

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 9-15

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: 1/5/2015

Re: Easement Acquisition and Construction: Timberhill Connector to the Hominy Creek Trail

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Plats and Plans, Easement Description

Executive Summary

The Parks and Recreation Department is requesting Council authorization to proceed with the acquisition of an easement to construct a 6' wide concrete trail from Timberhill Street to the Hominy Creek Trail. Staff is also requesting authorization to construct the trail after acquisition of the easement. The proposed 410' trail was requested by residents of the Timberhill neighborhood and will connect the Timberhill neighborhood, as well as future residential and commercial development in the area, to the south of the Hominy Creek Trail. The proposed route crosses one property owned by William and Ruby Riggs. Park staff is currently in negotiations for the easement and believes that the property owners will donate the easement for the construction of the trail. Crockett Engineering has completed the required easement description for the proposed trail. The project, totalling \$20,000, will be funded using remaining funds from the Hominy Creek Trail Project. It is anticipated that construction will begin in spring 2015 and be completed using a combination of force account and contract labor.

Discussion

After the completion of the Hominy Creek Trail, the Parks and Recreation Department was contacted by residents of the Timberhill neighborhood in August 2014 about a possible trail connection to the Hominy Creek Trail. Park staff met with representatives of the neighborhood on September 22, 2014 to discuss the proposed trail connector, necessary steps to acquire the easement for the trail and the construction process and timeline. Park staff evaluated potential routes and determined that a 6' wide concrete trail could be constructed on property adjacent to Highway 63 to provide the desired trail access. The connecting trail will provide access to the Timberhill neighborhood and future residential and commercial development to the south of the Hominy Creek Trail.

After determining ownership of the property between the neighborhood and Hominy Creek Trail, staff determined that the department would need to acquire a permanent trail easement to construct the 410' concrete trail on privately-owned property. The property owners, William and Ruby Riggs, met



with staff and has had email correspondence with park staff since September 2014. The Riggs family is very receptive to the proposed trail on their property and are willing to work with the department for a possible donation of the easement. Crockett Engineering has prepared the necessary easement paperwork for the property and park staff has completed proposed plans for the location of the connector trail.

Once the permanent trail easement has been acquired, park staff will use a combination of contract and force account labor to construct the connector trail from Timberhill Street to the Hominy Creek Trail. The 6' wide concrete trail will be constructed using contract labor, and park staff will complete all necessary backfilling and seeding to complete the project. Park staff also anticipates that the property owners will request the installation of estate fencing along their property on Timberhill Road to eliminate vehicle traffic on the property from individuals accessing the Hominy Creek Trail. The total project budget is \$20,000 and will be funded by remaining funds in the Hominy Creek Trail Project account. Staff anticipates that the trail will be completed by summer 2015.

Fiscal Impact

Short-Term Impact: Park staff is in negotiation with the property owners and believes that there is a strong possibility that the property owner will donate the trail easement. Staff estimates that the proposed trail connector will have a total project cost of \$20,000 and will be funded by remaining funds in the Hominy Creek Trail Project account.

Long-Term Impact: Staff anticipates minimal annual maintenance cost due to the trail being constructed in concrete.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Parks, Recreation and Greenways

Strategic Plan Impact: Economic Development, Health, Safety and Wellbeing, Infrastructure

Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

Suggested Council Action

Approve the resolution to set the public hearing and approve the ordinance authorizing the acquisition the trail easement and construction of the Timberhill Connector for the Hominy Creek Trail.

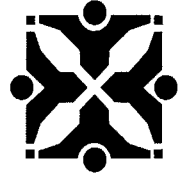
Legislative History

Ordinance # 20732, 9/7/2010 - Council approval to acquire easements for construction of Hominy Trail Phase I

<https://www.gocolumbiamo.com/CMS/codemaster/attachment.php?ordid=18926y>

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Ordinance # 20731, 9/7/2010 - Council authorization to construct the Hominy Trail Phase I

<https://www.gocolumbiamo.com/CMS/codemaster/attachment.php?ordid=18925>

Link to other Hominy Trail Phase I legislation

https://www.gocolumbiamo.com/ParksandRec/Council_Agenda_Items/councilagendaitems_2011-2015.php#hominy


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 9-15

AN ORDINANCE

determining it is in the public interest to construct the Timberhill Street connector to the Hominy Creek Trail; approving and adopting plans and specifications; determining that a portion of the work shall be done by contract; calling for bids through the Purchasing Division; determining that a portion of the project shall be done by city employees; providing for payment for the improvement; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of constructing the Timberhill Street connector to the Hominy Creek Trail; and

WHEREAS, the notice of a public hearing on this project was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Council finds that the construction of a six-foot wide concrete connector from Timberhill Street to the Hominy Creek Trail and the installation of estate fencing, in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made.

SECTION 2. The plans and specifications for this improvement, as prepared by the Director of Parks and Recreation, are hereby approved and made a part of this ordinance by reference.

SECTION 3. A portion of the construction of the improvement shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 4. The Purchasing Agent is hereby authorized to call for bids and execute a contract for construction of the concrete trail connector and installation of the estate fencing. As deemed advisable by the City Manager, city employees shall be used for all necessary backfilling, seeding and other miscellaneous improvements.

SECTION 5. Payment for this improvement shall be made from Park Sales Tax funds and such other funds as may be lawfully appropriated.

SECTION 6. The City Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 7. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 8. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

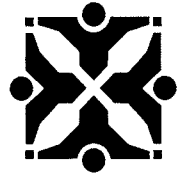
Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Plats and Plans, Easement Description



TYPICAL ESTATE FENCE PHOTO

WILLIAM AND RUBY RIGGS

← APPROXIMATE LOCATION OF PROPOSED TIMBERHILL CONNECTOR
410 LINEAL FEET OF 6' WIDE TRAIL

PROPOSED ESTATE FENCE
TO BE INSTALLED BY
PARKS AND RECREATION

TIMBERHILL STREET

HWY 63 NB

PROPOSED TIMBERHILL CONNECTOR
TO HOMINY CREEK TRAIL

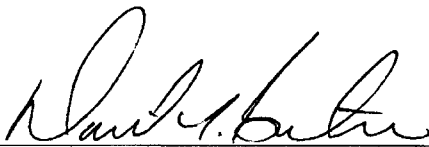
DESCRIPTION OF 20-FOOT TRAIL EASEMENT- TIMBERHILL CONNECTION
FOR COLUMBIA PARKS AND RECREATION
JOB #112073

AUGUST 6, 2014

A STRIP OF LAND LOCATED IN THE EAST HALF OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1128, PAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63 AT THE AT THE SOUTHWEST CORNER OF TRACT 5 OF THE SURVEY RECORDED IN BOOK 448, PAGE 396 AND WITH THE LINES OF SAID EAST RIGHT-OF-WAY, S 46°02'45"W, 39.40 FEET; THENCE S 52°18'40"W, 480.54 FEET TO CENTERLINE STATION 60+35, 295 FEET LEFT OF SAID CENTERLINE; THENCE CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE, S 15°23'45"W, 91.73 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE, SAID STRIP BEING 20.00 FEET WIDE AND LYING 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 15°23'45"W, 15.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, S 7°00'10"E, 10.83 FEET; THENCE S 15°00'00"W, 22.34 FEET; THENCE S 30°00'00"W, 22.39 FEET; THENCE S 15°00'00"W, 34.10 FEET; THENCE S 8°47'00"W, 44.89 FEET; THENCE S 18°38'35"E, 22.16 FEET; THENCE S 2°15'50"W, 29.06 FEET; THENCE S 26°40'30"W, 63.92 FEET; THENCE S 7°47'55"W, 59.78 FEET; THENCE S 45°00'00"E, 18.52 FEET; THENCE N 84°15'15"E, 73.34 FEET TO THE END OF THIS DESCRIBED CENTERLINE.



DAVID T. BUTCHER, PLS-2002014095

8/6/2014

DATE

