

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 300-15

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: 10/19/2015

Re: Easement Acquisition and Bid Call - Stadium Blvd and Old Hwy 63 Intersection Improvements

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Authorizing the acquisition of necessary easements, and a bid call through the Purchasing division, for construction of the Stadium Boulevard and Old Highway 63 Intersection Improvements project, as shown on the attached site location map and the intersection improvements plan sheet. A public hearing was held on July 6, 2015.

Discussion

The proposed Stadium Boulevard and Old Highway 63 Intersection Improvements project consists of adding pedestrian facilities and beautification of the intersection, as well as capacity improvements for automobile traffic. The capacity improvements include dual left turn lanes for vehicles travelling from northbound to westbound, and a right turn lane for westbound to northbound traffic.

A temporary construction easement is needed on one (1) tract of land from one (1) property owner. A Right of Way plan showing the proposed easement is attached.

Fiscal Impact

Short-Term Impact: The construction concept cost estimate for this project is \$1,284,000. The cost will be split 50/50 between the City of Columbia and the Missouri Highways and Transportation Commission (MHTC). The City portion will be \$642,000 and the funding will come from the 0.25% Capital Improvement Sales Tax approved by voters in 2005.

Long-Term Impact: Upon completion of the project, approximately 700 linear feet of Old Highway 63 south of the intersection will be conveyed from MHTC to the City of Columbia. The additional cost of maintenance for the approximately 700 linear feet of Old Hwy 63 at \$4.60/ ft will be \$3,220 annually.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure...Connecting the Community

Comprehensive Plan Impact: Infrastructure, Mobility, Connectivity, and Accessibility

City of Columbia

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Suggested Council Action

Authorize the bid call and easement acquisition for the construction of the Stadium Blvd and Old Highway 63 Intersection Improvements project.

Legislative History

7/6/15 Public Hearing held, staff directed to proceed with plans

5/04/15 (B) Public Hearing held and tabled until July 6, 2015.

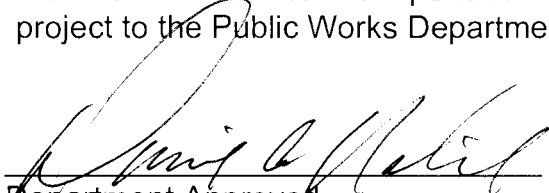
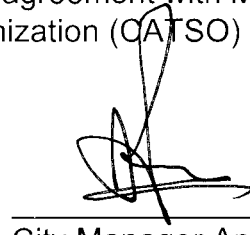
4/06/15 (R53-15) Setting a public hearing for May 4, 2015

2/17/15 Interested Parties meeting held

10/6/14 (R188-14) Authorizing Engineering Services Agreement with HRGreen for design of the project.

4/21/14 (B83-14) Authorizing a cost apportionment agreement with MHTC.

5/16/13 Columbia Area Transportation Study Organization (CATSO) submitted letter of support for project to the Public Works Department.


Department Approved
City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 300-15

AN ORDINANCE

declaring the need to acquire an easement for the construction of improvements at the intersection of Stadium Boulevard and Old Route 63; authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such land; and fixing the time when this ordinance shall become effective.

WHEREAS, the Constitution and Statutes of the State of Missouri and the Home Rule Charter for the City of Columbia, Missouri, authorize the City Council to exercise the power of eminent domain, within or without the City, and among other things, to acquire, and maintain any property, real or personal within or without the City for all public uses or purposes, and to acquire, receive and hold any estate or interest in any such property; and

WHEREAS, the Council deems it necessary for the welfare and improvement of the City and in the public interest that certain private property be acquired by negotiation or by condemnation for public improvement.

