

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 163-11

AN ORDINANCE

declaring the need to acquire easements for construction of the Old 63 Grindstone Pedway project between Grindstone Nature Area and Ashland Road and from Bluffdale Drive to and along Moon Valley Road; 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 easements for construction of the Old 63 Grindstone Pedway project between Grindstone Nature Area and Stadium Boulevard and between Bluffdale Drive and Moon Valley Road, described as follows:

DAN HAGAN
PERMANENT TRAIL EASEMENT
PARCEL NO. 17-406-00-00-006.02

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 514, PAGE 948 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BROADWAY VILLAGE SUBDIVISION, RECORDED IN PLAT BOOK 18, PAGE 58, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 514, PAGE 948; THENCE WITH THE NORTH LINE OF SAID BROADWAY VILLAGE SUBDIVISION, S86°29'50"E, 5.95 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH LINE, N30°47'40"E, 14.96 FEET; THENCE N52°03'35"E, 32.47 FEET; THENCE N76°22'00"E, 30.19 FEET; THENCE S85°17'35"E, 88.55 FEET; THENCE 16.27 FEET ALONG A 34.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N80°59'40"E, 16.12 FEET; THENCE S22°43'00"E, 20.00 FEET; THENCE 25.85 FEET ALONG A 54.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT SAID CURVE HAVING A CHORD, S80°59'40"W, 25.60 FEET; THENCE N85°17'35"W, 75.73 FEET; THENCE 56.63 FEET ALONG A 61.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68°06'45"W, 54.62 FEET TO THE NORTH LINE OF SAID BROADWAY VILLAGE SUBDIVISION; THENCE WITH SAID NORTH LINE, N86°29'50"W, 23.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,427 SQUARE FEET, INCLUDING 3,024 SQUARE FEET OF PRESCRIPTIVE RIGHT-OF-WAY FOR MOON VALLEY ROAD.

DAN HAGAN
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 17-406-00-09-001.00

A TRACT OF LAND ALONG THE WEST SIDE OF LOT 1, BROADWAY VILLAGE SUBDIVISION, RECORDED IN PLAT BOOK 18, PAGE 58, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 514, PAGE 547 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BROADWAY VILLAGE SUBDIVISION; THENCE WITH THE WEST LINE OF SAID BROADWAY VILLAGE SUBDIVISION, S29°29'50"E, 248.35 FEET; THENCE LEAVING SAID WEST LINE, N60°30'10"E, 15.00 FEET TO THE WEST LINE OF SAID LOT 1, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST LINE, N57°34'00"E, 1.95 FEET; THENCE S32°08'50"E, 102.81 FEET; THENCE S14°34'15"E, 26.03 FEET TO SAID WEST LINE OF LOT 1; THENCE WITH SAID WEST LINE, N29°29'50"W, 127.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 529 SQUARE FEET, ALL WITHIN THE EXISTING TWELVE (12) FOOT UTILITY EASEMENT ALONG THE WEST LINE OF SAID LOT 1.

DAN HAGAN
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 17-406-00-00-006.02

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 514, PAGE 948 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BROADWAY VILLAGE SUBDIVISION, RECORDED IN PLAT BOOK 18, PAGE 58, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 514, PAGE 948; THENCE WITH THE NORTH LINE OF SAID BROADWAY VILLAGE SUBDIVISION, S86°29'50"E, 4.43 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH LINE, N24°51'40"E, 18.28 FEET; THENCE N57°30'10"E, 31.84 FEET; THENCE N76°22'00"E, 30.35 FEET; THENCE S85°17'35"E, 88.71 FEET; THENCE N84°29'40"E, 15.91 FEET; THENCE S22°43'00"E, 50.51 FEET TO THE NORTH LINE OF SAID BROADWAY VILLAGE SUBDIVISION; THENCE WITH SAID NORTH LINE, N86°29'50"W, 188.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,982 SQUARE FEET, INCLUDING 6,810 SQUARE FEET OF PRESCRIPTIVE RIGHT-OF-WAY FOR MOON VALLEY ROAD AND PROPOSED PERMANENT TRAIL EASEMENT.

LORRI ELISABETH KLINE AND RACHELLE NICOLE MCCOY
PERMANENT TRAIL EASEMENT
PARCEL NO. 17-406-00-01-009.00

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 1865, PAGE 718 AND PART OF LOTS 29, 30 AND 54 OF EAST HIGHLANDS ADDITION, RECORDED IN PLAT BOOK 1, PAGE 11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ½" REBAR AT THE NORTHEAST CORNER OF LOT 2, BLUFF VIEW TERRACE, BLOCK # II, RECORDED IN PLAT BOOK 5, PAGE 55 ON THE WEST RIGHT-OF-WAY LINE OF OLD 63; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, N0°27'50"E, 203.21 FEET; THENCE 70.68 FEET ALONG A 1392.69-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N0°59'25"W, 70.67 FEET; THENCE S87°33'25"W, 20.00 FEET; THENCE 51.61 FEET ALONG A 1372.69-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT SAID CURVE HAVING A CHORD, N3°31'15"W, 51.61 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 1865, PAGE 718 AND THE

NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1979, PAGE 210, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF SAID TRACT, N68°53'10"W, 55.28 FEET; THENCE LEAVING SAID NORTH LINE, N32°36'20"E, 58.33 FEET; THENCE N69°03'45"W, 129.63 FEET; THENCE N10°38'25"W, 11.71 FEET; THENCE N12°41'35"E, 13.60 FEET; THENCE N42°17'40"E, 14.77 FEET; THENCE N69°55'35"E, 9.44 FEET; THENCE S71°07'05"E, 14.61 FEET; THENCE S47°31'10"E, 19.26 FEET; THENCE S59°51'10"E, 10.29 FEET; THENCE S72°14'35"E, 10.86 FEET; THENCE S84°58'15"E, 10.86 FEET; THENCE N82°57'35"E, 9.75 FEET; THENCE N76°51'10"E, 36.83 FEET TO SAID WEST RIGHT-OF-WAY LINE OF OLD 63; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, 137.95 FEET ALONG A 1,372.69-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S7°28'35"E, 137.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,082 SQUARE FEET.

LORRI ELISABETH KLINE AND RACHELLE NICOLE MCCOY
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 17-406-00-01-009

AN IRREGULAR SHAPED PARCEL OF LAND ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A TRUSTEE'S DEED IN BOOK 1865 AT PAGE 718 OF THE BOONE COUNTY ROECRDS; SITUATE IN THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF LOT 2 OF BLUFF VIEW TERRACE BLOCK #II AS RECORDED IN PLAT BOOK 5 AT PAGE 55 OF SAID RECORDS, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF OLD 63; THENCE ALONG SAID LINE N.0°27'50"E., 203.21 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,392.69 FEET A DISTANCE OF 70.68 FEET (THE CHORD OF SAID CURVE HAVING BEARING AND DISTANCE OF N.0°59'25"W., 70.67 FEET); THENCE S.87°33'25"W., 20.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,372.69 FEET A DISTANCE OF 51.61 FEET (THE CHORD OF SAID CURVE HAVING BEARING AND DISTANCE OF N.3°31'15"W., 51.61 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACK; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTH LINE OF SAID TRACT N.68°53'10"W., 55.28 FEET; THENCE N.32°36'20"E., 53.22 FEET; THENCE N.69°03'45"W., 149.80 FEET; THENCE N.20°56'15"E., 80.80 FEET; THENCE N.12°30'10"W., 12.90 FEET; THENCE S.77°29'50"W., 38.10 FEET; THENCE N.12°37'00"W., 25.45 FEET; THENCE N.77°23'00"E., 138.32 FEET TO SAID WEST RIGH-OF-WAY LINE; THENCE ALONG SAID LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,372.69 FEET A DISTANCE OF 257.39 FEET (THE CHORD OF SAID CURVE HAVING BEARING AND DISTANCE OF S.9°58'10"E.,

257.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,863 SQUARE FEET EXCLUSIVE OF THE PROPOSED PERMANENT TRAIL EASEMENT.

HOMAYOUN TAALIMI
PERMANENT TRAIL EASEMENT
PARCEL 17-406-00-00-006.01

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2411, PAGE 125 AND PART OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 482, PAGE 738A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 482, PAGE 738A ON THE WEST RIGHT-OF-WAY LINE OF MOON VALLEY ROAD; THENCE WITH THE SOUTH LINE THEREOF, S47°10'00"W, 6.24 FEET; THENCE LEAVING SAID SOUTH LINE, N32°25'50"W, 87.09 FEET; THENCE N57°34'10"E, 6.00 FEET; THENCE N32°25'50"W, 114.87 FEET; THENCE N60°02'40"E, 8.81 FEET TO THE EAST LINE OF SAID SURVEY; THENCE WITH SAID EAST LINE, S29°57'20"E, 200.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,417 SQUARE FEET.

HOMAYOUN TAALIMI
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 17-406-00-00-006.01

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2411, PAGE 125 AND PART OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 482, PAGE 738A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 482, PAGE 738A ON THE WEST RIGHT-OF-WAY LINE OF MOON VALLEY ROAD; THENCE WITH THE SOUTH LINE THEREOF, S47°10'00"W, 6.24 FEET; THENCE LEAVING SAID SOUTH LINE, N32°25'50"W, 87.09 FEET; THENCE N57°34'10"E, 2.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N32°25'50"W, 94.78 FEET; THENCE N57°34'10"E, 4.00 FEET; THENCE S32°25'50"E, 94.78 FEET; THENCE S57°34'10"W, 4.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 379 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 _____, 2011.

ATTEST:

City Clerk

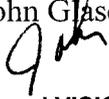
Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source:

John Glascock

**FISCAL and VISION NOTES:**

City Fiscal Impact Enter all that apply:	
\$284,400	City's current net FY cost.
\$284,400	Amount of Funds Already appropriated
Unknown until bid	Amount of budget amendment needed
	Estimated 2 yr net costs:
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
Item #12	Primary Vision, Strategy and/or Goal Item#
Item #12.4	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

Agenda Item No. _____

TO: City Council

FROM: City Manager and Staff 

DATE: June 10, 2011

RE: Old 63 Grindstone Pedway Easement Acquisition and Authorization to Bid through the Purchasing Division

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration an ordinance authorizing the acquisition of easements necessary to construct the Old 63 Grindstone Pedway and an ordinance authorizing bidding the project through the Purchasing division. The public hearing for this project was held on April 4, 2011 and was tabled until the May 2, 2011 meeting. After the April 4th public hearing, staff worked with a property owner to address concerns that the proposed design impacted their existing driveway at the location where the trail crosses under Old 63. Staff modified the plan to address the property owner's concerns and the project was approved at the May 2nd public hearing. Staff will continue to work with the owners during right-of-way negotiation.

DISCUSSION:

At the May 2, 2011 public hearing, council directed staff to proceed with the Old 63 Grindstone Pedway project. The proposed work includes a north segment and a south segment both of which augment the Parks Department's Hinkson Creek trail and Pedway project along Old 63 as shown on the attached diagram.

The north portion is approximately 1,600 feet long and includes construction of a 10' pedway and trail from Bluffdale Drive to, and along, Moon Valley Road. Included is a pedestrian trail that cuts under the Old 63 bridge as well as a pedestrian bridge over Hinkson Creek to connect with Moon Valley Road. The south portion is approximately 1,400 feet long and involves widening the sidewalk on the west side of Old 63 to an 8' pedway from Ashland Road to Grindstone Nature Area.

This project is being constructed mostly on existing City right-of-way. Permanent trail easements are needed from three landowners and temporary construction easements are needed from two landowners.

FISCAL IMPACT:

The total cost for the project is estimated at \$1.66 million and will be paid for with Non-Motorized Transportation (GetAbout) funds.

VISION IMPACT:

Consistent with the goals of creating a safe, interconnected, non-motorized transportation network and a safe network of trails.

SUGGESTED COUNCIL ACTIONS:

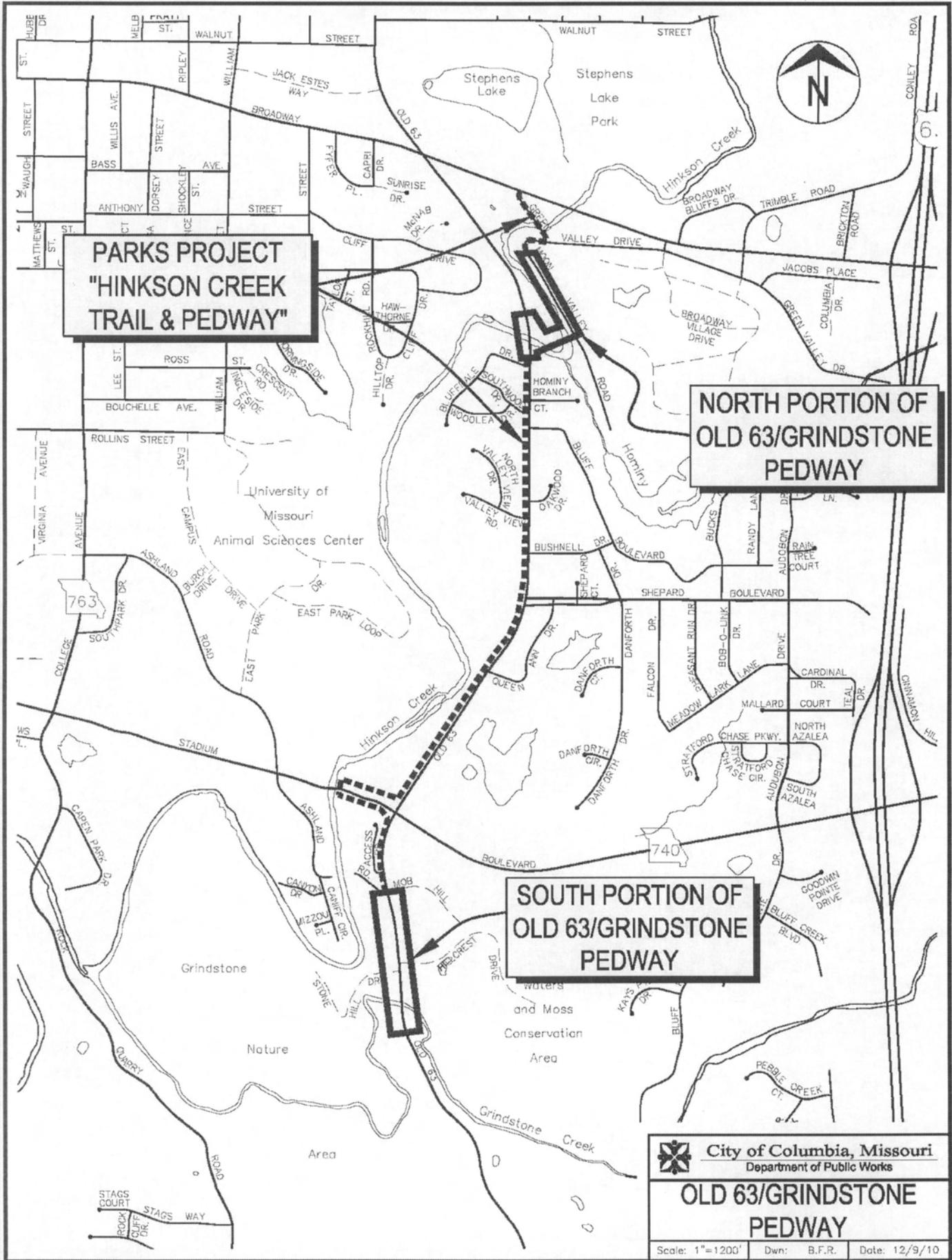
Approve the ordinances to move forward with right-of-way acquisition and bidding the Old 63 Grindstone Pedway project through the Purchasing division.

**PUBLIC WORKS DEPARTMENT
PHONE LOG CONTACT SHEET**

Project Name Old 63 Grindstone Pedway

Staff Name Ted Curtis

Contact Name/Parcel #	Owner/Tenant	Date of Contact	Time	Notes
Dan Hagan – Phone Call	Owner	12/4/2010	PM	Dan seemed ok with the project. Fence to stay in place. E-mailed pdf of plan showing his parcels 12/6
Homayoun Taalimi	Owner	12/6/2010	n/a	Unable to locate phone number. Sent letter 12/6/2010. No response.
Lorri Kline & Rachelle McCoy	Owner	12/3/2010	4:00	Met with Lorri, went over landscaping plan. She said she would look at it and get back to me if she had questions. Not happy with project. We did a major re-design (eliminated a tunnel under Old 63) based on earlier meetings with her and Rachelle.
Lorri Kline – follow up 1		4/4/11	9:00 am	<ol style="list-style-type: none"> 1. She doesn't want the trail period and will tell the Council that. 2. The current design limits her to her north driveway branch, which is hard to get in and out of. If you are going southbound on Old 63 you can't make the turn into the north leg. (My response was that we could fix the driveway issue, which often is done during ROW negotiations). This is a new issue - she hadn't mentioned it last time we met. We certainly can change the design to make her driveway work.
Homayoun Taalimi follow up		4/4/11	9:30	Mehrdad, her son called and stopped by. We will need to acquire a 10 x 150 permanent easement from them along one side of the property. He seemed ok, mentioned he had long term plans to put a storage locker facility there. I mentioned that it was in the floodplain.
Lorri Kline – follow up 2		4/14/11	11:00 am	The City met on site with Lorri and the design engineer and worked out a new driveway alignment that would meet her needs.
Lorri Kline – follow up 3		4/26/11	10:00 am	Met with Lorri in her office, she was ok with concept dwgs, will work out the details with staff.
Lorri Kline – follow up 4		6/2/11	9:00 am	Met with Lorri in her office, to go over final easement description.



**PARKS PROJECT
"HINKSON CREEK
TRAIL & PEDWAY"**

**NORTH PORTION OF
OLD 63/GRINDSTONE
PEDWAY**

**SOUTH PORTION OF
OLD 63/GRINDSTONE
PEDWAY**


City of Columbia, Missouri
 Department of Public Works
**OLD 63/GRINDSTONE
PEDWAY**
 Scale: 1"=1200' Dwn: B.F.R. Date: 12/9/10

PREPARED BY:
ALLSTATE
CONSULTANTS

OCT. 14, 2010

PARCEL NO. 17-406-00-00-006.02
DAN HAGAN, OWNER
QUIT-CLAIM DEED RECORDED
IN BOOK 514, PAGE 948

GREEN VALLEY DRIVE

PROPOSED TEMPORARY
CONSTRUCTION EASEMENT

PROPOSED PERMANENT
TRAIL EASEMENT

PROPOSED TRAIL

PRESCRIPTIVE R/W

NW CORNER OF
BROADWAY VILLAGE
SUBDIVISION

DEDICATED R/W

BROADWAY VILLAGE SUBDIVISION

MOON VALLEY ROAD
(EXISTING GRAVEL SURFACE)

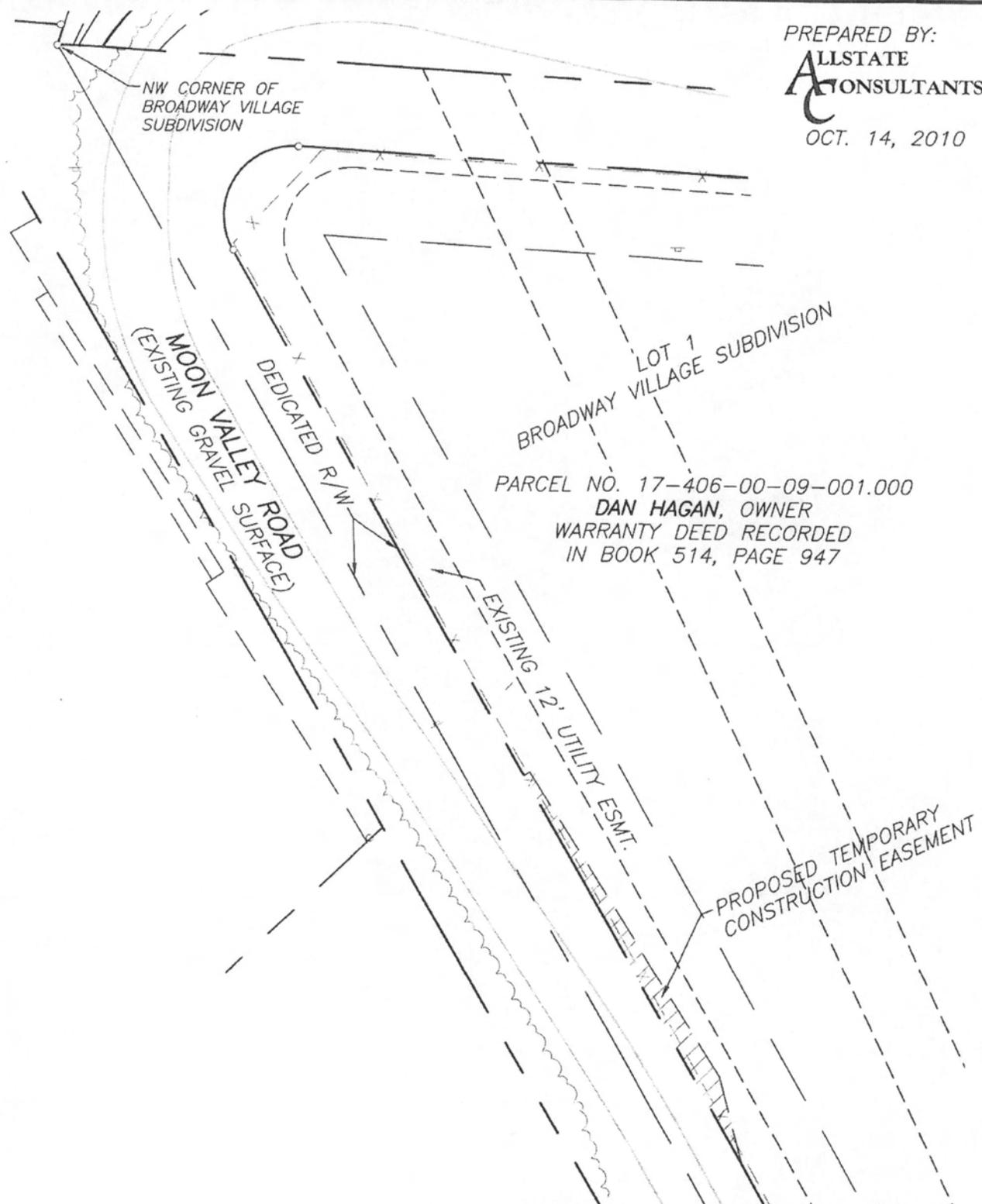
PROPOSED PERMANENT EASEMENT: 403 SQ. FT. (NET)
PROPOSED TEMPORARY EASEMENT: 172 SQ. FT. (NET)



SCALE: 1" = 30'

DISPLAY OF PROPOSED TRAIL EASEMENTS OLD 63 GRINDSTONE PEDWAY

PREPARED BY:
ALLSTATE
CONSULTANTS
OCT. 14, 2010



PARCEL NO. 17-406-00-09-001.000
DAN HAGAN, OWNER
WARRANTY DEED RECORDED
IN BOOK 514, PAGE 947

PROPOSED TEMPORARY EASEMENT: 529 SQ. FT.



SCALE: 1" = 40'

DISPLAY OF PROPOSED TRAIL EASEMENTS OLD 63 GRINDSTONE PEDWAY

JOB 07300.02

PREPARED BY:
A ALLSTATE
CONSULTANTS

OCT. 4, 2010

PARCEL NO. 17-406-00-00-006.01
HOMAYOUN TAALIMI, OWNER
QUIT-CLAIM DEED RECORDED
IN BOOK 2411, PAGE 125

MOON VALLEY ROAD
(EXISTING GRAVEL SURFACE)

EXISTING R/W

PROPOSED TEMPORARY
CONSTRUCTION EASEMENT

PROPOSED PERMANENT
TRAIL EASEMENT

PROPOSED PERMANENT EASEMENT: 1,417 SQ. FT.
PROPOSED TEMPORARY EASEMENT: 379 SQ. FT.

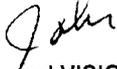
SCALE: 1" = 30'

DISPLAY OF PROPOSED TRAIL EASEMENTS OLD 63 GRINDSTONE PEDWAY

JOB 07300.02

Source:

John Glascock



FISCAL and VISION NOTES:

Agenda Item No. Supplemental Item B

TO: City Council

FROM: City Manager and Staff

DATE: April 26, 2011

RE: Supplemental Report - Public Hearing Old 63 Grindstone Pedway



City Fiscal Impact Enter all that apply:	
\$55,418	City's current net FY cost.
\$284,400	Amount of Funds Already appropriated
Unknown until bid	Amount of budget amendment needed
\$0	Estimated 2 yr net costs: One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
12	Primary Vision, Strategy and/or Goal Item#
12.4.1 12.4.2	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a supplemental report regarding concerns expressed by landowner Lorri Kline at the April 4, 2011 public hearing for the Old 63 Grindstone Pedway project. After meeting on site with Ms Kline to discuss acceptable solutions, concept drawings were created showing the preferred configuration. Ms Kline agreed that the general concept shown is acceptable to her and would work out the details with City staff.

DISCUSSION:

At the April 4, 2011 public hearing, Ms Kline stated that she was a landowner next to the proposed trail where the trail loops under the Old 63 Hinkson Creek bridge. Ms Kline expressed concern that the proposed design impacted her existing driveway and made it impossible for her to enter her property from southbound Old 63.

Staff, the design consultant and Councilperson Hoppe met on site with Ms Kline on April 14 to investigate options. The preferred option was to remove the existing circle driveway and rebuild the area with a new concrete driveway and a trail separated by a landscape screen from the Kline residence. The attached concept drawings were presented to Ms Kline on April 26. Ms Kline agreed with the general approach shown on the concept drawings and indicated she would work with City staff on the details as the design moves forward.

FISCAL IMPACT:

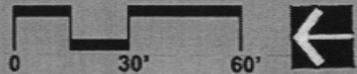
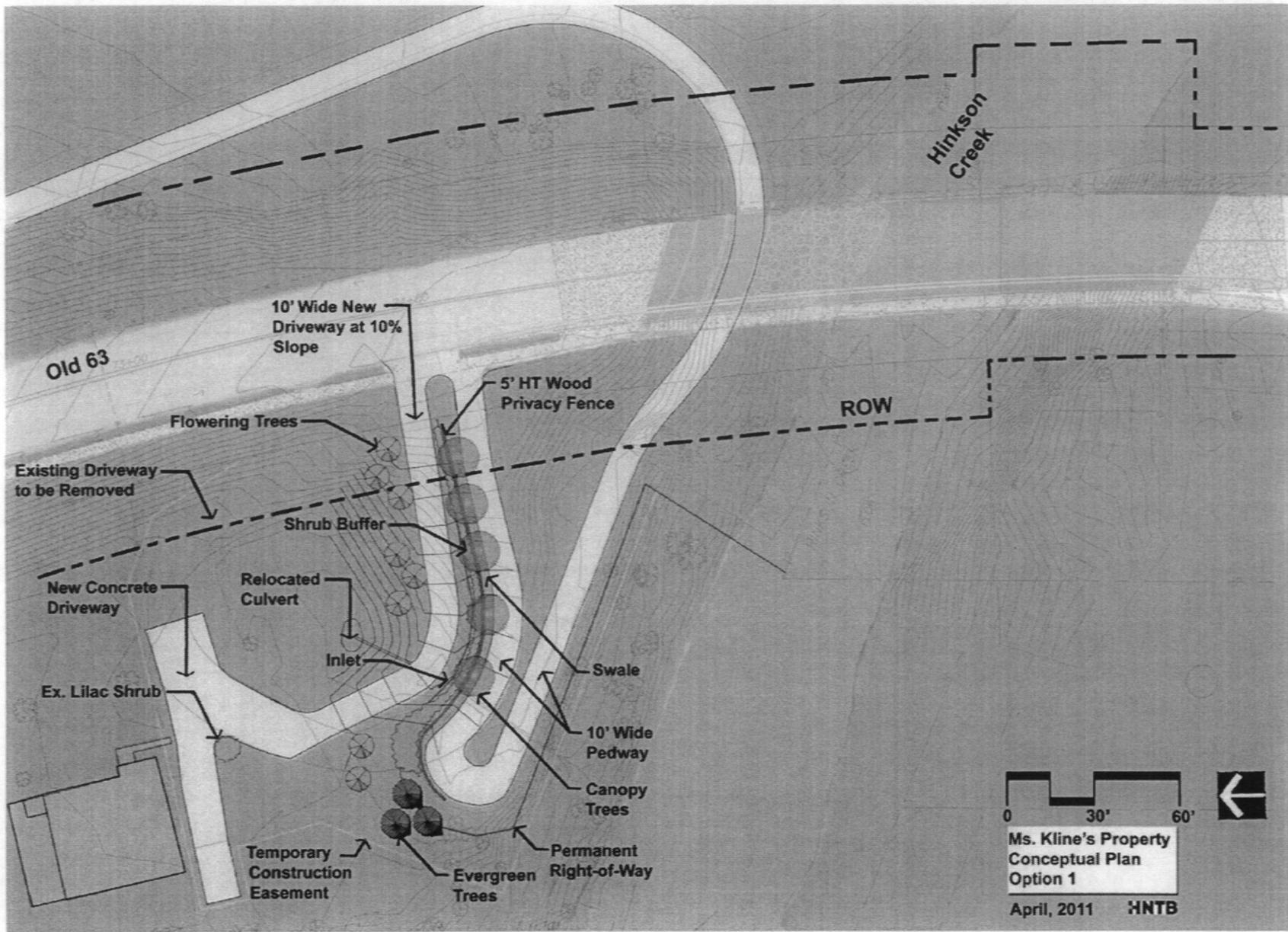
The total cost for this project (design, acquisition and construction) is estimated to be \$1.66 million. This project is being paid for with Non-Motorized Transportation (GetAbout) funds. The changes discussed with Ms Kline will add only a small percentage to the cost of the project.

VISION IMPACT:

Consistent with the goals of creating a safe, interconnected, non-motorized transportation network and a safe network of trails.

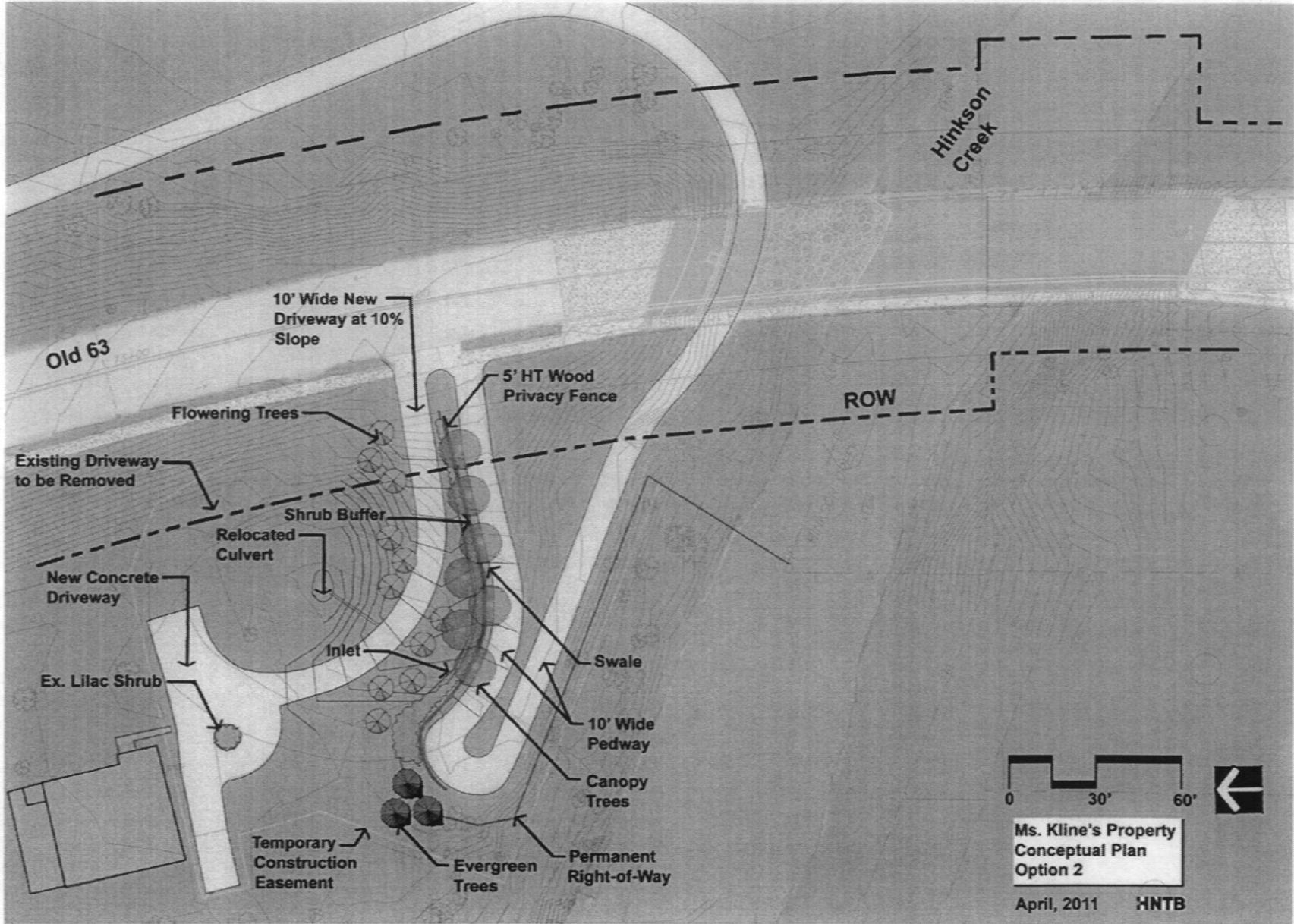
SUGGESTED COUNCIL ACTIONS:

Following Council discussion and public input, Council should make a motion directing the staff to proceed with plans and specifications for the project.



Ms. Kline's Property
 Conceptual Plan
 Option 1

April, 2011 HNTB



Source:
John Glascock

Agenda Item No. ^{Jun 11 C}

COPY

FISCAL and VISION NOTES:

City Fiscal Impact Enter all that apply:	
\$55,418	City's current net FY cost.
\$284,400	Amount of Funds Already appropriated
Unknown until bid	Amount of budget amendment needed
Estimated 2 yr net costs:	
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
12	Primary Vision, Strategy and/or Goal Item#
12.4.1 12.4.2	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

TO: City Council
FROM: City Manager and Staff 
DATE: February 28, 2010
RE: Public Hearing Old 63 Grindstone Pedway

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a resolution setting a public hearing for April 4, 2011 concerning the Old 63 Grindstone Pedway project. This project augments a Parks Department project that is now under construction, thus completing the Grindstone Nature Area to Stephens Lake Park portion of the Hinkson Creek Trail system. See attached diagram. The Old 63 Grindstone Pedway is funded with Get About funds.

DISCUSSION:

An Interested Party meeting was held on February 29, 2008 for both the Old 63 Pedway and the Park Department's Hinkson Creek Trail project. Following the Interested Parties meeting a public hearing was held for the Parks Department's project which is currently under construction.

The design concept for the Old 63 Pedway was reevaluated in order to address public comments and to reduce project costs. The re-design reduced the estimated total cost from \$2.4 million to \$1.7 million. The Old 63 Grindstone Pedway includes a north segment and a south segment both of which augment the Parks Department's project as shown on the attached diagram.

The north portion of the Old 63 Grindstone Pedway is approximately 1,600 feet long and includes construction of a 10' pedway from Bluffdale Drive to, and along, Moon Valley Road. The major features of the north section include:

- a) increasing the sidewalk width from 4 ft to 7 - 8 ft on the west side of the Old 63 bridge over Hinkson Creek. The sidewalk widening is being achieved by narrowing the roadway width over the bridge. The reconfigured bridge will accommodate the 8 ft sidewalk, two 11 vehicle lanes and a 5 ft bicycle lane on the east side of the road.
- b) constructing a 10' wide concrete trail looping under the Old 63 bridge on the north bank of the Hinkson Creek and;
- c) constructing a pedestrian Bridge over Hinkson Creek to connect with Moon Valley Drive.

The south portion of the Old 63 Grindstone Pedway is approximately 1,400 feet long and includes widening the sidewalk on the west side of Old 63 to an 8' pedway from Ashland Road to Grindstone Nature Area. The sidewalk widening along the roadway is being achieved by shifting the roadway centerline 5 ft eastward to reduce impact to adjacent property owners on the west. The sidewalk widening on the Old 63 bridge over Grindstone Creek is also accomplished by narrowing the vehicle lanes as described earlier. A typical cross section for widening the Old 63 bridges on the north and south sections is attached.

There are four properties (three owners) where easements will be required. An ordinance to acquire easements will be forwarded for consideration at a future council meeting.

FISCAL IMPACT:

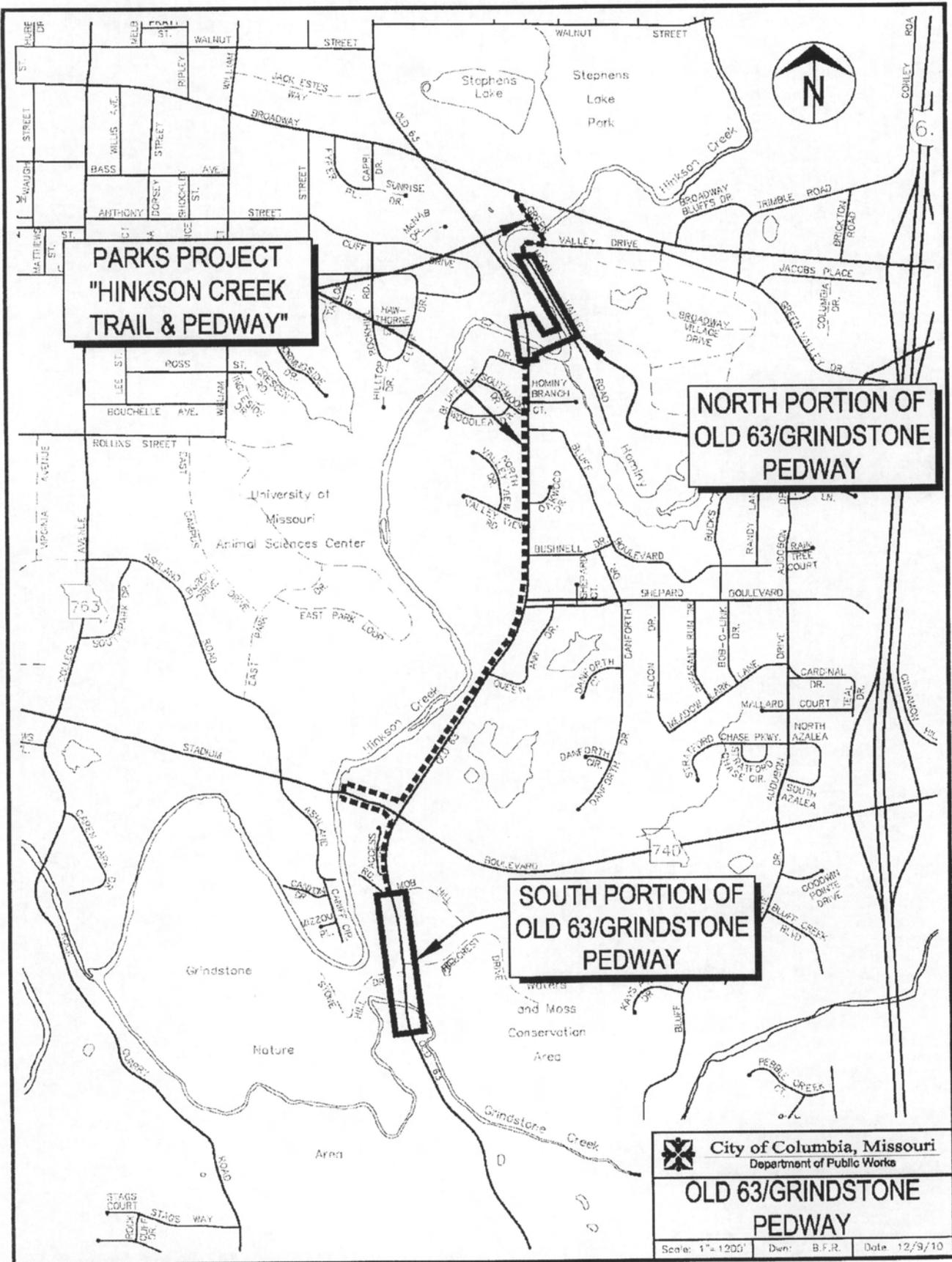
The total cost for this project (design, acquisition and construction) is estimated to be \$1.66 million. This project is being paid for with Non-Motorized Transportation (GetAbout) funds.

VISION IMPACT:

Consistent with the goals of creating a safe, interconnected, non-motorized transportation network and a safe network of trails.

SUGGESTED COUNCIL ACTIONS:

Following Council discussion and public input, Council should make a motion directing the staff to proceed with plans and specifications for the project.

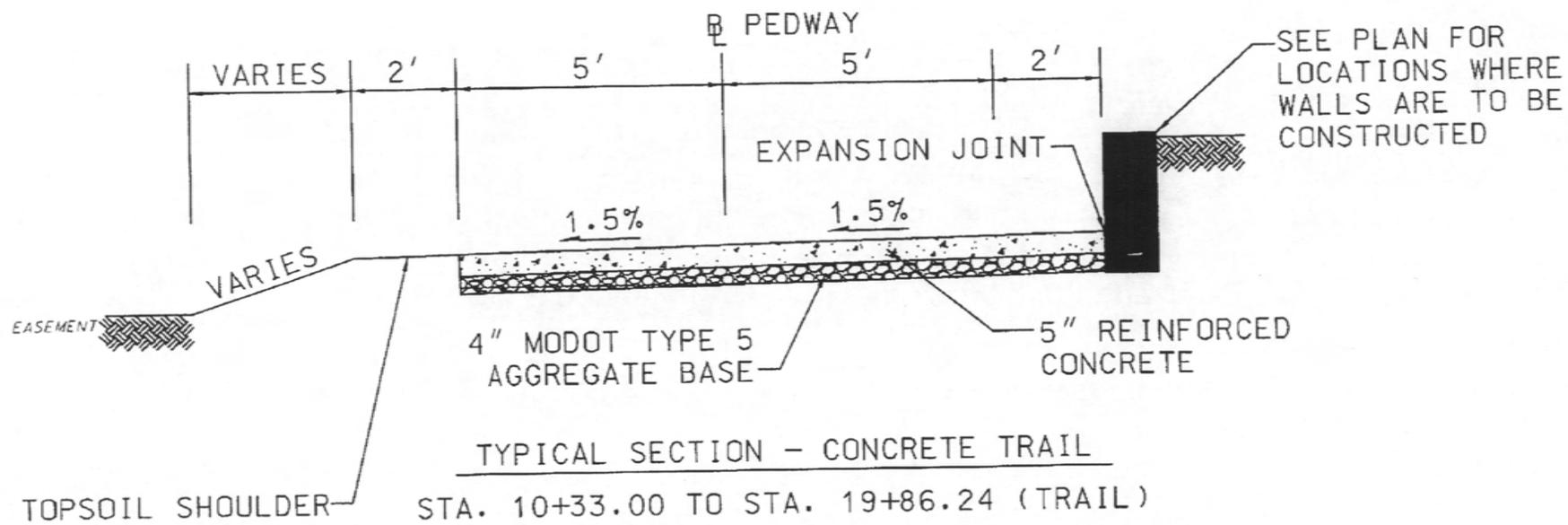


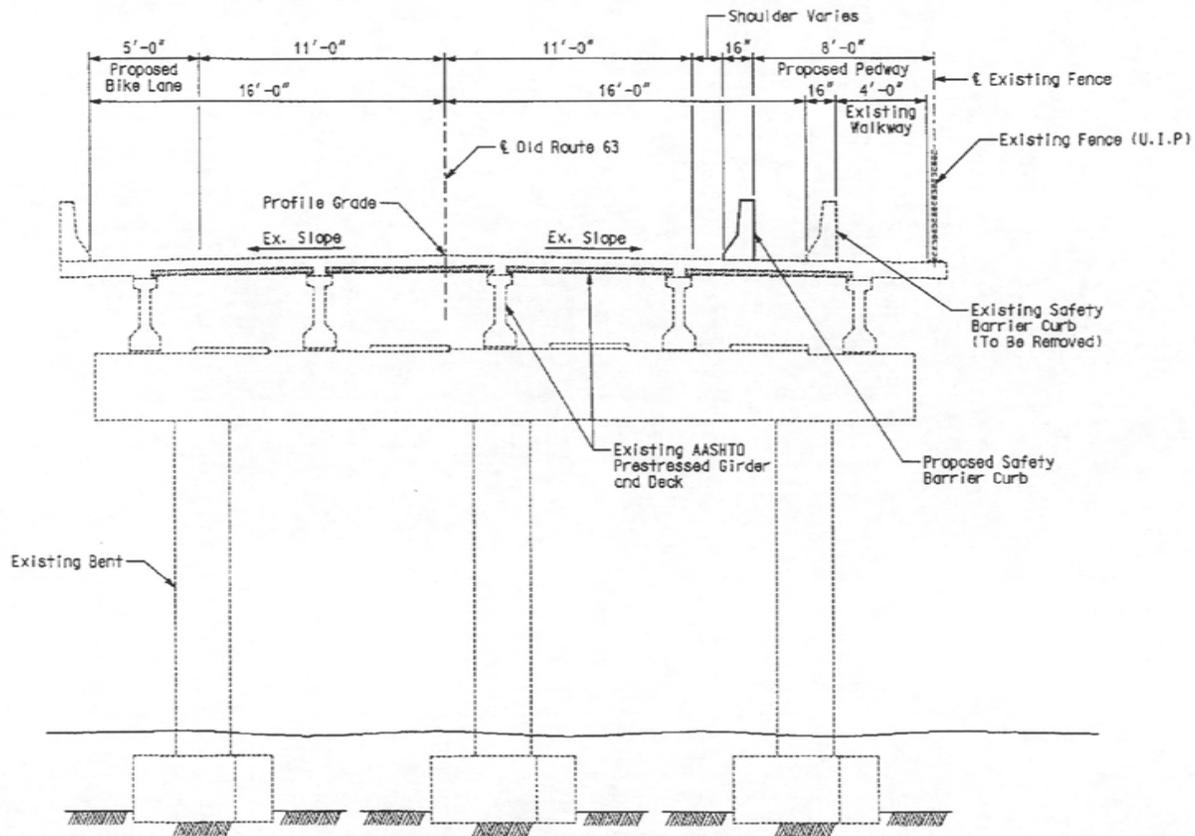
**PARKS PROJECT
"HINKSON CREEK
TRAIL & PEDWAY"**

**NORTH PORTION OF
OLD 63/GRINDSTONE
PEDWAY**

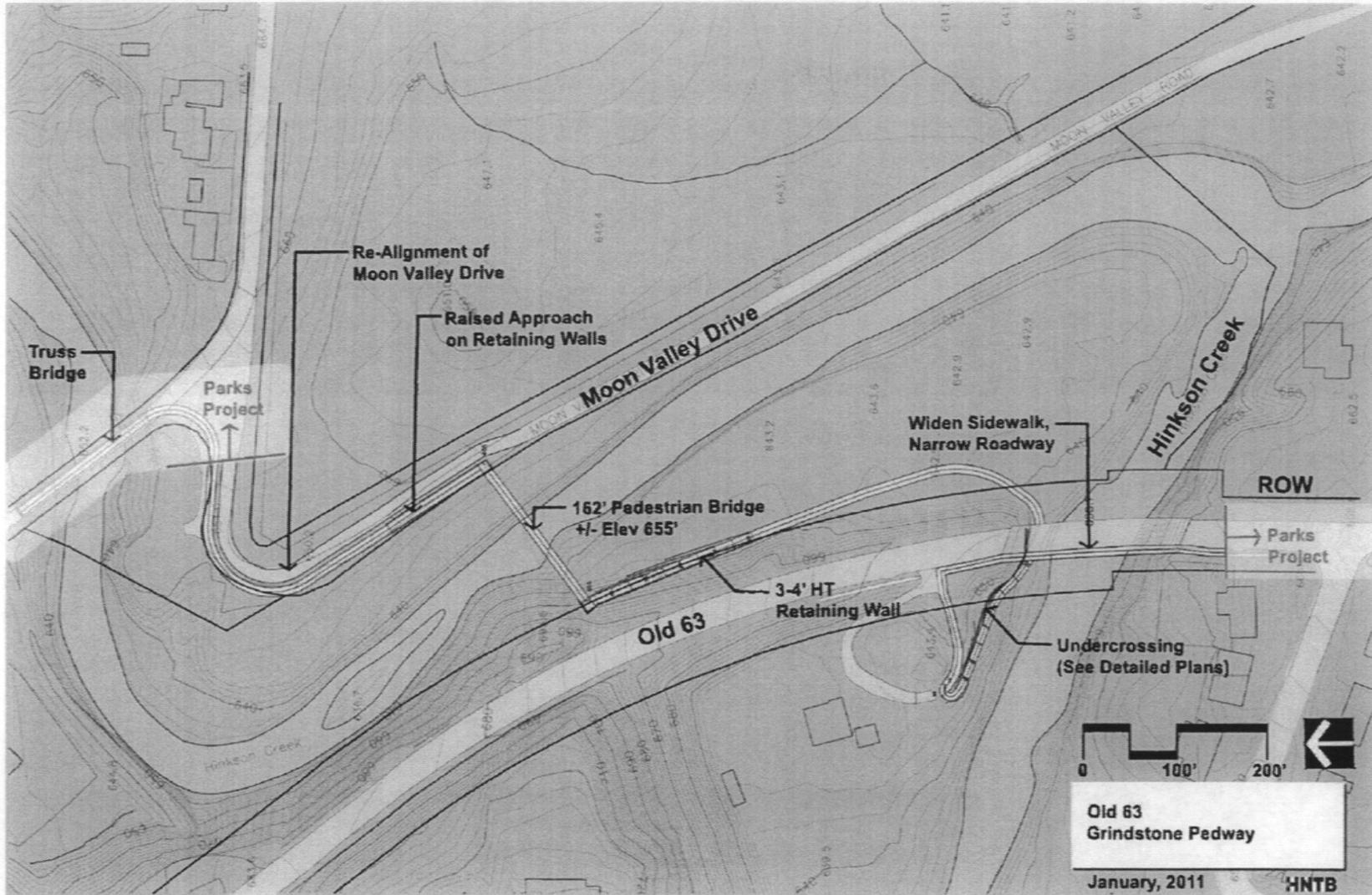
**SOUTH PORTION OF
OLD 63/GRINDSTONE
PEDWAY**

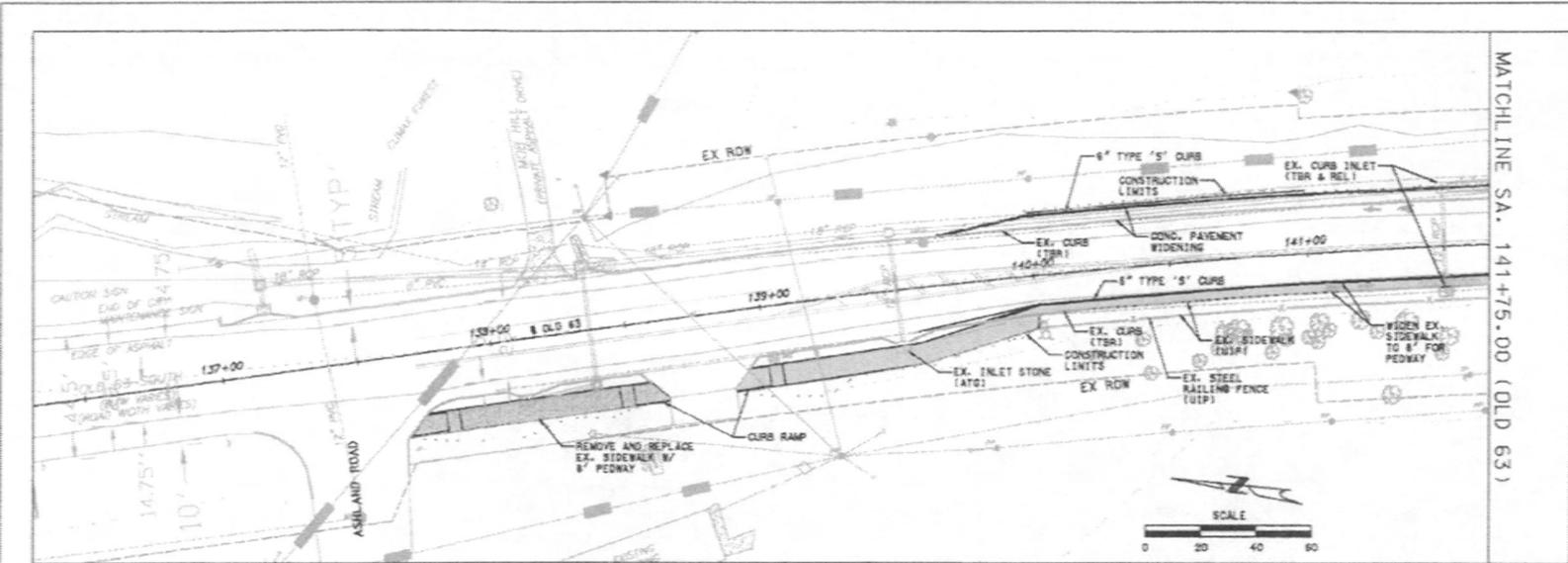
	City of Columbia, Missouri Department of Public Works	
	OLD 63/GRINDSTONE PEDWAY	
	Scale: 1" = 1200'	Draw: B.F.R.



