



Source: Public Works

Agenda Item No: (C)

To: City Council
From: City Manager and Staff

Council Meeting Date: Mar 17, 2014

Re: Public Hearing - PCCE #3 - Stewart/Ridge/Medavista Sewer Improvement Project

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration legislation setting a public hearing for April 21, 2014 concerning the construction of sanitary sewers to serve properties located within PCCE #3 - Stewart/Ridge/Medavista Sewer Improvement project, which also includes homes along Tracy Drive, Crestland Avenue, and West Boulevard, as shown on the attached diagram. The proposed sewer improvement project consists of fifty-five (55) parcels of land, with fifty-two (52) of these parcels served by four (4) separate private common collector (PCC) sewers. The resolution estimate for this PCCE project is \$1,515,000, and payment shall come from Annual Private Common Collector Elimination funds.

DISCUSSION:

The properties currently connected to the PCC sewers in this area have been experiencing problems with stoppages, backups and overflows due to the deteriorated condition of the private common collector sewer. City sewer maintenance crews have responded to several sanitary sewer overflows of these private common collector sewers; and the Health Department and MoDNR have both been contacted by local residents regarding potential health and safety problems associated with the overflows. The private common collector sewers are in poor structural condition and do not meet City standards.

In April 2002, MoDNR investigated a complaint due to odor from one of the private common collectors and requested the City address a long term solution with the homeowners in the area. Council then directed staff to proceed with the preliminary design and to determine the feasibility and costs of a sewer improvement project for this area. Staff held an Interested Parties (IP) meeting for the project on March 18, 2009, and two additional IP meetings (this time breaking the project into two separate IP meeting areas) on September 25 and 26, 2013. Since then, staff has attempted to contact the property owners that did not attend the IP meetings by letter, and then by door knocking. There are seven (7) property owners out of the fifty-five (55) that would be affected by construction of this project that staff has been unable to contact. All seven (7) of these properties are currently served by one (1) of the private common collectors mentioned. Staff has been meeting onsite with property owners to discuss the alignment and impacts to the properties, and will continue doing so in the final design stage. Out of the remaining 45 properties that are currently served by the private common collectors in the area, 44 have indicated their support of the project, and one (1) has indicated hesitation due to the potential impact of the property. Staff is working with the property owners of the three properties that do not need the new sewer, to attempt an alignment solution that is agreeable to all parties.

This project will consist of constructing approximately 4,800 linear feet of gravity sewer and will include new private service connections and replacement of service laterals required to reconnect the existing structures to the new sewer main. Staff intends to phase the construction of this project into smaller areas based on easement acquisition. The resolution estimate for this project is \$1,515,000, which includes design, construction, and anticipated easement acquisition costs. In accordance with Section 22-253 of City code, financing for this project will be through Sewer Utility - Private Common Collector Elimination funds.

FISCAL IMPACT:

The resolution estimate for the project is \$1,515,000, and funding shall come from Annual Private Common Collector funds provided in the April 2008 and November 2013 ballots. To date, \$659,000 has been transferred to this project with the remaining balance needed from Private Common Collector Funds and Sanitary Sewer Utility CIP. 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>

The proposed sewer upgrade, which will eliminate four (4) private common collectors will help protect the water quality of County House Branch Watershed.

SUGGESTED COUNCIL ACTIONS:

Following public input and Council discussion at the public hearing, Council should make a motion directing staff to proceed with final plans, specifications and construction of PCCE #3 - Stewart/Ridge/Medavista Sewer Improvement project.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$133,709.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$659,000.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$856,000.00	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 #	9.1
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 #	