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

SECTION 1. The City Council hereby declares the need to acquire an easement for the construction of improvements at the intersection of Stadium Boulevard and Old Route 63, described as follows:

1416 COLLEGE SPRINGS LLC
PARCEL NUMBER: 17-414-00-04-005.00 01
BOOK 4086 PAGE 5

A TEMPORARY CONSTRUCTION EASEMENT (TCE) across a tract of land as being owned by 1416 College Springs LLC, as recorded in Deed Book 4086, Page 5 of the Boone County Missouri Recorder's Office, being more particularly described as follows:

Beginning at the westernmost corner of Lot 5 of College Springs Plat Two, as recorded in Plat Book 29, Page 4 of the Boone County Missouri Recorder's Office, said corner being on the northerly right-of-way line of Stadium Boulevard (width varies) and the easterly right-of-way line of Old Highway 63 (width varies); Thence along said northerly right-of-way

line South 60 degrees 47 minutes 28 seconds East, 87.74 feet to a point; Thence leaving said northerly right-of-way line North 57 degrees 43 minutes 06 seconds West, 84.02 feet; Thence North 12 degrees 07 minutes 02 seconds East, 133.78 feet to a point on said easterly right-of-way line; Thence along said easterly right-of-way line, South 34 degrees 34 minutes 07 seconds West, 13.09 feet; Thence South continuing along said right-of-way line 12 degrees 07 minutes 02 seconds West, 124.85 feet to the Point of Beginning, and containing 844 square feet inclusive of 681 square feet of existing easements, more or less, according to calculations by HR Green, Inc. during October 2015.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation or by the exercise of the power of eminent domain as set forth in Section 4 hereof.

SECTION 3. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Section 1.

SECTION 4. If the City cannot agree with the owners, or those claiming an interest in the land described in Section 1, on the proper compensation to be paid for such land, or if the owner is incapable of contracting, is unknown, or cannot be found, or is a non-resident of the State of Missouri, the City Counselor is authorized to petition the Circuit Court of Boone County, Missouri, to acquire the land described in Section 1 by condemnation.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

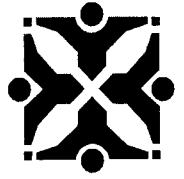
ATTEST:

City Clerk

Mayor and Presiding Officer

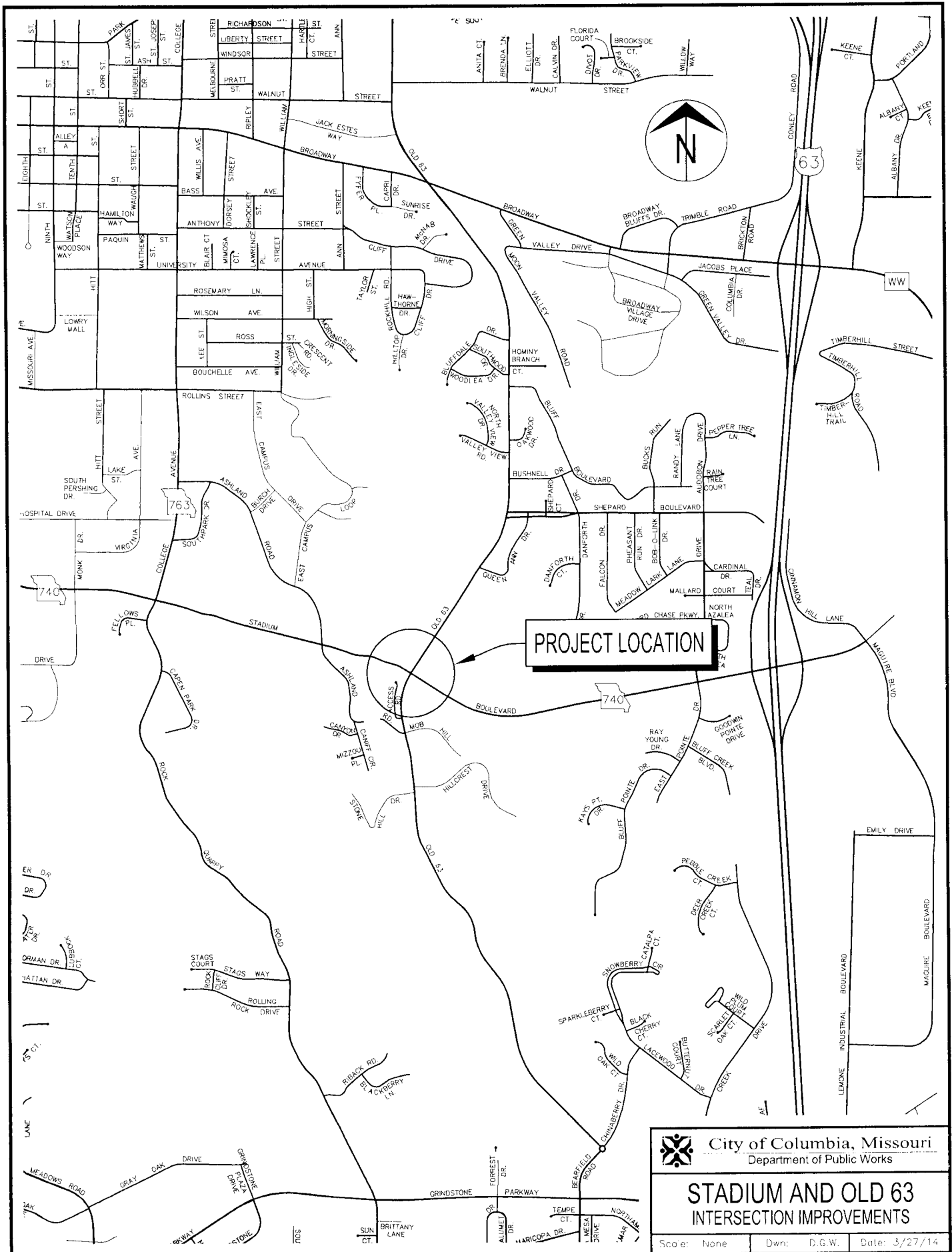
APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



