RECORDS.

**BLAINE AND ANN ALBERTY  
PERMANENT DRAINAGE EASEMENT  
PARCEL: 20-102-05-01-011.00 01**

A TRACT LAND IN THE NORTHEAST PART OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214 AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214; THENCE ALONG THE NORTH LINE OF SAID TRACT 1 N89°06'40"W, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID NORTH LINE S01°34'40"W, A DISTANCE OF 92.97 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE PERMANENT STREET EASEMENT GRANTED THIS DATE;

THENCE ALONG THE WEST LINE OF THE EXISTING BOONE COUNTY ROADWAY AND UTILITY EASEMENT AS RECORDED IN BOOK 2465 AT PAGE 66 S01°34'40"W, A DISTANCE OF 33.76 FEET; THENCE LEAVING SAID LINE N77°37'55"W, A DISTANCE OF 30.44 FEET; THENCE N17°35'40"E, A DISTANCE OF 47.17 FEET TO THE SOUTHEASTERLY LINE OF SAID PERMANENT STREET EASEMENT; THENCE ALONG SAID LINE S42°46'35"E, A DISTANCE OF 24.16 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1000 SQUARE FEET INCLUSIVE OF 600 SQUARE FEET OF EXISTING UTILITY EASEMENT AS RECORDED IN BOOK 2465 AT PAGE 68 OF THE BOONE COUNTY RECORDS, AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3492 PAGE 27 OF THE BOONE COUNTY RECORDS.

**BLAINE AND ANN ALBERTY  
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL: 20-102-05-01-011.00 01**

AN IRREGULAR SHAPED TRACT OF LAND IN THE NORTHEAST PART OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214 AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214; THENCE ALONG THE NORTH LINE OF SAID TRACT 1 N89°06'40"W, A DISTANCE OF 139.86 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE PERMANENT STREET EASEMENT GRANTED THIS DATE;

THENCE LEAVING SAID NORTH LINE ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT S42°46'35"E, A DISTANCE OF 128.52 FEET; THENCE ALONG THE WEST LINE OF THE BOONE COUNTY ROADWAY AND UTILITY EASEMENT AS RECORDED IN BOOK 2465 AT PAGE 66 OF THE BOONE COUNTY RECORDS S01°34'40"W, A DISTANCE OF 87.91 FEET; THENCE LEAVING SAID LINE N24°58'25"W, A DISTANCE OF 201.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 3,949 SQUARE FEET INCLUSIVE OF 1,743 SQUARE FEET OF EXISTING UTILITY EASEMENT AS RECORDED IN BOOK 2465 AT PAGE 68, EXISTING DRAINAGE EASEMENT AS RECORDED IN BOOK 2465 AT PAGE 67, EXISTING WATERLINE EASEMENT AS RECORDED IN BOOK 1959 AT PAGE 834 AND PERMANENT DRAINAGE EASEMENT GRANTED THIS DATE, ALL OF THE BOONE COUNTY RECORDS, AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3492 PAGE 27 OF THE BOONE COUNTY RECORDS.

**BLAINE AND ANN ALBERTY  
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL: 20-102-05-01-011.00 01**

AN IRREGULAR SHAPED TRACT OF LAND IN THE NORTHEAST PART OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214 AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214; THENCE ALONG THE NORTH LINE OF SAID TRACT 1 N89°06'40"W, A DISTANCE OF 187.14 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH LINE N89°06'40"W, A DISTANCE OF 350.86 FEET TO THE INTERSECTION WITH THE NORTHWEST CORNER OF SAID TRACT 1;  
THENCE S01°34'40"W ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 36.97 FEET; THENCE LEAVING SAID WEST LINE S81°31'50"E, A DISTANCE OF 97.61 FEET; THENCE S07°51'50"W, A DISTANCE OF 255.89 FEET; THENCE S78°44'55"E, A DISTANCE OF 25.37 FEET; THENCE N26°18'35"E, A DISTANCE OF 298.48 FEET; THENCE N74°33'40"E, A DISTANCE OF 138.10 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 31,154 SQUARE FEET (0.72 ACRES) INCLUSIVE OF 6,337 SQUARE FEET OF EXISTING WATERLINE EASEMENT AS RECORDED IN BOOK 1959 AT PAE 834, OF THE BOONE COUNTY RECORDS, AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3492 PAGE 27 OF THE BOONE COUNTY RECORDS.

**RIVER HILLS ROAD HOLDING COMPANY, LLC  
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL: 20-102-05-01-001.00 01**

AN IRREGULAR SHAPED TRACT OF LAND IN THE NORTH PART OF TRACT 2 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214 AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214; THENCE ALONG THE NORTH LINE OF SAID TRACT 1 N89°06'40"W, A DISTANCE OF 538.00 FEET TO THE NORTHEAST CORNER OF TRACT 2 OF SAID SUBDIVISION AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TRACT 2 S01°34'40"W ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 36.97 FEET; THENCE LEAVING SAID EAST LINE N81°31'50"W, A DISTANCE OF 204.43 FEET; THENCE N00°53'20"E, A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID TRACT 2; THENCE ALONG THE NORTH LINE OF SAID TRACT 2 S89°06'40"E, A DISTANCE OF 203.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4,767 SQUARE FEET INCLUSIVE OF 3,686 SQUARE FEET OF EXISTING WATERLINE EASEMENT AS RECORDED IN BOOK 1959 AT PAE 834, BOONE COUNTY MISSOURI, AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 2884 PAGE 64 OF THE BOONE COUNTY RECORDS.

**THE COLUMBIA PUBLIC SCHOOL DISTRICT  
PERMANENT STREET EASEMENT  
PARCEL: 20-100-00-03-001.00 01**

A TRIANGULAR SHAPED TRACT OF LAND IN THE SOUTHEAST PART OF LOT 1 OF CPS SOUTHWEST ELEMENTARY PLAT 1 RECORDED IN PLAT BOOK 48, PAGE 32 AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF CPS SOUTHWEST ELEMENTARY PLAT 1 RECORDED IN PLAT BOOK 48, PAGE 32;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND EXISTING GAS PIPELINE EASEMENT N01°05'05"E, A DISTANCE OF 192.00 FEET; THENCE LEAVING SAID EAST LINE S47°13'25"W,

A DISTANCE OF 278.08 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1; THENCE S89°06'40"E ALONG SAID SOUTH LINE, A DISTANCE OF 200.50 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 19,248 SQUARE FEET (0.44 ACRES) INCLUSIVE OF 3,725 SQUARE FEET OF EXISTING UTILITY EASEMENT AS RECORDED BY PLAT IN PLAT BOOK 48 AT PAGE 32, EXISTING GAS PIPELINE EASEMENT AS RECORDED IN BOOK 1461 AT PAGE 57, AND EXISTING SANITARY SEWER EASEMENT AS RECORDED IN BOOK 3912 PAGE 124, ALL OF THE BOONE COUNTY RECORDS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 4321 PAGES 17-20 OF THE BOONE COUNTY RECORDS.

**THE COLUMBIA PUBLIC SCHOOL DISTRICT  
PERMANENT UTILITY EASEMENT  
PARCEL: 20-100-00-03-001.00 01**

AN IRREGULAR SHAPED TRACT OF LAND BEING A PORTION OF LOT 1 OF CPS SOUTHWEST ELEMENTARY PLAT 1 RECORDED IN PLAT BOOK 48, PAGE 32 AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF CPS SOUTHWEST ELEMENTARY PLAT 1 RECORDED IN PLAT BOOK 48, PAGE 32; THENCE ALONG THE NORTH LINE OF SAID LOT 1 N88°54'25"W, A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF AN EXISTING GAS PIPELINE EASEMENT RECORDED IN BOOK 1461, PAGE 57 AND THE POINT OF BEGINNING;

THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 1 AND ALONG THE WEST LINE OF SAID EXISTING GAS PIPELINE EASEMENT S01°05'05"W, A DISTANCE OF 731.34 FEET TO THE INTERSECTION WITH THE NORTHWEST LINE OF PERMANENT STREET EASEMENT GRANTED BY COLUMBIA PUBLIC SCHOOLS THIS DATE; THENCE S47°13'25"W ALONG SAID NORTHWEST LINE, A DISTANCE OF 249.73 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A 10' UTILITY EASEMENT AS RECORDED BY PLAT IN PLAT BOOK 48, PAGE 32; THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 AND ALONG THE NORTH LINE OF SAID UTILITY EASEMENT N89°06'40"W, A DISTANCE OF 28.97 FEET; THENCE LEAVING THE NORTH LINE OF SAID UTILITY EASEMENT N47°13'25"E, A DISTANCE OF 276.04 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 1 N01°05'05"E, A DISTANCE OF 713.22 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 S88°54'25"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 12,480 SQUARE FEET (0.29 ACRES) AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 4321 PAGES 17-20 OF THE BOONE COUNTY RECORDS.

**MILL CREEK MANOR, INC.  
PERMANENT STREET EASEMENT  
PARCEL: 20-200-00-00-003.00 01**



AN IRREGULAR SHAPED TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE VILLAGE AT WYNDHAM RIDGE SUBDIVISION, PLAT NO. 3 RECORDED IN PLAT BOOK 46, PAGE 40;

THENCE N00°49'55"E ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 4.04 FEET; THENCE LEAVING SAID WEST LINE N89°00'50"W, A DISTANCE OF 151.08 FEET; THENCE N86°01'35"W, A DISTANCE OF 22.27 FEET; THENCE N77°36'35"W, A DISTANCE OF 24.74 FEET; THENCE N72°12'55"W, A DISTANCE OF 27.50 FEET; THENCE N71°28'15"W, A DISTANCE OF 19.38 FEET; THENCE N24°52'15"W, A DISTANCE OF 107.59 FEET; THENCE N03°31'45"E, A DISTANCE OF 277.56 FEET; THENCE 73.05 FEET ALONG A 2040.50 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N02°31'40"E, A DISTANCE OF 73.05 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF ABBINGTON TERRACE;

THENCE ALONG THE SOUTH RIGHT OF WAY OF SAID ROAD N88°56'05"W, A DISTANCE OF 26.61 FEET TO THE INTERSECTION WITH THE EAST LINE OF A PUBLIC ROADWAY AND UTILITY EASEMENT RECORDED IN BOOK 1397, PAGE 11;

THENCE ALONG THE EAST LINE OF SAID PUBLIC ROADWAY AND UTILITY EASEMENT S00°57'10"W, A DISTANCE OF 472.00 FEET; THENCE S89°11'50"E, A DISTANCE OF 301.36 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 13,627 SQUARE FEET (0.31) ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY TRUSTEES DEED RECORDED IN BOOK 2804 PAGE 11 OF THE BOONE COUNTY RECORDS.

**MILL CREEK MANOR, INC.  
PERMANENT UTILITY EASEMENT  
PARCEL: 20-200-00-00-003.00 01**

AN IRREGULAR SHAPED TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE VILLAGE AT WYNDHAM RIDGE SUBDIVISION, PLAT NO. 3 RECORDED IN PLAT BOOK 46, PAGE 40; THENCE N00°49'55"E ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 4.04 FEET TO THE POINT OF BEGINNING;

THENCE N00°49'55"E ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID WEST LINE N89°00'50"W, A DISTANCE OF 150.80 FEET; THENCE N86°01'35"W, A DISTANCE OF 21.27 FEET; THENCE N77°36'35"W, A DISTANCE OF 23.53 FEET; THENCE N72°12'55"W, A DISTANCE OF 26.96 FEET; THENCE N71°28'15"W, A DISTANCE OF 15.01 FEET; THENCE N24°52'15"W, A DISTANCE OF 100.75 FEET; THENCE N03°31'45"E, A DISTANCE OF 275.02 FEET; THENCE 95.43 FEET ALONG A 2050.50 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N02°13'10"E, A DISTANCE OF 95.42 FEET) TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF ABBINGTON TERRACE;

THENCE 24.61 FEET ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S24°34'05"W, A DISTANCE OF 23.92 FEET); THENCE N88°56'05"W, A DISTANCE OF 0.51 FEET TO THE NORTHEAST CORNER OF THE PERMANENT STREET EASEMENT GRANTED THIS DATE; THENCE 73.05 FEET ALONG A 2040.50 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S02°31'40"W, A DISTANCE OF 73.05 FEET); THENCE S03°31'45"W, A DISTANCE OF 277.56 FEET; THENCE S24°52'15"E, A DISTANCE OF 107.59 FEET; THENCE S71°28'15"E, A DISTANCE OF 19.38 FEET; THENCE S72°12'55"E, A DISTANCE OF 27.50 FEET; THENCE S77°36'35"E, A DISTANCE OF 24.74 FEET; THENCE S86°01'35"E, A DISTANCE OF 22.27 FEET; THENCE S89°00'50"E, A DISTANCE OF 151.08 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 7095 SQUARE FEET (0.16 ACRES) AND IS A PORTION OF THE SAME LAND DESCRIBED BY TRUSTEES DEED RECORDED IN BOOK 2804 PAGE 11 OF THE BOONE COUNTY RECORDS.

**MILL CREEK MANOR, INC.  
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL: 20-200-00-00-003.00 01**

AN IRREGULAR SHAPED TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE VILLAGE AT WYNDHAM RIDGE SUBDIVISION, PLAT NO. 3 RECORDED IN PLAT BOOK 46, PAGE 40; THENCE N00°49'55"E ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 14.04 FEET; THENCE LEAVING SAID WEST LINE N89°00'50"W, A DISTANCE OF 150.80 FEET; THENCE N86°01'35"W, A DISTANCE OF 21.27 FEET; THENCE N77°36'35"W, A DISTANCE OF 23.53 FEET; THENCE N72°12'55"W, A DISTANCE OF 26.96 FEET; THENCE N71°28'15"W, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING;

THENCE N24°52'15"W, A DISTANCE OF 100.75 FEET; THENCE N03°31'45"E, A DISTANCE OF 275.02 FEET; THENCE 95.43 FEET ALONG A 2050.50 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N02°13'10"E, A DISTANCE OF 95.42 FEET) TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF ABBINGTON TERRACE; THENCE S14°22'05"E, A DISTANCE OF 98.00 FEET TO THE NORTHEAST CORNER OF THE PERMANENT UTILITY EASEMENT GRANTED THIS DATE; THENCE S07°16'00"W, A DISTANCE OF 275.21 FEET; THENCE S24°52'15"E, A DISTANCE OF 76.65 FEET; THENCE S00°00'00"E, A DISTANCE OF 23.78 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 7,378 SQUARE FEET AND IS A PORTION OF THE SAME LAND DESCRIBED BY TRUSTEES DEED RECORDED IN BOOK 2804 PAGE 11 OF THE BOONE COUNTY RECORDS.

**JAMES & HELEN GIVINS  
PERMANENT DRAINAGE EASEMENT  
PARCEL: 20-200-04-01-011.00 01**

A TRACT OF LAND IN THE NORTHWEST PART OF TRACT 9 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214 AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 9 OF RIVER HILLS ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 11, PAGE 214; THENCE ALONG THE WEST LINE OF SAID TRACT 9 S01°34'40"W, A DISTANCE OF 128.58 FEET; THENCE LEAVING SAID WEST LINE S88°25'20"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE S01°34'40"W, A DISTANCE OF 15.27 FEET; THENCE S77°37'55"E, A DISTANCE OF 20.36 FEET; THENCE N01°34'40"E, A DISTANCE OF 15.27 FEET; THENCE N77°37'55"W, A DISTANCE OF 20.36 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 305 SQUARE FEET AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 649 PAGES 992 OF THE BOONE COUNTY RECORDS.

**CARLTON P. MCGRATH AND CHERYL F. MCGRATH  
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL: 16-700-32-00-013.00**

AN IRREGULAR SHAPED PARCEL OF LAND ACROSS THE EAST PART OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED IN BOOK 4333 AT PAGE 88 OF THE BOONE COUNTY RECORDS; SITUATE IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST (1/4) OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT N.83°50'15"W., 36.92 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE PERMANENT STREET EASEMENT GRANTED THIS DATE; THENCE CONTINUING ALONG SAID LINE N.83°50'15"W., 59.29 FEET; THENCE LEAVING SAID LINE N.42°57'10"W., 87.65 FEET; THENCE N.19°34'10"E., 82.90 FEET; THENCE S.57°57'00"E., 51.50 FEET; THENCE N.11°39'30"E., 84.15 FEET TO THE NORTH LINE OF SAID TRACT; THENCE ALONG SAID LINE S.83°50'15"E., 37.00 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT; THENCE ALONG SAID LINE S.1°52'20"W., 199.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,386 SQUARE FEET EXCLUSIVE OF EXISTING WATER LINE EASEMENT RECORDED IN BOOK 362 AT PAGE 169 AND PERMANENT UTILITY AND PERMANENT DRAINAGE EASEMENTS GRANTED THIS DATE.

**THORNBROOK HOME OWNERS ASSOCIATION  
PERMANENT DRAINAGE EASEMENT  
PARCEL: 20-100-00-00-002.00**

AN IRREGULAR SHAPED PARCEL OF LAND ACROSS THE EAST PART OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED IN BOOK 2123 AT PAGE 525; SITUATE IN THE EAST HALF (1/2) OF THE NORTHEAST (1/4) OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT N.88°56'45"W., 34.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE PERMANENT STREET EASEMENT GRANTED THIS DATE; THENCE CONTINUING ALONG SAID LINE N.88°56'45"W., 75.40 FEET; THENCE LEAVING SAID LINE N.17°44'30"E., 37.99 FEET; THENCE N.1°03'15"E., 35.40 FEET; THENCE N.4°07'50"W., 79.16 FEET; THENCE N.9°41'05"W., 90.10 FEET; THENCE N.9°40'50"E., 73.36 FEET; THENCE N.76°08'40"E., 80.13 FEET TO THE WEST LINE OF SAID EASEMENT; THENCE ALONG SAID LINE S.1°03'15"W., 332.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 24,095 SQUARE FEET INCLUSIVE OF 3,867 SQUARE FEET OF GAS LINE EASEMENT AS RECORDED IN BOOK 1461 AT PAGE 45 AND PERMANENT UTILITY EASEMENT GRANTED THIS DATE.

**THORNBROOK HOME OWNERS ASSOCIATION  
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL: 20-100-00-00-002.00**

AN IRREGULAR SHAPED PARCEL OF LAND ACROSS THE EAST PART OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED IN BOOK 2123 AT PAGE 525; SITUATE IN THE EAST HALF (1/2) OF THE NORTHEAST (1/4) OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT N.88°56'45"W., 34.00 FEET TO THE POINT OF BEINNING AT THE SOUTHWEST CORNER OF THE PERMANENT STREET EASEMENT GRANTED THIS DATE; THENCE CONTINUING ALONG SAID LINE N.88°56'45"W., 83.76 FEET; THENCE LEAVING SAID LINE N.17°44'30"E., 39.05 FEET; THENCE N.2°27'15"E., 27.21 FEET; THENCE N.4°07'50"W., 85.25 FEET; THENCE N.9°41'05"W., 91.08 FEET; THENCE N.9°40'50"E., 79.97 FEET; THENCE N.76°08'40"E., 61.84 FEET; THENCE N.4°29'55"E., 63.70 FEET; THENCE N.88°56'45"W., 39.02 FEET; THENCE N.1°03'15"E., 56.00 FEET; THENCE S.88°56'45"E., 42.39 FEET; THENCE N.4°29'55"E., 79.24 FEET; THENCE N.37°42'55"W., 22.09 FEET; THENCE N.0°27'45"E., 8.03 FEET; THENCE N.31°04'45"E., 17.21 FEET TO THE NORTH LINE OF SAID TRACT; THENCE ALONG SAID LINE S.88°56'45"E., 18.15 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT; THENCE ALONG THE WEST LINE OF SAID EASEMENT S.1°03'15"W., 572.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,242 SQUARE FEET EXCLUSIVE OF GAS LINE EASEMENT AS RECORDED IN BOOK 1461 AT PAGE 45 AND PERMANENT UTILITY AND PERMANENT DRAINAGE EASEMENTS GRANTED THIS DATE.

**THORNBROOK HOME OWNERS ASSOCIATION  
PERMANENT DRAINAGE EASEMENT  
PARCEL: 20-100-00-01-050.00**

AN IRREGULAR SHAPED PARCEL OF LAND IN THE NORTHEAST CORNER OF PART OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED IN BOOK 1589 AT PAGE 427, SAID TRACT BEING LOT 52 OF THORNBROOK, PLAT NO. 1 AS RECORDED IN PLAT BOOK 32 AT PAGE 56, BOTH OF THE BOONE COUNTY RECORDS; SITUATE IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EAST LINE OF SAID LOT S.1°03'15"W., 92.29 FEET; THENCE LEAVING SAID LINE S.88°47'00"W., 57.50 FEET; THENCE N.21°14'05"W., 46.14 FEET; THENCE N.17°44'30"E., 54.15 FEET TO THE NORTH LINE OF SAID LOT; THENCE ALONG SAID LINE S.88°56'45"E., 59.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,246 SQUARE FEET INCLUSIVE OF 925 SQUARE FEET OF EXISTING GAS LINE EASEMENT AS RECORDED IN BOOK 1461 AT PAGE 59 OF SAID BOONE COUNTY RECORDS AND PLATTED UTILITY EASEMENT.

**THORNBROOK HOME OWNERS ASSOCIATION  
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL: 20-100-00-01-050.00**

AN IRREGULAR SHAPED PARCEL OF LAND ALONG THE EAST LINE OF PART OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED IN BOOK 1589 AT PAGE 427, SAID TRACT BEING LOT 52 OF THORNBROOK, PLAT NO. 1 AS RECORDED IN PLAT BOOK 32 AT PAGE 56, BOTH OF THE BOONE COUNTY RECORDS; SITUATE IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EAST LINE OF SAID LOT S.1°03'15"W., 564.76 FEET; THENCE LEAVING SAID LINE N.3°47'10"W., 154.08 FEET; THENCE N.1°03'15"E., 216.70 FEET; THENCE N.19°13'25"E., 41.69 FEET TO SAID EAST LINE; THENCE ALONG SAID LINE N.1°03'15"E., 54.65 FEET; THENCE LEAVING SAID LINE S.88°47'00"W., 62.78 FEET; THENCE N.21°14'05"W., 54.57 FEET; THENCE N.17°44'30"E., 54.58 FEET TO THE NORTH LINE OF SAID LOT; THENCE ALONG SAID LINE S.88°56'45"E., 67.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,955 SQUARE FEET EXCLUSIVE OF EXISTING GAS LINE EASEMENT AS RECORDED IN BOOK 1461 AT PAGE 59 OF SAID BOONE COUNTY RECORDS AND PLATTED UTILITY EASEMENT AND PERMANENT DRAINAGE EASEMENT GRANTED THIS DATE.

**BRIAN CHRISTENSEN AND TONYA CHRISTENSEN, HUSBAND AND WIFE  
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL: 16-700-32-00-001.04**

A FOUR (4) SIDED PARCEL OF LAND IN THE EAST PART OF A TRACT OF LAND DESCRIBED IN A TRUSTEE'S DEED IN BOOK 751 AT PAGE 997, SAID TRACT BEING TRACT 2 OF A SURVEY AS RECORDED IN BOOK 751 AT PAGE 76, BOTH OF THE BOONE COUNTY RECORDS; SITUATE IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT N.88°32'25"W., 62.10 FEET TO THE NORTHWEST CORNER OF AN EXISTING TEMPORARY CONSTRUCTION EASEMENT; THENCE ALONG THE LINES OF SAID EASEMENT S.1°16'05"W., 18.00 FEET; S.68°19'25"W., 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASEMENT LINE S.16°25'45"E., 34.00 FEET; THENCE LEAVING SAID LINE S.78°09'40"W., 17.06 FEET; THENCE N.19°55'50"W., 26.88 FEET; THENCE N.56°16'35"E., 19.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 544 SQUARE FEET.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

SECTION 3. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Section 1.

SECTION 4. If the City cannot agree with the owners, or those claiming an interest in the land described in Section 1, on the proper compensation to be paid for such land, or if the owner is incapable of contracting, is unknown, or cannot be found, or is a non-resident of the State of Missouri, the City Counselor is authorized to petition the Circuit Court of Boone County, Missouri, to acquire the land described in Section 1 by condemnation.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

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

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

APPROVED AS TO FORM:

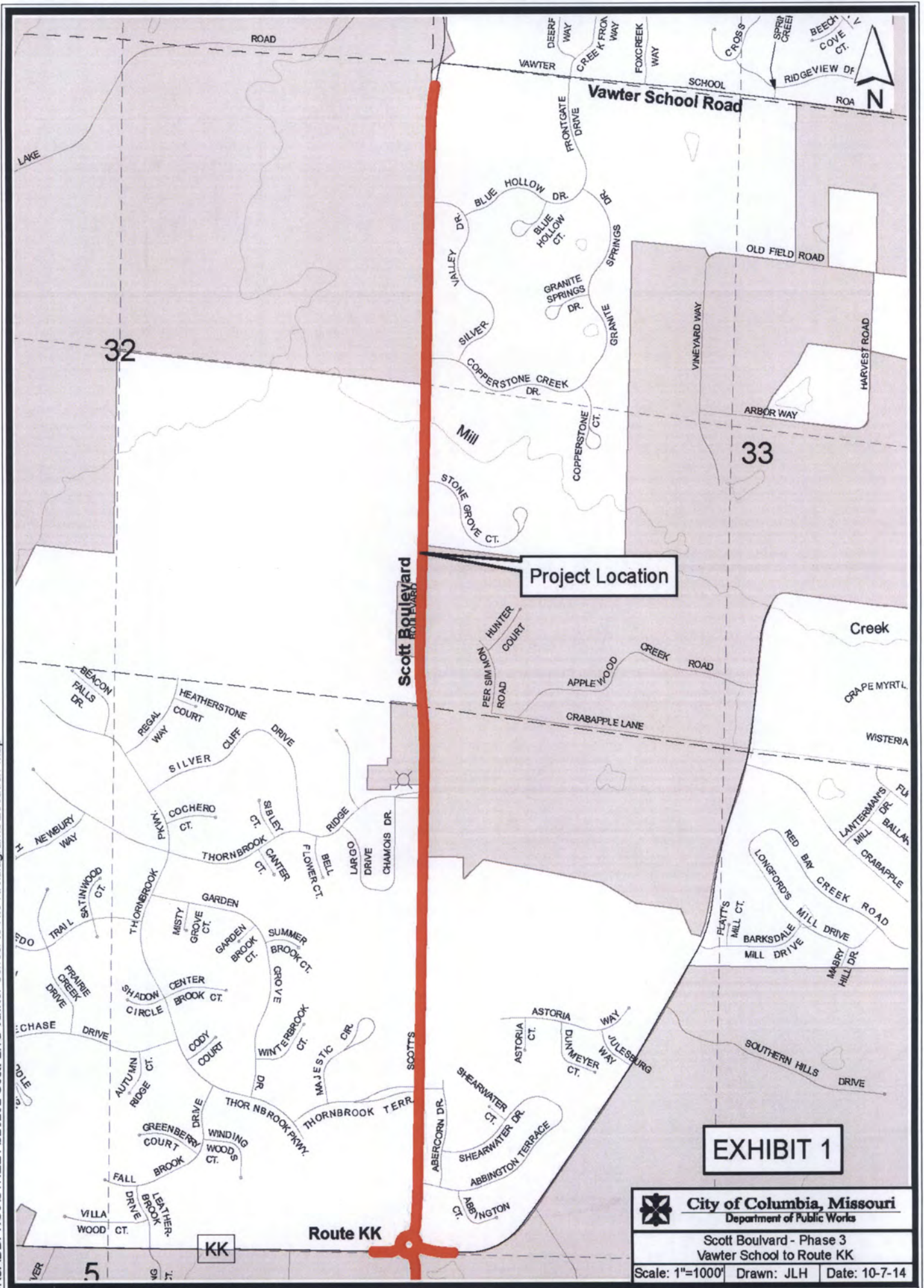
\_\_\_\_\_  
City Counselor




## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Diagrams (construction, route, etc.), Contact Log





**EXHIBIT 1**

	<b>City of Columbia, Missouri</b>		
	Department of Public Works		
	Scott Boulevard - Phase 3 Vawter School to Route KK		
Scale: 1"=1000'	Drawn: JLH	Date: 10-7-14	



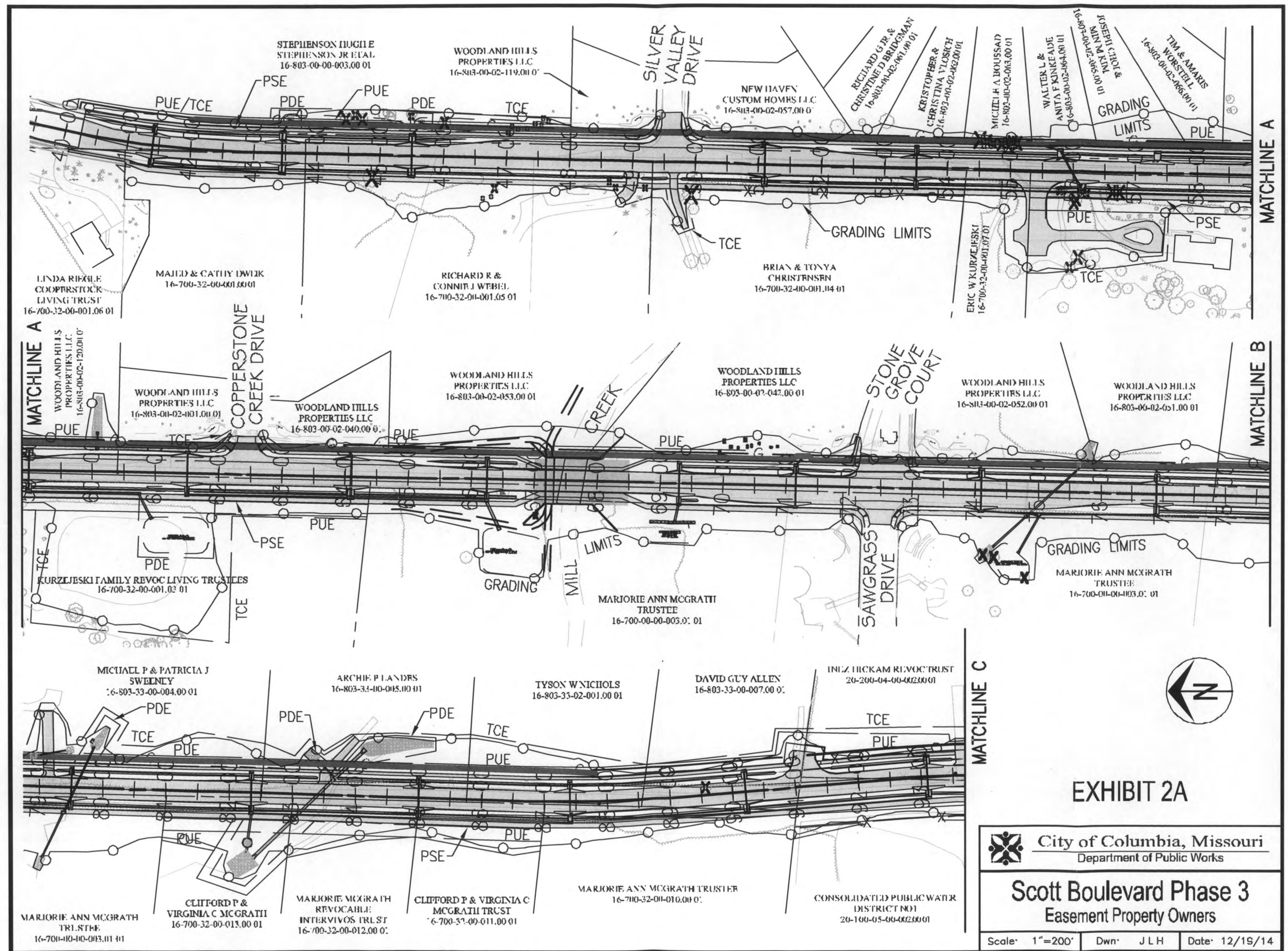
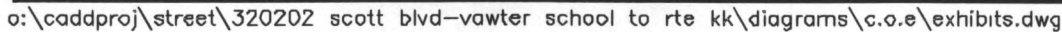


EXHIBIT 2A

City of Columbia, Missouri  
Department of Public Works

**Scott Boulevard Phase 3**  
Easement Property Owners

Scale: 1"=200' Dwn: J L H Date: 12/19/14





CITY OF COLUMBIA, MO PUBLIC WORKS - ENGINEERING DIVISION			NOTIFIED OF 12/2/08 &/OR 4/3/14 I.P. MEETING	ATTENDED 12/2/08 &/OR 4/3/14 I.P. MEETING	NOTIFIED OF 4/20/09 P.H. BY CERT. MAIL	SPOKE WITH ON PHONE OR LEFT MESSAGE	NOTES
PROPERTY OWNER CONTACT LOG							
Project: Scott Boulevard- Vawter School to Route KK By: J. Hudson/N. Hussain							
PARCEL NO./ADDRESS	OWNER NAME	OWNER ADDRESS					
Parcel 1680300000030001 0. VAWTER SCHOOL RD	STEPHENSON HUGH E JR ETAL % B J MCCLATCHEY	5008 STEEPLECHASE DR COLUMBIA MO 65203	X	X	X	10/15/14-Spoke with Dave Knight	Talked with Dave Knight to let him know we are getting ready to start Phase 3 ROW. He said shouldn't be a problem but obviously needs to see what is being taken and that fair value for the property is given. Talked with Turner Jones, no questions at this time.
Parcel 1680333000040001 4900 .SCOTT BLVD	SWEENEY MICHAEL P & PATRICIA J	4900 S SCOTT BLVD COLUMBIA MO 65203	X		X	10/16/14-Spoke with Patricia	Talked with Patricia to let her know the details, she wanted to know how much land we were taking, let her know the ROW agent will have diagrams to show when they meet. She said she is happy to see a change as they have a difficult time accessing Scott.
Parcel 2010000010530001 2010000000020001 2010000010500001  0. THORNBROOK TER SCOTT BLVD	THORNBROOK HOME OWNERS ASSOCIATION	PO BOX 8034 COLUMBIA MO 65205	X		X	10/15/14-Left message 10/16/14-Spoke with Cory 10/20/14-Sent Cory email 10/24/14-Met with Cory 11/7/14-Talked with Cory 11/14/14 Sent e-mail to Cory letting him know that I'll get back with him next week to discuss WQC WML 12/19/14 Sent letter in response to alternate location proposal with new diagram. JC 1/5/15 Sent Cory an e-mail with the revised diagram. WML	10/16/14-Talked with Cory, he stated they are working on tree and shrub plantings around the Thornbrook Terrace entrance. I stated I will provide a diagram showing the WQC location and construction limits so they can plan accordingly. Also mentioned that they had a sidewalk torn up during some utility work for Wyndham plat 3 and wanted to know who to contact about replacement. Sent Cory an email with diagrams and asked about sidewalk replacement. 10/24/14-Nazmul, Wendy and Jennifer met with Cory, provided the color diagrams and plan sheets in that area and a rough sketch of what a WQC will look like on a cross section. He would like to see the drive and parking lot for the lake put back into the plans since that is the only access for owners that are not adjacent to the lake. When explained how payment for trees is done. 11/7/14-Talked with Cory about issues the HOA has with the WQCs, they do not support the WQCs in general but oppose the one by their entrance. Stated they already maintain a ton of City property and do not want to take on maintenance of the cells nor do they want a swampy area. Also stated that prior maintenance agreements with the City have not worked out well. Offered placement of the cell to be coordinated with the school project and placed behind the tennis court
Parcel 2010000011500001 5408 .CHAMPOIS DR	VANDERWERT WAYNE & ANITA J	4902 COCHERO CT COLUMBIA MO 65203	X		ownership change		mailing letter
Parcel 1680300020520001 1680300020510001 1680300020400001 1680300020010001 1680300021200001 1680300020530001  0. STONE GROVE CT COPPERSTONE CREEK SCOTT BLVD	WOODLAND HILLS PROPERTIES LLC	2005 W BROADWAY STE 220 COLUMBIA MO 65203	X		X		mailing letter
Parcel 1680300020660001 4403 .SILVER VALLEY DR	Taraq Abdu-Salah and Abeer Alasali	4403 SILVER VALLEY DR COLUMBIA MO 65203	X		ownership change		mailing letter 12/8/14 Mr. Abu Salah came into the office, explained the project and the need for utility easement. He seemed ok with the process and the project. WML
Parcel 2020000100740001 2020000100730001 2020000100720001 0000, 5803, 5801 .ABERCORN DR	ZOU PROPERTIES LLC	415 STALLWORTH CT COLUMBIA MO 65203	ownership change		ownership change	10/16/14-Spoke with Dave Knight	Talked with ZOU owner, wanted to know if they are permanent easements or temporary. Let him know they are all temporary and said he was ok with that.