AFFECTED PROPERTY ADDRESS	OWNER	COMMENTS
0000 BITTERSWEET CT (UNDEVELOPED LOT)	HARLAN BROOK L & LYRIA D BARTLETT	Sent Mr. Harlan and Ms. Bartlett a letter and diagram 2/26/14 explaining project, what is proposed, and that public hearing is anticipated in April; asked them to call or email me. Ms. Bartlett called 2/27/14, I explained the project, and we set up an onsite meeting for 3/14/14 at 3:30 pm.
213 TRACY	SPERBER JONATHAN & NANCY KATZMAN	Met Mr. Sperber onsite 1/24/14 and explained project and walked alignment. He is in favor of project.
305 TRACY	SCHWAIN KRISTIN A & DARIN FINKE	Met Mr. Finke onsite 2/12/14 and discussed alignment/construction. Met again onsite with Mr. Finke and City arborist 2/17. He is in favor of project.
309 TRACY	WILSON PAUL E	Paul Wilson came to IP meeting 9/25/13 - expressed support of the project. Spoke with him 2/20/14. He is adamant he wants the project.
315 TRACY	GOODIN RICHARD A & VALERIE	Richard Goodin came to IP meeting 9/25/13 - expressed uncertainty about wanting to be included in project since house is for sale. Emailed Mr. Goodin 2/26/14 to touch base and see if he has decided. Explained if he doesn't participate I can't sewer 309 Tracy to the north. Told him I anticipate having the PH in April, and asked him to contact me.
317 TRACY	GUFFEY MARION (MCGEE)	Marion and Don Guffey came to IP meeting 9/25/13. Met onsite 10/1/13 to walk alignment. They are in favor of the project.
500 MEDAVISTA	HENNAGIR JOHN R	Received email from Mr. Hennagir 10/20/13; said he cannot meet to discuss the project, but that he is interested in getting this project done as quickly as possible, and wanted to know about cost to homeowners and any other details I had. I emailed him back 10/23/13 with the requested information.
501 MEDAVISTA	BARKER ALEX & LANA COGGESHALL	Alex Barker came to IP meeting 9/25/13. Met he and Lana onsite 10/3/13 with City arborist. Made some revisions to alignment per their request, discussed tree loss, creek, and timing of construction. They are amenable to project, but staff will continue to work with them as project progresses.
505 MEDAVISTA	MORGAN R SPEER & KRISTINE SOMMERVILLE	Met Mr. Morgan onsite 10/8/13 and walked alignment. He is amenable to the project.
507 MEDAVISTA	SCHROEDER JEFFREY S & JANE L DARROUGH	Did not attend 9/25/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Knocked on door 2/28/14; spoke with Jana Darrough and explained project and anticipated public hearing date in April. She said Jeff had been meaning to call, and that I should speak with him. I left my business card and she said she would have him call me to set up an onsite meeting.
600 MEDAVISTA	NEWTON RUSSEL M	Spoke with Dr. Newton 10/31/13 and discussed project. He is in favor of it and said he did not need to meet about it.
601 MEDAVISTA	BRYANT KRISTY JONES & J PATRICK	Patrick Bryant came to IP meeting 9/25/13. Met onsite with him 10/7/13. He has many retaining walls to work around. Agreed on the alignment of his service lateral together. He is amenable to the project.
603 MEDAVISTA	FROESCHNER GARY G	Did not attend 9/25/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Knocked on door 2/28/14 and spoke with Gary Froeschner. I explained the project and we walked it together. He is amenable to the project, however, he prefers that the sewer not run in between his house and 607 Medavista to pick up the two houses across Medavista (600 and 606). He said they should have connected when the sewer was built behind their house, or they should pump to it, rather than continuing to run between his and his neighbor's house. I asked if he would like me to note that he is opposed to that alignment, and he said he wanted to talk to an attorney first, but it's ok to propose for the time being. I let him know of the anticipated PH date in April and he said he would be out of the country, but may send his councilperson his thoughts on the project before then.
606 MEDAVISTA	HERINGMAN NOAH & ELIZABETH HORNBECK	Met Mr. Heringman onsite 10/23/13 and discussed project. He is in favor of project.
607 MEDAVISTA	FIELDS MICHAEL J ETAL	Did not attend 9/25/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Knocked on door 2/28/14; no one home so left my business card attached to a letter in the door explaining project, public hearing timeline, and asking them to please call me.
701 MEDAVISTA	GRANT RICHARD L & JUDY K	Richard and Judy Grant stopped at City Hall 9/19/13 to discuss the project. Amenable to project. Richard Grant also came to IP meeting 9/25/13.
705 MEDAVISTA	WINDMILLER M EUGENE & MARY	Met onsite with Mr. Windmiller 1/21/14. He is amenable to project.
0000 SPRING VALLEY (GREENBELT UNDEVELOPED LOT)	GREENBELT COALITION OF MID-MISSOURI	Spoke with Ms. Janet Hammen (Greenbelt representative) on the phone 9/26/13. Met onsite with Dr. Fred Young 10/24/13. Have also been corresponding through email with Ms. Hammen and Dr. Young. Close to an agreeable alignment through the Greenbelt tract, and staff will continue to work with Greenbelt representatives throughout the design process.
1220 RIDGE	KNOWLES BARBARA J - REVOCABLE TRUST	Barbara Knowles came to IP meeting 9/25/13. Met with Ms. Knowles onsite 10/14/13. Discussed some of her concerns, and made some revisions to plan. She is amenable to project.
1224 RIDGE	MAGRUDER JAMES E & CAROLS	Met onsite 9/18/13 with Mr. and Mrs. Magruder. They were concerned about four very large/mature trees that sit along their back property line. Revised alignment to impact them less, and plan to bore main instead of dig for various reasons. They are in favor of project.
1228 RIDGE AND 1232 RIDGE	SCHROEDER JOSEPH J JR AND DARLENE W	Joe Schroeder came to IP meeting 9/25/13. Met onsite with Mr. Schroeder 10/2/13 and walked both properties. Made some revisions to plan per his request. He is amenable to project.
1207 ROLLINS	SUM PUI CHING & KWOK FU - REVOCABLE LIVING TRUST	Met Mr. Sum onsite 12/10/13. He is amenable to project.

1007 W STEWART	BROWN ROBERT A & WANDA J	Did not attend 9/26/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Knocked on door 2/18/14 and spoke with Mr. and Mrs. Brown. They are concerned about their landscaping in the front yard by the street but are in favor of the project. Staff will continue to work with Mr. and Mrs. Brown regarding the landscaping.
1009 W STEWART	BAKER H LUCINDA	Ms. Baker came out of her house while we were walking the alignment for her area 10/4/13 and spoke to staff. She is amenable to the project.
1013 W STEWART	DEBORD KURT A & WAYNE A MAYFIELD	Met Mr. Debord and Mr. Mayfield onsite 10/30/13. Looked at alignment and explained my plan to bore in between their house and 1103 W. Stewart. They are in support of the project.
1103 W STEWART	BURNHAM WILLIAM J & HELEN S FAMILY TRUST	Did not attend 9/26/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Knocked on door 2/18/14; no one home so left my business card attached to a letter in the door explaining project, public hearing timeline, and asking them to please call me. Mr. Burnham called me 2/26/14. Discussed boring in between his house and 1013 W. Stewart. He is happy we are proposing trenchless through there and is amenable to project.
1108 W STEWART	CAVER JEROME & ANITA KIESSLING-CAVER	Did not attend 9/26/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Door knocked 2/18/14 and spoke with Mr. Caver. He was not aware of the project but said his wife could have gotten the mail from me previously. Showed him what I am proposing to construct - we looked at the back yard and alignment together. Mr. Caver was amenable but said I should speak to his wife who was not home. I told him I was planning to have the public hearing in April, and left my card for his wife to call me.
1109 W STEWART	HAGEMANN VIRGINIA PEARL TRUST	Virginia Hagemann came to IP meeting 9/26/13. Spoke with her again 2/18/14 when door knocking. She is in favor of project.
1110 W STEWART	CRAWFORD ELIZABETH B	Met onsite with Ms. Crawford 2/12/14. She is in favor of the project. Staff will continue to work with Ms. Crawford and the other folks on the south side of Stewart with regards to the alignment of the sewer main in the back yards.
1114 W STEWART	HRDINA ROSS M & LINDSAY M	Did not attend 9/26/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Door knocked 2/18/14 and spoke with tenant: explained that construction on the new sewer will affect that property, and that I plan to go to public hearing in April. Told her it is very important I speak to the owner; left my business card and asked her to have the owner call me.
1115 W STEWART	EICHELBERGER JAMES ROY & EVELYN JEANNINE	Roy and Jeannine Eichelberger came to IP meeting 9/26/13. Also saw Mr. Eichelberger outside 10/15/13 and discussed project. No objection to project.
1116 W STEWART	SCHUTTLER STEPHANIE MANKA	Met onsite with Adam Schuttler 10/23/13. He is amenable to the project.
1120 W STEWART	YOUNG YVONNE M	Yvonne Young came to IP meeting 9/26/13. Spoke with her on the phone 9/27 and again 2/20/14. She is in favor of the project.
1121 W STEWART	COOK SCOTT R & LAUREN	Met Mr. Cook onsite 10/15/13. He is amenable to project.
1122 W STEWART	D'SOUZA NEWTON S & ASHA KUTTY	Did not attend 9/26/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Door knocked 2/18/14 and left business card and letter in door explaining that construction on the new sewer will affect their property, public hearing is anticipated in April, and asking them to contact me.
1126 W STEWART	KINDEN SHARON R TRUST	Spoke with Sharon Kinden 10/11/13. She wants the project done ASAP and says staff has her full support.
303 WEST BLVD S	POSNER MARY MCCLEARY LIVING TRUST	Sent Ms. Posner a letter 12/20/13, gave her some information about the proposed project, and asked her to contact me. Received an email text 12/24 asking for a diagram and detailed information about this project before it goes to Council. Sent letter with requested information. Did not get a response so sent another letter 2/26/14, letting Ms. Posner know I anticipate going to public hearing in April and asking her to please call me so that we can discuss the project. Ms. Posner called me 2/27/14 and we set up an onsite meeting for 3/13/14.
313 WEST BLVD S	POLITTE KEITH D	Did not attend 9/26/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Knocked on door 2/28/14; no one home so left my business card attached to a letter in the door explaining project, public hearing timeline, and asking them to please call me.
401 WEST BLVD S	BAXTER JOHN H JR & BUNNY J BAXTER	John Baxter came to IP meeting 9/26/13. Was relieved to see proposed main for his connection in street (Stewart). Agreeable to project.
403 WEST BLVD S	COOPER PAMELA S	Pam Cooper came to IP meeting 9/26/13. Met onsite with Ms. Cooper and City arborist 10/11/13 to look at her trees. She is in favor of project.
407 WEST BLVD S	SKOV MITCHELL M	Mitch Skov came to IP meeting 9/26/13. Met Mitch onsite 10/30/13. He is in favor of the project.
411 WEST BLVD S	GEORGE LARRY K & SHARON K	Did not attend 9/26/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Knocked on door 2/28/14; no one home so left my business card attached to a letter in the door explaining project, public hearing timeline, and asking them to please call me.
400 CRESTLAND	STRICKLAND DONNA G & CHARLES W MARVIN	Did not attend 9/26/13 IP meeting. Did not respond to my letter dated 10/11/13 requesting they contact me to discuss project. Emailed Ms. Strickland 1/21/14 with a brief overview of the project and asked her if we could meet onsite to discuss the project. Offered also to email her a diagram and discuss through email, if that worked better for her than meeting onsite. Did not hear back. Knocked on door 2/28/14 and no one answered - did not leave anything in door because neighbors told me it has been vacant for some time.
401 CRESTLAND	DETHROW GERALD J & MARGARET BRANNINGAN-DETHROW	Gerald Dethrow came to IP meeting 9/26/13. Also met onsite 10/4/13 with Mr. Dethrow, Sandy Hockenbury (405 Crestland), and Bob Dudley (409 Crestland). Mr. Dethrow is in favor of the project.

404 CRESTLAND	HELMING DYANN L	Spoke with Ms. Helming 9/17/13. She was out of town so we emailed several times in September and October 2013 about the project, her trees, and fence. She is amenable to the project.
405 CRESTLAND	HOCKENBURY JON & SANDRA	Jon Hockenbury came to IP meeting 9/26/13. Met onsite 10/4/13 with Sandy Hockenbury, Mr. Dethrow (401 Crestland), and Bob Dudley (409 Crestland). Walked alignment on Hockenbury property with Sandy and revised design with her and neighbors input. Met onsite again with Sandy, Dr. Holden (1107 Ridge), and City arborist 10/28/13. Sandy Hockenbury amenable to proposed design now.
409 CRESTLAND	DUDLEY MARY M & ROBERT LEE DUDLEY II	Robert Dudley came to IP meeting 9/26/13. Met onsite 10/4/13 with Mr. Dudley, Sandy Hockenbury (405 Crestland), and Mr. Dethrow (401 Crestland). Mr. Dudley is in favor of the project and staff will continue to work with Mr. Dudley on final alignment.
410 CRESTLAND	CAMILLE & HUNTZE REVOCABLE TRUST	Met Mr. Camille onsite 11/19/13. Looked at the alignment in both the front and back of his house. He is in favor of the project.
1107 RIDGE	HOLDEN MICHAEL C	Mike Holden came to IP meeting 9/26/13. Met onsite with Dr. Holden and City arborist 10/28/13. Looked at trees and discussed different alignment options. Staff will continue to work with property owners along Ridge Rd to fine tune the alignment in their back yards. Met onsite again to see-snake his service lateral 10/30/13.
1111 RIDGE	WALKER DAVID W & BRENDA R	Met Ms. Walker onsite 10/16/13. She was concerned about tree loss at the back property line. Met Ms. Walker onsite again, this time with City arborist on 10/30/13. Discussed revised design, which Ms. Walker preferred. Staff will continue to work with Ms. Walker and the rest of the property owners along Ridge on fine tuning the placement of the main.
1113 RIDGE	KREHBIEL LESLIE J & PAMELA A	Les Krehbiel came to IP meeting 9/26/13. Discussed lateral connection. Voiced no opposition to project or alignment.
1115 RIDGE	VERNON DAVID T A & MARILYN N TRUSTEES	David Vernon came to IP meeting 9/26/13. Met onsite with Mr. Vernon and City arborist 10/2/13. Mr. Vernon asked for staff to flag trees that would be affected. Design has been evolving for this area, and staff will continue to work with Mr. Vernon and other property owners along Ridge to come to an acceptable alignment for all parties.
0000 RIDGE RD (UNDEVELOPED LOT)	ANDERSON PAM	Pam Anderson came to IP meeting 9/25/13. Had a general concern for trees, but no strong opposition for project or proposed alignment.
503 MARION	GLADNEY CRAIG W & ANNA R CRANOR	Craig Gladney called 10/25/13. Discussed proposed alignment for his property. Met with Mr. Gladney onsite 11/1/13 to look at the alignment. He is concerned about a maple that I thought we could probably save. Emailed Mr. Gladney 2/18/14. Let him know that I discovered his neighbor's fence to the west was NOT on the property line, like we thought when we met onsite, which means in order to extend the new sewer main 10' past the property line to pick up Mr. Gladney's lateral, the maple we were going to try to save close to the NW corner of his property (within R/W) will have to come down. Told him to feel free to call or email me - that I would also happily come out again to look at it with him.

Introduced by _____ Council Bill No. R 42-14

A RESOLUTION

declaring the necessity for construction of the Stewart/Ridge/Medavista PCCE #3 Sanitary Sewer Improvement Project; 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 sanitary sewers, wye branches, manholes and other necessary appurtenances all in accordance with City of Columbia Street and Storm Sewer Specifications and Standards, as part of the Stewart/Ridge/Medavista PCCE #3 Sanitary Sewer Improvement Project, 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 \$1,515,000.00.

SECTION 4. Payment for this improvement shall be made from sewer system revenue bonds 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.

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 21, 2014. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor