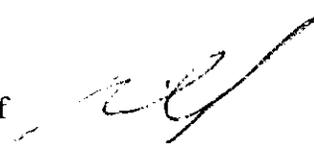


Source:
John Glascock
Mike Hood

TO: City Council

FROM: City Manager and Staff 

DATE: April 8, 2009

RE: North Grindstone Outfall Extension Sewers, Phases I & II – Trail Easements (Tracker 2320)

FISCAL NOTES:

City Fiscal Impact Enter all that apply:	
\$0	City's current net FY cost.
\$197,912	Amount of Funds Already appropriated
\$227,218	Amount of budget amendment needed
\$425,130	Estimated 2 yr net costs:
\$0	One-time
	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)

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a project status report about trail easements along the North Grindstone Outfall Extension Sewers Phases I & II. The two phases of the sewer extension project begin at the existing Parks and Recreation Eastport Neighborhood Park and extend to the existing BCRSD Shaw WWTP south of the proposed High School on St. Charles Road. All of the 3,471 feet of 30' wide sewer easement along North Grindstone Creek would work for the future trail in the Phase I area. There is approximately 4,300 feet of 30' wide sanitary sewer easement on the Phase II project that would be suitable for trail easement. Staff estimates approximately 1,685 feet of new trail alignment needed in three separate locations for Phase II.

Parks & Recreation staff and Public Works staff have discussed these Phase I & II sewer projects and found that the alignment could relate well to a trail project. Staff walked the lines and determined there were three areas that need separate trail easements away from the sewer line. The Phase I design and easements were completed by Boone County Regional Sewer District. The agreement between the City and BCRSD did not require acquisition of trail easements in conjunction with the sewer easements.

Parks and Recreation staff and Public Works staff have also discussed the portion of the Phase I sewer project that connects to the Sunrise Estates subdivision as a future trail connector and found that this section would work well for a trail. There were two areas that will require separate trail easements away from the sewer easements to eliminate stream crossings for the trail. The BCRSD did not require acquisition of trail easements in conjunction with the sewer easements for this project, but it has been determined that a future trail could align with approximately 3,150 LF of the sewer easement and approximately 1,570 LF of trail that does not align with sewer easement for a total of 4,720 LF of trail easement.

CITY MANAGER COMMENTS:

Priorities for trail acquisition/construction were set by Council in the 2002 Parks Master Plan. Trails were prioritized in three groups. The Grindstone trail was in the second category. We have been allocating acquisition funds for the first level priority. A copy of the current Council priorities is attached.

I tentatively plan to discuss trail priorities during our CIP discussions at the May "mini-retreat"; and, at the full retreat, if necessary.

DISCUSSION:

These upstream trails would serve the Eastport Subdivision and immediate areas south of I-70 with a pedestrian access under I-70 to near the proposed new high school on St. Charles Road and the Sunrise Estates Subdivision and immediate area east of the North Fork of Grindstone Creek. See the attached map showing the route of the sewer extensions.

The closest existing downstream trail on Grindstone Creek is at Old 63 and the Grindstone Nature area. It should be noted that the Phase I & II sections of the North Grindstone Trail are shown as a secondary (or second level) priority trail on the City's Greenbelt and Trails Master Plan. The Sunrise Estates portion was not previously indicated as a trail connection on the Trails Master Plan. Staff believes that this Sunrise Estates trail connection could be a beneficial trail addition to the Trails Master Plan.

FISCAL IMPACT:

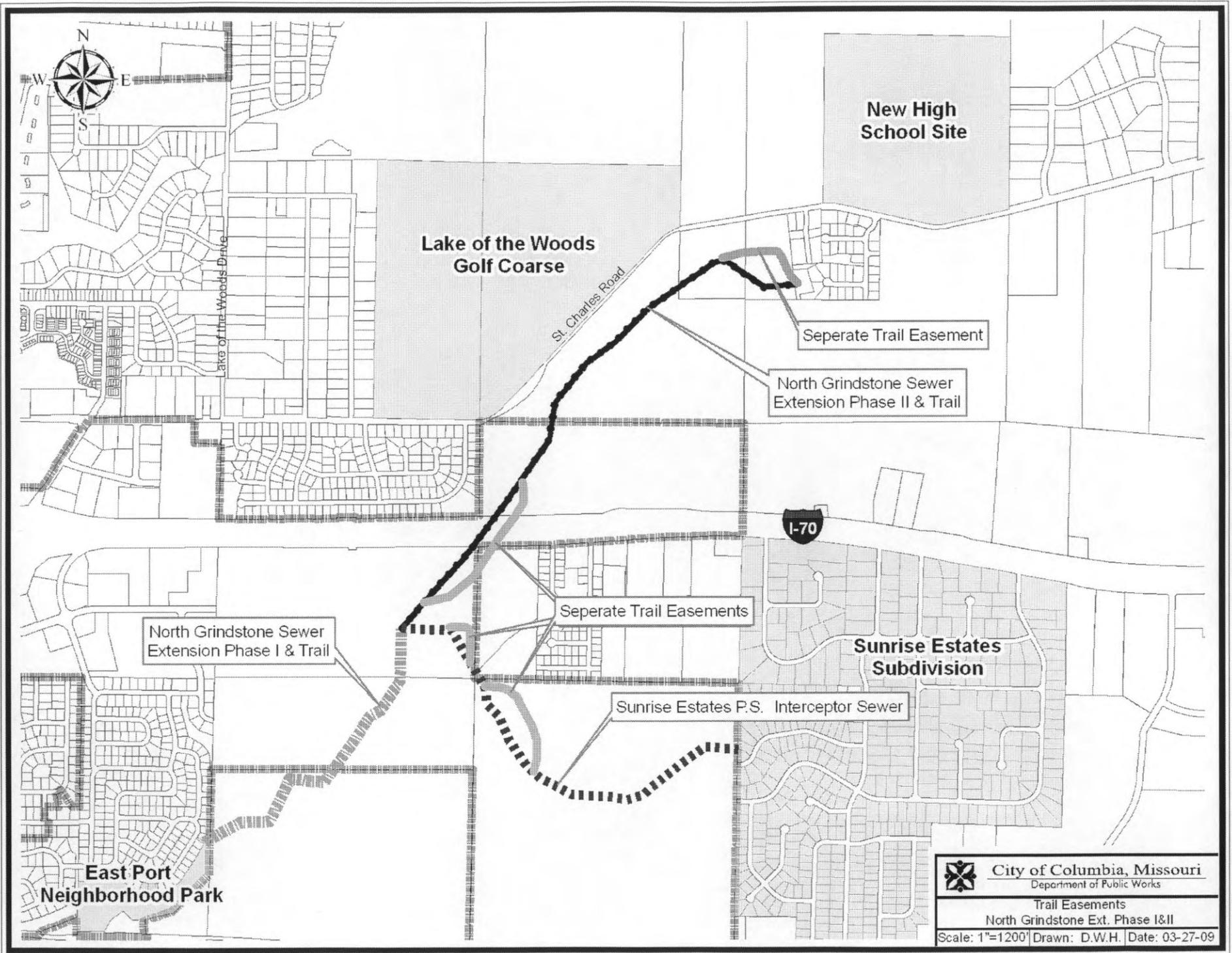
The estimated cost for purchasing the trail easements needed to construct a future trail along the North Grindstone Outfall Extension Sewer are substantially in excess of any funds currently available to acquire land for greenbelt/trail purposes. The overall length of the proposed 30' wide trail easement is 9,456 LF (3,471 LF for Phase I sewer/trail easement, 4,300 LF for Phase II sewer/trail easement, and 1,685 LF of trail easement that is not aligned with sewer easement). The total estimated cost for the proposed trail easements is \$354,330. Parks & Recreation currently has an available balance of \$197,912. in their Annual Greenbelt/Trails account.

In addition to the North Grindstone sewer/trail easement costs, the estimated cost for acquiring the trail easements needed to construct a future trail along the Sunrise Estates P.S. Interceptor sewer is \$70,800. The overall length of the proposed 30' wide trail easement is 4,720 LF (3,150 LF for the sewer/trail easement and 1,570 LF of trail easement that is not aligned with sewer easement).

If Council believes the existing Greenbelt /Trails funds (\$197,912) should be utilized for this project, the entire amount could be committed to acquiring a portion of the easements that will ultimately be needed for this trail. However, no funds would then be available for other potential trail acquisition or trail grant opportunities (possible city match required) which may occur in the next few months. Staff would recommend that a minimum balance of between of \$50,000 and \$75,000 be held in reserve for such opportunities. It is anticipated that an additional \$145,000 in greenbelt/ trail funds will be included in the City's FY2010 budget. If approved, those funds would be available for expenditure as of October 1, 2009.

SUGGESTED COUNCIL ACTIONS:

Accept this report and provide staff direction in regard to trail easement acquisition.




City of Columbia, Missouri
 Department of Public Works
 Trail Easements
 North Grindstone Ext. Phase I&II
 Scale: 1"=1200' | Drawn: D.W.H. | Date: 03-27-09

ACQUISITION

Recommended Acquisition List - Trails - (Updated 10/17/2005)

LOCATION DESCRIPTION

ESTIMATED MILEAGE

Primary Acquisition Targets

- Hinkson Creek Trail
Grindstone Nature Area to Rock Hill Park/Stephens Lake Park 3.5 miles
- Hinkson Creek Trail
Stephens Lake Park to Boone County Fairgrounds 5.0 miles
- Bear Creek Trail
Blue Ridge Road to Smiley Lane/Lange Middle School 1.2 miles
- Bear Creek Trail
Smiley Lane/Lange Middle School to Boone County Fair Grounds 1.0 mile
- Bear Creek Trail
CCRA to Blackfoot Road 0.5 mile
- Hominy Branch
Broadway Pedway to Woodridge Park 2.0 miles
- Scotts Branch
Gillespie Bridge Road to Russell Property 1.6 miles
- Scotts Branch
MKT to Gillespie Bridge Road 1.4 miles
- County House Branch
Twin Lakes Park to Again Street Park 3.0 miles

Secondary Acquisition Targets

- North Fork of Grindstone Creek
Grindstone Nature Area to Lake of the Woods Golf Course 6.5 miles
- Hominy Branch
Woodridge Park to Thessalia Subdivision 2.0 miles
- Cow Branch/Bear Creek
Blackfoot Rd. to Auburn Hills Neighborhood 4.8 miles
- Perche Creek
Interstate 70 to MKT 5.0 miles
- South Fork of Grindstone Creek
Confluence of North and South Forks of Grindstone Creek to Olivet Road 4.0 miles

Tertiary Acquisition Targets

- Perche Creek
Bear Creek Trail to Interstate 70 5.0 miles
- Hinkson Creek Trail
Mexico Gravel Road to north side of City Landfill 4.5 miles
- Mill Creek
MKT to Nifong Road-CCMO Area 3.6 miles
- Clear Creek
Nifong Park to Rock Bridge State Park 2.8 miles
- Gans Creek
Olivet Road to Rock Bridge State Park 5.5 miles
- COLT
Southern Portion, Highway 63 to Columbia College 3.0 miles
- COLT
Northern Portion, Brown Station Park to Heller Road 2.5 miles
- Harmony Creek
CCRA to Perche Creek 3.0 miles
- Bear Creek Trail
Boone County Fairgrounds to Smith Property-Brown Station 0.5 mile
- Philips Property Connection
Gans Creek (near Rock Bridge State Park) to Nifong Park 2.0 miles

Note: Mileage for some trails has been updated from the 2002 Facility Needs Update due to adjustments in the routing of the trail.