


Source:

Mike Hood



TO: City Council
FROM: City Manager and Staff 
DATE: September 11, 2006
RE: Public Hearing – Proposed County House Branch Trail

Fiscal Impact

YES x

NO

Other Info.

SUMMARY: At the September 5th City Council meeting, the Council reviewed a staff report which summarized staff's discussions with private property owners potentially impacted by the proposed County House Branch Trail (see attachment A). Following Council review of the report, a motion was passed directing staff to schedule a public hearing on the proposed trail project for the October 2, 2006, City Council meeting. This resolution schedules the public hearing for that date.

The September 5th staff report identified various options for routing both the Twin Lakes to Stadium and Stadium to Cowan Drive/Rollins Road sections of the proposed trail. Staff recommends that the Council receive comments on the various routing options during the public hearing. Following the public hearing, if Council wants to proceed with the acquisition of right-of way for the trail, directions should be provided to staff as to the preferred routing options. Estimated cost for right-of-way acquisition is \$242,000.

DISCUSSION: In March of 2006 staff provided Council with a report (see attachment B) identifying routing options and estimating costs for the acquisition and development of the proposed County House Branch Trail. The proposed trail was designed to connect the City's Twin Lakes Recreation Area/MKT Trail to the Cowan Drive/Rollins Road area by generally following the drainage of the County House Branch. After reviewing the March report, Council directed staff to contact the private property owners impacted by the proposed trail to determine their level of support for the project and the potential to acquire the needed right-of-way for the trail.

At the September 5, 2006, Council meeting, staff provided Council with a follow-up report (Attachment A) based on staff's discussion with the private property owners. That report concluded that acquisition of right-of-way for the section of trail from Twin Lakes to Stadium Drive appeared feasible through negotiations with the affected property owners. The report also noted that several of the impacted property owners north of Stadium expressed strong opposition to the proposed routing of the section of trail leading from Stadium to Cowan Drive/Rollins Road. Two additional options for the routing of this section of trail were identified (see attachment A). Staff recommended that, if the Council decided to proceed with a public hearing on the project, all three options be considered during the hearing. Following the public hearing, a

determination can be made as to the preferred option or options for routing the trail.

As per Council direction at the September 5 council meeting, this resolution schedules a public hearing on the proposed County House Branch Trail for the October 2nd City Council meeting. Estimated cost for the acquisition of the necessary right-of-way for the trail is \$242,000. Following the public hearing, if it is determined that the City will proceed with right-of-way acquisition, staff recommends that park sales tax funds set aside in the greenbelt/trails account be used as the funding source for the project.

SUGGESTED COUNCIL ACTION: Pass the resolution scheduling the public hearing. Following the public hearing, if Council determines that the City should proceed with right-of way acquisition, direct staff to prepare an ordinance authorizing such acquisition. Council should also provide direction as to the preferred routing option or options for the trail.

Attachment A

Agenda Item No. (6)

Source:

Mike Hood

AAA

TO: City Council
FROM: City Manager and Staff
DATE: August 25, 2006
RE: Proposed County House Branch Trail

Fiscal Impact

YES

NO

Other Info.

SUMMARY: In March of 2006, Park and Recreation Department staff presented Council with a report (see attachment A) outlining preliminary routing, estimated costs, and possible funding options for the proposed County House Trail. At that time, Council directed staff to contact affected property owners to provide them with detailed information regarding the project, determine their general support or opposition to the trail, and evaluate the potential for right-of-way acquisition. Over the past few months, staff have identified impacted property owners, contacted them by letter providing detailed information on the proposed project, and have visited with each property owner individually.

In summary, there appears to be reasonable support from the property owners for the proposed section of the trail from Chapel Hill Road to Stadium Boulevard. North of Stadium Blvd, several of the affected property owners are much more strongly opposed to the portion of trail connecting Stadium to Cowan Drive. Two additional options for this section of the trail have been suggested as alternatives to the route proposed by staff and are included in this report for Council consideration (see attached maps).

DISCUSSION: Following a report presented to Council in March of 2006, staff was directed to contact property owners impacted by the proposed County House Trail. Staff was to provide the property owners with detailed information regarding the proposed project, determine their general support or opposition to the project and ascertain if they would be willing to work with the City to provide the necessary right-of-way for the project.

Staff has identified contacts for all the properties involved, mailed letters to each property owner with detailed information and maps explaining the proposed project, and has discussed the project individually with each property owner.

The proposed trail project can be easily divided into two sections or phases. Phase I would be the section of trail connecting the City's Twin Lakes Recreation Area to Stadium Boulevard. This section of trail would require the acquisition of right-of-way from three private property owners. Two of the three indicated support for the trail and willingness to work with the City on establishing the necessary right-of-way. The other property owner is a neighborhood association and while representatives of the Board of Directors appeared generally willing to negotiate potential

right-of-way, any final agreement will require approval of the entire association. Staff believes that the acquisition of the right-of-way for this phase of the trail is feasible and should be pursued.

Phase two of the trail would be the section linking Stadium Boulevard northward to Cowan drive. As currently proposed, this section of trail would require the acquisition of right-of-way from five private properties. Three of these five property owners expressed strong opposition to the trail crossing their land. One property owner appears to be a willing seller, and the fifth, a church, has concerns about the potential impact of the trail on their property but in general is open to the project. Acquisition of the right-of-way for this section of trail appears difficult and if pursued, may require the use of condemnation.

In visiting with the landowners impacted by this section of the trail, two alternatives were suggested. The first would route the trail beneath Stadium Boulevard and then connect to the sidewalk along College Park Drive. This alternative would follow the College Park sidewalk north to Kiwanis Park, then through the park to Rollins Road. This option would avoid all five properties discussed above, but would lose much of the natural setting along the County House Branch. This option would require minimal or no additional right-of-way acquisition.

The second alternative would also cross beneath Stadium but would then extend eastward along Stadium Boulevard right-of-way to the point where it could connect with undeveloped right-of-way for St. Michaels Street. The trail could be routed along St. Michaels right of way to the point where it would re-connect with the original proposed routing to Cowan drive. This option will require a major bridge spanning a deep ravine on the undeveloped portion of the St. Michael's right-of-way. This alternative avoids one of the properties strongly opposed to the project as well as the two properties which are generally supportive. It would still require the crossing of two properties whose owners are strongly opposed to the project. Staff does not believe this to be a viable option.

While staff continues to support the original routing of the trail to Cowan Drive as the preferred option for this section of trail, staff recognizes that the option to use the College Park sidewalk and Kiwanis Park is a viable alternative and recommends that, at a minimum, it be considered on an interim basis. Council may wish to schedule a public hearing on the various options before making a final determination. Following the public hearing, Council could provide staff with direction as to which option or options for the routing of this section of trail should be pursued.

SUGGESTED COUNCIL ACTION: Provide staff with direction as to whether the Council wishes to proceed with right-of-way acquisition for

the trail at this time. If Council does want to proceed, staff should be instructed to schedule a public hearing on the project. It is recommended that the public hearing be scheduled for the October 2, 2006, council meeting. Following the public hearing, a determination should be made as to the preferred routing option or options. An ordinance authorizing right-of-way acquisition could then be prepared and submitted for Council approval.



ALTERNATE ROUTE
COLLEGE - KIWANIS

STADIUM BLVD

ALTERNATE ROUTE 2
ST. MICHAEL



ALTERNATE ROUTE



Proposed County House Branch Trail
Twin Lakes Recreation Area - Cowan Drive

REVISED 8-25-06

City of Columbia, MO Parks and Recreation NOT TO SCALE

EXISTING SEWER MANHOLE
PROPOSED SEWER PROJECT
PROPOSED TRAIL
PROPOSED URBAN TRAIL
CONNECTING TRAILS
ALTERNATE ROUTES

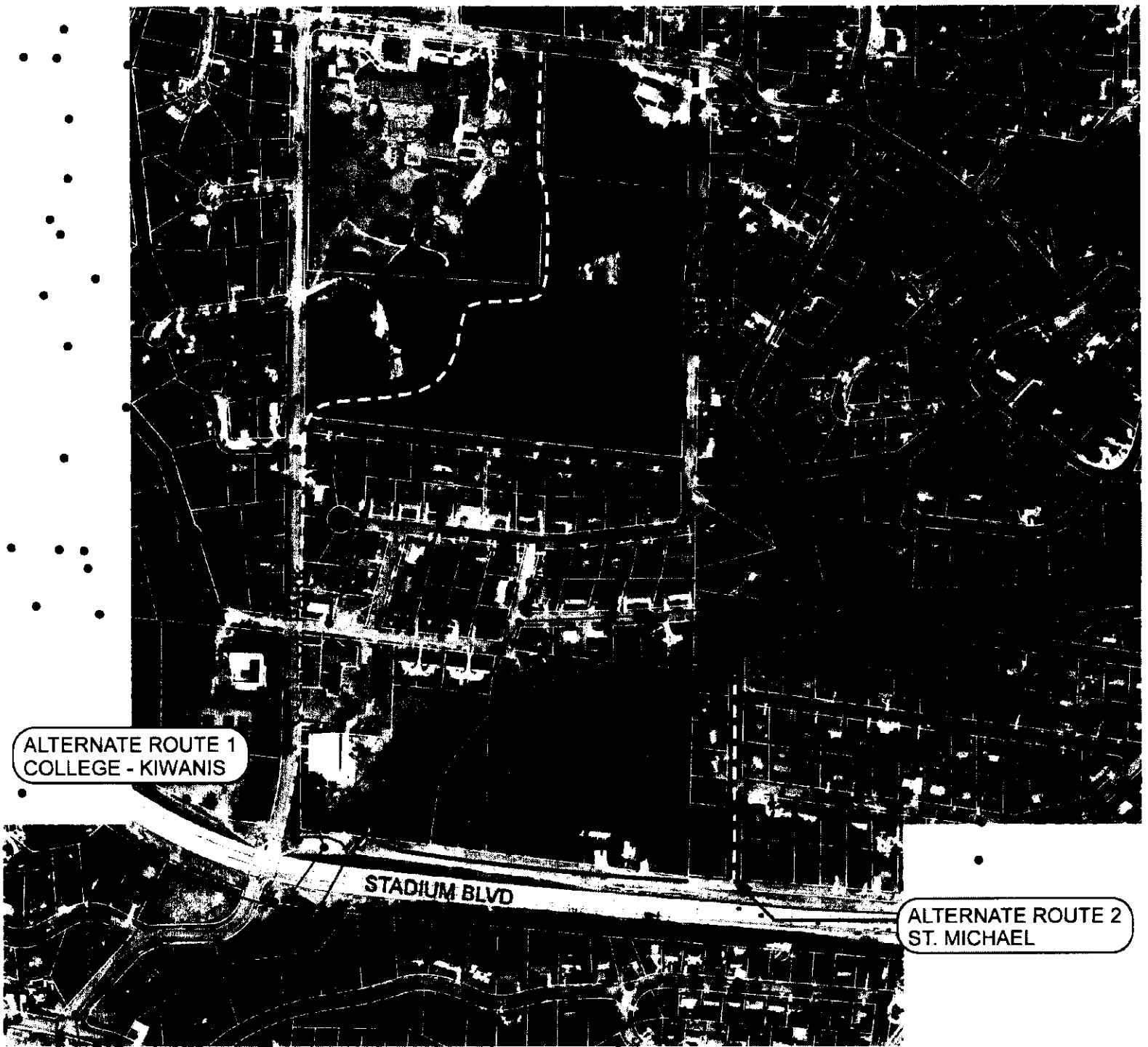


Proposed County House Branch Trail
Twin Lakes Recreation Area - Cowan Drive

TWIN LAKES TO STADIUM SECTION

City of Columbia, MO Parks and Recreation
NOT TO SCALE REVISED: 8-29-06

EXISTING SEWER MANHOLE •
PROPOSED SEWER PROJECT —
PROPOSED TRAIL ~~~~~
PROPOSED URBAN TRAIL - - -
CONNECTING TRAILS ~~~~~
ALTERNATE ROUTES - - -



Proposed County House Branch Trail
Twin Lakes Recreation Area - Cowan Drive

STADIUM TO ROLLINS SECTION

City of Columbia, MO Parks and Recreation
NOT TO SCALE REVISED: 8-25-06

| | |
|------------------------|---|
| EXISTING SEWER MANHOLE | • |
| PROPOSED SEWER PROJECT | — |
| PROPOSED TRAIL | — |
| PROPOSED URBAN TRAIL | — |
| CONNECTING TRAILS | — |
| ALTERNATE ROUTES | — |



Proposed County House Branch Trail
Twin Lakes Recreation Area - Cowan Drive

ROLLINS TO AGAIN ST. PARK SECTION

City of Columbia, MO Parks and Recreation
NOT TO SCALE REVISED: 8-25-06

- EXISTING SEWER MANHOLE •
- PROPOSED SEWER PROJECT —
- PROPOSED TRAIL —
- PROPOSED URBAN TRAIL - - -
- CONNECTING TRAILS ~ ~ ~
- ALTERNATE ROUTES ~ ~ ~

Source

TO: City Council

Mike Hood

FROM: City Manager and Staff

DATE: March 1, 2006

RE: County House Trail: Acquisition and Construction Estimates

Fiscal Impact

YES

NO X

Other Info.

Summary: Per Council's direction, park staff has developed acquisition and construction cost estimates and identified funding options for the proposed County House Branch Trail – Twin Lakes to Cowan Drive. Acquisition costs are difficult to estimate without conducting professional appraisals, but based on similar trail and park acquisition costs, staff is estimating total acquisition costs to be within a range of \$172,000 to \$312,000. Construction costs are estimated to be \$1,058,804. Possible funding sources include the park sales tax, the City's alternative transportation pilot program, or a transportation enhancement grant. The proposed trail route has been planned to align with the proposed southwest outfall relief sewer project wherever possible and will also use existing street right-of-ways to minimize the need for additional trail easements.

Discussion: At the February 6, 2006 Council Meeting, staff presented a report (copy attached) outlining possible options for routing a trail as part of the southwest outfall relief sewer construction project. This trail is identified as the County House Branch Trail in the *2005 Trails and Greenbelt Master Plan*. Following discussion of the routing options, Council directed park staff to develop cost estimates for right-of-way acquisition and trail construction for the proposed trail. Staff was also asked to identify possible options for financing the project, specifically focusing on funding of the acquisition portion of the project.

Attached to this report is a detailed cost estimate for the proposed trail project. To allow for possible development options, the estimates have been broken down into four areas: 1. Twin Lakes to the north side of Stadium Boulevard; 2. North of Stadium Boulevard to Cowan Drive; 3. An option to connect to Westwinds Road; and 4. An option to connect Cowan Drive to Spring Valley Road.

Staff is estimating total acquisition costs to be within a range of \$172,000 to \$312,000. Construction costs are estimated to be \$1,058,804. A range of \$20,000 to \$45,000 per acre was used for the purpose of estimating acquisition costs. These figures, based on similar trail and park acquisition costs, were recommended to Parks and Recreation as a reasonable range for estimating purposes. It is anticipated that the appraisals which will ultimately establish the fair market value of the proposed takings, will consider factors such as damages to the remainder of the property in addition to the actual value of the land covered by the easement being acquired.

The total amount estimated for land acquisition is based on the assumption that all of the needed right-of-way will be purchased at fair market value. The actual amount expended may be more or less than the estimated amount depending on a number of factors including possible donation of some of the right-of-way or the amount of court awards should condemnation be required and authorized.

Funding Options: Staff has identified three possible sources for funding all or at least the acquisition portion of the proposed trail project. Those sources are:

Park Sales Tax Greenbelt/ Trails Funds: The City's current greenbelt/trails account has approximately \$100,000 which has not been allocated to any specific project. These are funds which the City has traditionally used as match monies when applying for trail grants. In addition, this past November's park sales tax ballot issue included a total of \$670,000 for undesignated priority trail projects. Some or all of the above park sales tax monies could be used to fund the acquisition and/or the acquisition and a portion of the construction costs of the County House Trail.

Alternative Transportation Pilot Program: Staff believes that this trail project could qualify for funding through the alternative transportation pilot program grant received by the City. A decision would need to be made by the Council as to whether this trail project would or would not be a priority for funding under this program.

Transportation Enhancement Grant: Again, staff believes the County House Trail project would be eligible to compete for funding through the transportation enhancement grants program administered by the Missouri Department of Transportation. This grant program requires a local match, with the most recent grant received being a 60-40 match (60% federal funds, 40% local funds). Council and staff are currently reviewing several potential projects which could be submitted for funding to this grant program. A determination as to the highest priority projects will need to be made.

Staff recommendation: If Council believes that the City should proceed with the County House Trail Project, a preferred funding option should be determined. Depending on the option selected, staff will initiate the necessary actions to move the project forward.

If park sales tax is selected as the funding source, staff would recommend that only the acquisition of the right-of-way be pursued at this time. Such acquisition would preserve the potential trail corridor and allow for alternate sources of funding to be sought for trail construction.

If the trail is determined a priority for the alternative transportation pilot program, funding could be allocated for both acquisition and construction. The project would

need to proceed in accordance with the guidelines for the expenditure of the pilot program funds.

Should the transportation enhancement grant program be the preferred funding source, the project will most likely need to be divided into phases with each phase being a separate grant application. The Twin Lakes to Stadium Boulevard section of the trail might be one phase/grant application with the Stadium to Cowan Drive section being a second phase/grant application.

If the Council wishes to proceed with the project, the staff recommendation would be to consider submitting applications for phase I and II of the trail project to the transportation enhancement grant program using park sales tax funds as our local match. Should the grant applications not be approved, then Council would have the option to either use park sales tax monies to pursue the acquisition of the trail right-of-way or to fund the project out of the alternative transportation pilot program.

Suggested Council Action: Provide staff with direction as to how the Council would like to proceed with County House Trail project. The Council may wish to schedule a work session to further discuss the proposed project prior to determining how to proceed. If so, staff should be instructed to schedule such a work session.

County House Branch Trail

Acquisition and Construction Cost Estimates

1. TWIN LAKES TO NORTH SIDE OF STADIUM BLVD (COLLEGE PARK)

| <u>Item</u> | <u>Cost</u> | <u>Notes</u> |
|-------------------------------------|---------------------------|---|
| <u>Acquisition</u> | | |
| 2750 X 50 lineal feet of R.O.W. | \$64,000-\$144,000 | range of \$20k-\$45k/acre (estimate 3.2 acres) |
| Misc. Acquisition Costs | <u>\$10,000</u> | Surveys, appraisals |
| TOTAL ACQUISITION | \$74,000-\$154,000 | |
| <u>Construction</u> | | |
| Underpass under Stadium Blvd.. | \$100,000 | \$50,000-\$100,000 |
| 2500 lineal feet of 8' gravel trail | \$75,000 | @\$30/ ft. no R.O.W. |
| 2750 lineal feet of 8' gravel trail | \$82,500 | @\$30/ lineal feet on ROW |
| 855 lineal feet of concrete trail | \$42,750 | 6' wide @\$50/ lin. ft. |
| Street crossings (3) | \$60,000 | Chapel Hill, Ridgemont & College Park |
| Small bridges over tributaries (2) | \$60,000 | |
| Small culverts (4) | \$8,000 | |
| Misc. signage | <u>\$2,000</u> | |
| SUBTOTAL CONST | \$430,250 | |
| Contingency 10% | \$ 43,000 | |
| Engineering 12% | <u>\$ 51,630</u> | |
| TOTAL CONST/ENG | \$524,880 | |

2. NORTH OF STADIUM BLVD. TO COWAN DRIVE

| <u>Item</u> | <u>Cost</u> | <u>Notes</u> |
|-------------------------------------|---------------------------|--|
| <u>Acquisition</u> | | |
| 2006 X 50 lineal feet of R.O.W. | \$48,000-\$108,000 | range of \$20k-\$45k/acre (estimate 2.4 acres) |
| Dey Lot | \$30,000 | Estimated lot value |
| Misc. Acquisition Costs | <u>\$20,000</u> | Surveys, appraisals |
| TOTAL ACQUISITION | \$98,000-\$158,000 | |
| <u>Construction</u> | | |
| Bridge over County House Branch | \$100,000 | \$50,000-\$100,000 (Vehicular rated bridge) |
| 1010 lineal feet of 8' gravel trail | \$30,300 | @\$30/ ft. no R.O.W. |
| 2180 lineal feet of 8' gravel trail | \$65,400 | @\$30/ lineal feet on ROW that needs to be acquired |
| Small bridges over tributaries (2) | \$60,000 | |
| Small culverts (3) | \$6,000 | |
| Misc. signage | <u>\$2,000</u> | |
| SUBTOTAL CONST | \$263,700 | |
| Contingency 10% | \$ 26,300 | |
| Engineering 12% | <u>\$ 31,644</u> | |
| TOTAL CONST/ENG | \$321,644 | |

3. CONNECTION TO WESTWINDS ROAD (OPTIONAL)

| <u>Item</u> | <u>Cost</u> | <u>Notes</u> |
|------------------------------------|------------------|--|
| <u>Construction</u> | | |
| 1100 lineal feet of concrete trail | \$ 66,000 | 6' wide @\$60/ lin. ft. (no ROW needed) |
| +50% contingency for steep slopes | \$ 33,000 | |
| Contingency 10% | \$ 9,900 | |
| Engineering 12% | <u>\$ 11,880</u> | |
| TOTAL CONST/ENG: | \$120,780 | |

4. COWAN DRIVE TO SPRING VALLEY ROAD (OPTIONAL)

| <u>Item</u> | <u>Cost</u> | <u>Notes</u> |
|-----------------------------------|-----------------|--|
| <u>Construction</u> | | |
| 280 lineal feet of concrete trail | \$14,000 | 6' wide @\$50/ lin. ft. |
| Street crossings (1) | \$20,000 | Rollins Road |
| Bridge over County House Branch | \$40,000 | \$20,000-\$40,000 (pedestrian only) |
| Misc. signage | <u>\$1,000</u> | |
| SUBTOTAL CONST | \$75,000 | |
| Contingency 10% | \$ 7,500 | |
| Engineering 12% | <u>\$ 9,000</u> | |
| TOTAL CONST/ENG: | \$91,500 | |

SUMMARY

| | <u>ACQUISITION</u> | <u>CONST/ENG</u> |
|------------------------------------|-----------------------------|------------------|
| 1. TWIN LAKES TO COLLEGE PARK | \$74,000-\$154,000 | \$524,880 |
| 2. N. STADIUM BLVD. TO COWAN DRIVE | <u>\$98,000-\$158,000</u> | <u>\$321,644</u> |
| SUBTOTAL | \$172,000--\$312,000 | \$846,524 |

OPTIONAL ROUTES

| | | |
|---------------------------------|------|-----------|
| 3. CONNECTION TO WESTWINDS ROAD | None | \$120,780 |
| 4. COWAN DR TO SPRING VALLEY RD | None | \$ 91,500 |

SUMMARY TOTALS (Items 1-4) **\$172,000--\$312,000 \$1,058,804**

TOTAL COUNTY HOUSE BRANCH TRAIL

Low range: \$1,230,804

High range: \$1,370,804

Introduced by _____ Council Bill No. R 200-06

A RESOLUTION

setting a public hearing on the route of the proposed County
House Branch Trail.

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

SECTION 1. A public hearing will be held before the City Council of the City of
Columbia, Missouri in the Council Chamber on the Fourth Floor of the Daniel Boone
Building, 701 E. Broadway, Columbia, Missouri on Monday, October 2, 2006 at 7:00 p.m. to
consider the route of the proposed County House Branch Trail. All citizens and interested
persons will be given an opportunity to be heard.

SECTION 2. The City Clerk is hereby directed to cause notice of this hearing to be
published in a newspaper of general circulation in Boone County, Missouri.

ADOPTED this _____ day of _____, 2006.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor