

Source: Public Works

Agenda Item No: REP 14-14

To: City Council
From: City Manager and Staff

Council Meeting Date: Feb 3, 2014

Re: Ridgeway Cottages Sewer Project - Time Extension Request for Funding

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a report responding to a Council request made at the January 6, 2014 council meeting, for proposed funding sources and time-line for the proposed Ridgeway Cottages Housing project sewer extension.

DISCUSSION:

The Ridgeway Cottages Sewer project consists of extending public sewer to serve the proposed Ridgeway Cottages Housing Development. Ten thousand dollars (\$10,000) in CDBG funds were budgeted, approved, and appropriated for the sewer extension in 2010. The resolution estimate for the sewer extension, as provided by one of the City's Term and Supply contractor's at the time, was \$15,000 for time and materials. The remaining payment for the project was to come from Sewer Utility funds; however, appropriation of the additional funding was contingent upon proven secured financing for the proposed Ridgeway Cottages Housing Development. At the January 18, 2011 public hearing for the Ridgeway Cottages Sewer project, Council set a three year time limit on the additional assured funding. The developer requested a time extension at the January 6, 2014 council meeting.

The Community Development Commission approved de-obligating the \$10,000 in CDBG funds during the 2013 funding process due to the funds dating back to 2010, the project not progressing, and HUD expenditure requirements. In order to get the project refunded, the CDBG funds should be reapplied for during this year's spring funding process (applications for funding are due April 2014). Sewer Utility funds will be available to assist with the cost difference for the sewer extension if, and when, proof of secured financing for the Ridgeway Cottages Housing Project can be provided.

FISCAL IMPACT:

Funding for this project, should it progress, shall come from Sewer Utility funds and other sources to be determined by the developer. The estimated difference to be paid from Sewer Utility funds in 2010 was \$5,000. Staff anticipates that amount to be higher if the developer re-secures \$10,000 in CDBG funding, as construction costs typically increase with time.

It is anticipated that this project will have minimal impact on the sewer utility's operating cost annually.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

Assisting in funding this sewer extension project supports the goal of offering Columbians well maintained, environmentally sound neighborhoods that include a range of housing options and prices.

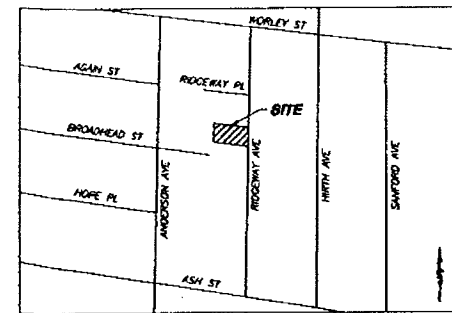
SUGGESTED COUNCIL ACTIONS:

For information only

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	5.3
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

FILED FOR RECORD, BOONE COUNTY
MISSOURI BETTIE JOHNSON, RECORDER OF
DEEDS

A MINOR PLAT
RIDGEWAY COTTAGES PLAT 1
A REPLAT OF LOTS 36 AND 37, SMITHTON ADDITION
01/22/10



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

AMR ZW, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE
SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
IN WITNESS WHEREOF, AMR ZW HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY
DEDICATED TO THE CITY OF COLUMBIA, FOREVER.

[Signature]
AMR ZW
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 28th DAY OF JANUARY, IN THE YEAR 2010, BEFORE ME, SPENCER
HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMR
ZW KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN
STATED.

[Signature] NOTARY PUBLIC
SPENCER HASKAMP BY COMMISSION EXPIRES
JULY 11, 2011.

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 48
NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING ALL
OF LOTS 36 AND 37 OF SMITHTON ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 45,
ALSO BEING THE TRACT OF LAND DESCRIBED BY WARRANTY DEED IN BOOK 2481, PAGE
24, BOTH OF THE RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 37 OF SMITHTON ADDITION; THENCE
N 82°47'10"W, 158.37 FEET; THENCE N 03°11'10"E, 100.06 FEET; THENCE S 83°07'05"E,
158.74 FEET; THENCE S 07°12'50"W, 100.99 FEET TO THE POINT OF BEGINNING AND
CONTAINING 0.36 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS
SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI ANNUAL STANDARDS
FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP

[Signature] JAY GEBHART
DATE 1/28/2010 L.S. 2001001909

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND ATTESTED BEFORE ME THIS 28th DAY
OF JANUARY, 2010.

[Signature] SPENCER HASKAMP
NOTARY PUBLIC
BY COMMISSION EXPIRES
JULY 11, 2011.

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
101 WILSON BLVD., SUITE 100
COLUMBIA, MO 65201
PHONE: (314) 751-5750 FAX: (314) 751-5771

Recorded in Boone County Missouri
Date and Time 02/17/2010 12:45:11 PM
Instrument # 2010002020 Book 44 Page 3
GIVEN AMR
GIVEN RIDGEWAY COTTAGES PLAT 1
Notarized Type PLAT
Recording Fee \$63.00
No. of Pages 1
Bettie Johnson, Recorder of Deeds

LEGEND

- IRON PIPE CAP #2001008115
- EXISTING
- SET
- PM, PERMANENT MONUMENT
- (M) RADIAL LINE
- (REC) RECORD
- ⊗ DRILL HOLE WITH CHISELED "X"
- CENTERLINE
- 10,000 SQUARE FEET
- 330 ACRES

EXISTING FENCE

EXISTING STONE

IRON PIPE

REBAR

CURVE NUMBER

FLOOD PLAN

FLOODWAY

FLOOD PLAN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN
THE 100-YEAR FLOOD PLAIN AS
SHOWN BY FIRM MAP 220036 D011C
DATED DECEMBER 26, 1982.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA
STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS
MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI,
AND ARTICLE 7 OF CHAPTER 12A OF THE CITY OF COLUMBIA
CODE OF ORDINANCES.

NOTES

- THIS IS AN URBAN CLASS SURVEY.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS
OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS
OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED
BY BOONE CENTRAL TITLE COMPANY; EASEMENT SEARCH
NUMBER 0778312, DATED APRIL 16, 2007.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT
INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- THE PURPOSE OF THE UTILITY AND INGRESS/EGRESS
EASEMENT IS TO ALLOW FOR LOT OWNER ACCESS, PUBLIC
SAFETY ACCESS AND A SANITARY SEWER MAIN TO SERVE
LOTS 101, 102 AND 103. GENERAL PUBLIC ACCESS IS NOT
AN INTENDED USE OF THIS EASEMENT.
- RESIDENTIAL STRUCTURES BUILT ON LOTS 101, 102 AND
103 SHALL HAVE AUTOMATIC RESIDENTIAL FIRE SPRINKLER
SYSTEMS INSTALLED PER CURRENT NFPA 13-D STANDARDS
AND SPECIFICATIONS.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS 31st DAY OF JANUARY, 2010.

[Signature]
ST. BARRON, CHAIRMAN

RECEIVED AND APPROVED BY THE COLUMBIA CITY
COUNCIL THIS 1st DAY OF FEBRUARY, 2010.

[Signature]
DARWIN HINDMAN, MAYOR

[Signature]
SHEILA AMM, CITY CLERK