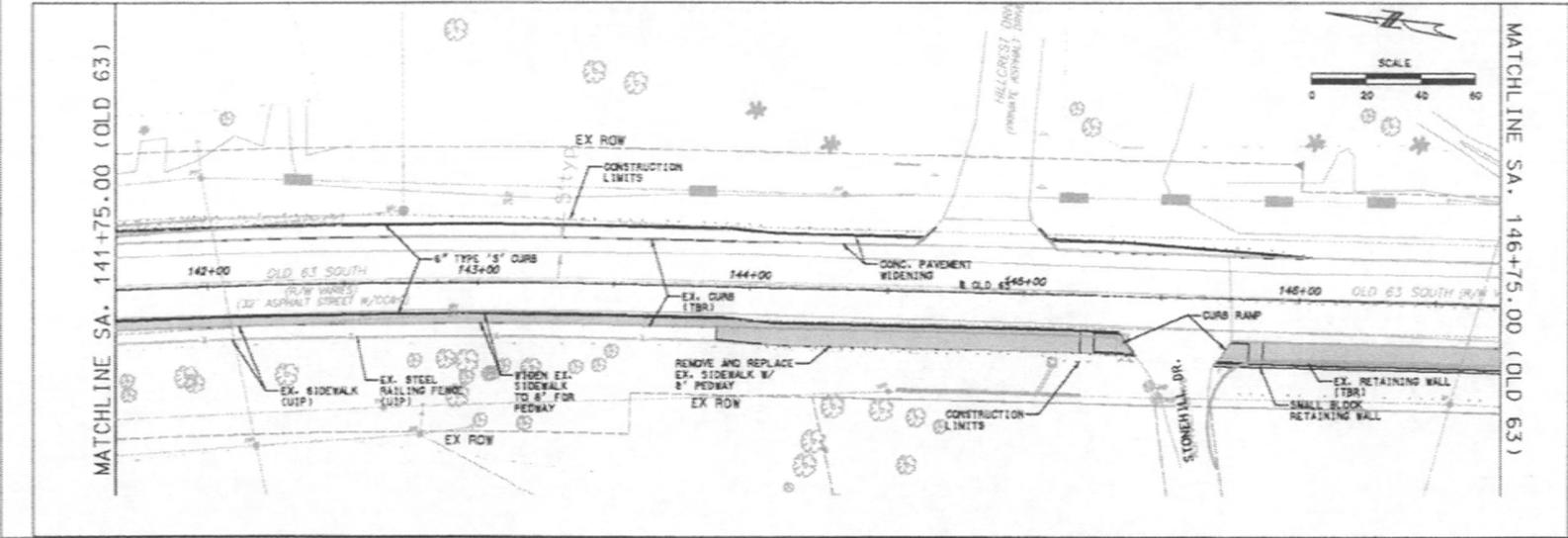


TYPICAL SECTION





MATCHLINE SA. 141+75.00 (OLD 63)

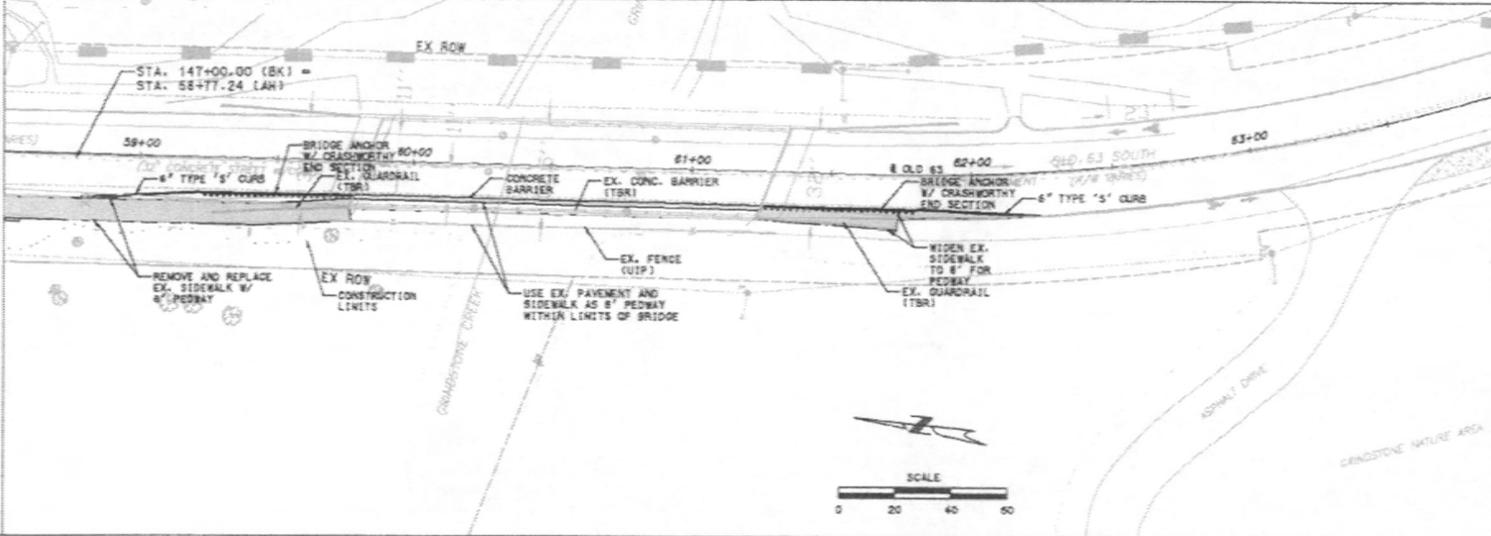


MATCHLINE SA. 146+75.00 (OLD 63)

DATE: _____ DESCRIPTION: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____	
Old 63 Grindstone Pedway Columbia, Missouri	
Columbia Public & Recreational Department Planning & Design Division 1111 14th Street Columbia, MO 65201 (635) 872-7400	
HNTB 211 WEST WASHINGTON SUITE 1000 COLUMBIA, MISSOURI 65201 TEL: 635-7500 FAX: 635-7501	

ALL DRAWINGS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

MATCHLINE SA. 146+75.00 (OLD 63)



HNTB MISSOURI CONSULTING ENGINEERS 1100 SOUTH MAIN STREET COLUMBIA, MISSOURI 65201 (573) 744-4000	COLUMBIA PARKS & RECREATION DEPARTMENT 1 SOUTH MAIN STREET COLUMBIA, MISSOURI 65201 (573) 744-4000	Old 63 Grindstone Pedway Columbia, Missouri	
		DATE: _____ DESCRIPTION: _____ Y&M: _____	SHEET NO. 45871 PROJECT NO. CPR-9999(508) PRELIMINARY DATE: 8/20/2010 DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

Introduced by _____ Council Bill No. R 22-11

A RESOLUTION

declaring the necessity for construction of the Old 63 Grindstone Pedway project between Grindstone Nature Area and Stadium Boulevard and between Bluffdale Drive and Moon Valley Road; stating the nature of and the estimate of the cost of the improvement; providing for payment for the improvement; providing for compliance with the prevailing wage law; and setting a public hearing.

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

SECTION 1. The City Council deems the construction of the Old 63 Grindstone Pedway project between Grindstone Nature Area and Stadium Boulevard and between Bluffdale Drive and Moon Valley Road, necessary to the welfare and improvement of the City.

SECTION 2. The nature and scope of the improvement shall consist of furnishing all labor, materials, transportation, insurance and all other items, accessories and incidentals thereto necessary for the complete construction of the improvements.

SECTION 3. The estimated cost of this improvement is \$1,665,000.00.

SECTION 4. Payment for this improvement shall be made from Non-Motorized Transportation Funds and such other funds as may be lawfully appropriated.

SECTION 5. Any work done in connection with the construction of the improvement specified above shall be in compliance with the provisions of the prevailing wage laws of the State of Missouri. The City shall also cause to be inserted into the contract a stipulation that all laborers and mechanics employed by the contractor or subcontractors in the performance of work under the contract shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act.

SECTION 6. A public hearing in respect to this improvement will be held in the Council Chamber of the City Hall Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on April 4, 2011. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2011.