STADIUM BOULEVARD AT OLD HIGHWAY 63
COLUMBIA, MISSOURI

PARCEL 1
EX. AREA = 24,635 S.F. (0.57 AC.)
NEW R/W = 0 S.F. (0.00 AC.)
TCE = 844 S.F. (0.02 AC.)
REM. AREA = 24,635 S.F. (0.57 AC.)

30' W. PRIVATE ACCESS ESMT
PB 29 PG 4

OLD HIGHWAY 63
(WIDTH VARIES)

LOT 4
Property N/F
1312 College Springs LLC
Parcel No.
17-414-00-04-004.00 01
D.B. 4086, Pg. 0004

16' W. DRAINAGE ESMT
PB 29 PG 4

20' W. SEWER ESMT
PB 297 PG 79

COLLEGE
SPRINGS
PLAT TWO

10' UTILITY ESMT
PB 360 PG 69

TEMPORARY
CONSTRUCTION
EASEMENT (TCE)

LOT 5
PROPERTY N/F
1416 COLLEGE SPRINGS, LLC
D.B. 4086, PG. 5
PARCEL NO.
17-414-00-04-005.00 01

POINT OF
BEGINNING
(TCE)

STADIUM BOULEVARD
(WIDTH VARIES)

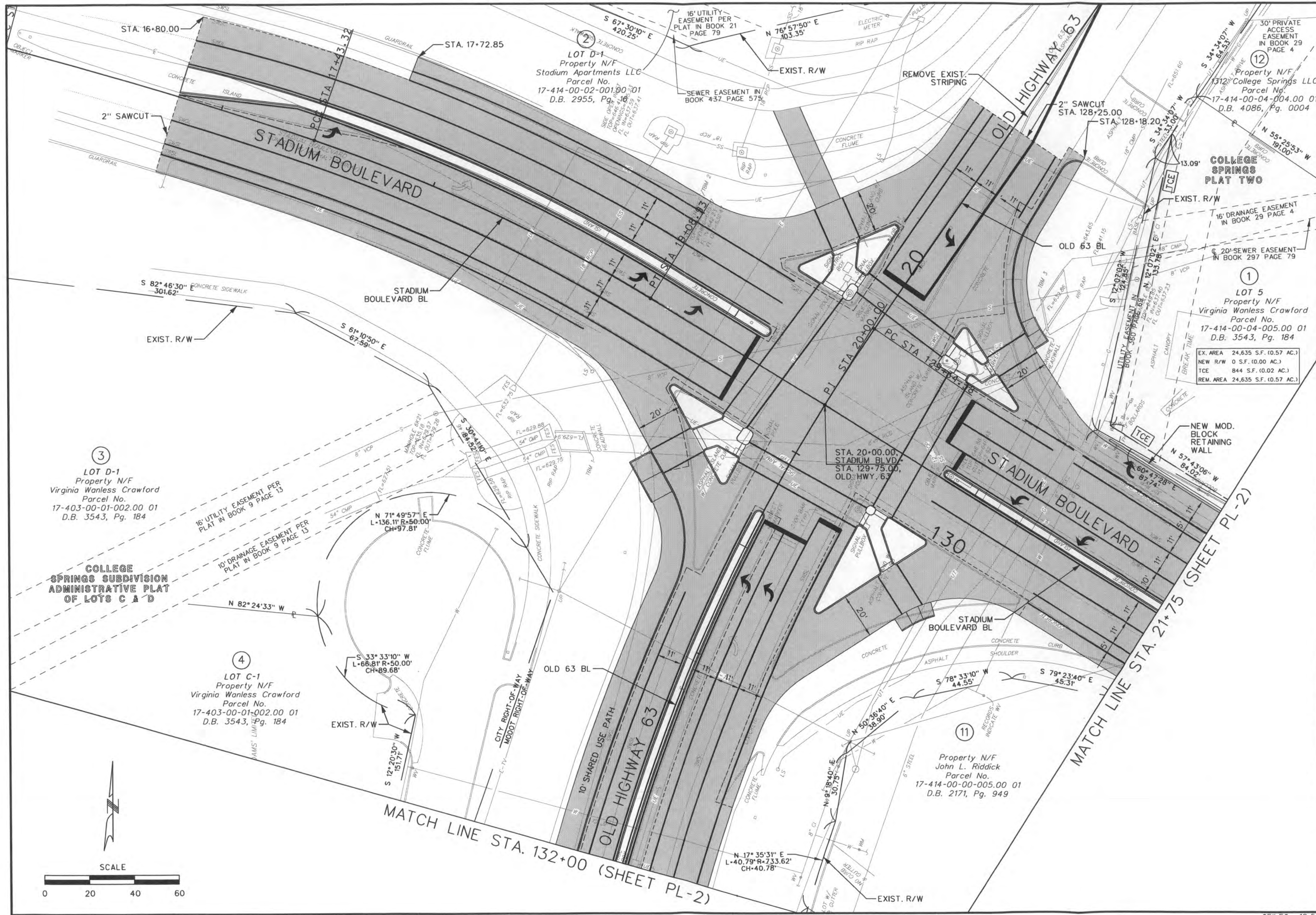
LEGEND
L-ARC LENGTH
R-RADIUS
W-WIDE
TCE-TEMPORARY
CONSTRUCTION EASEMENT
PDE-PERMANENT
DRAINAGE EASEMENT
ROW-RIGHT-OF-WAY
ALL PARCEL DISTANCES
RECORD UNLESS NOTED.

EXHIBIT "A"

SCALE: 1" = 40'
0 20 40

INITIAL:

TEMPORARY CONSTRUCTION EASEMENT
LOT 5 OF COLLEGE SPRINGS PLAT TWO
DEED BOOK 4086, PAGE 5
BOONE COUNTY, MISSOURI



STADIUM BLVD. AT
OLD 63 INTERSECTION
IMPROVEMENTS
PLAN SHEET (PL-1)

City of Columbia, Missouri
Department of Public Works

Approved By
Director of Public Works

Date

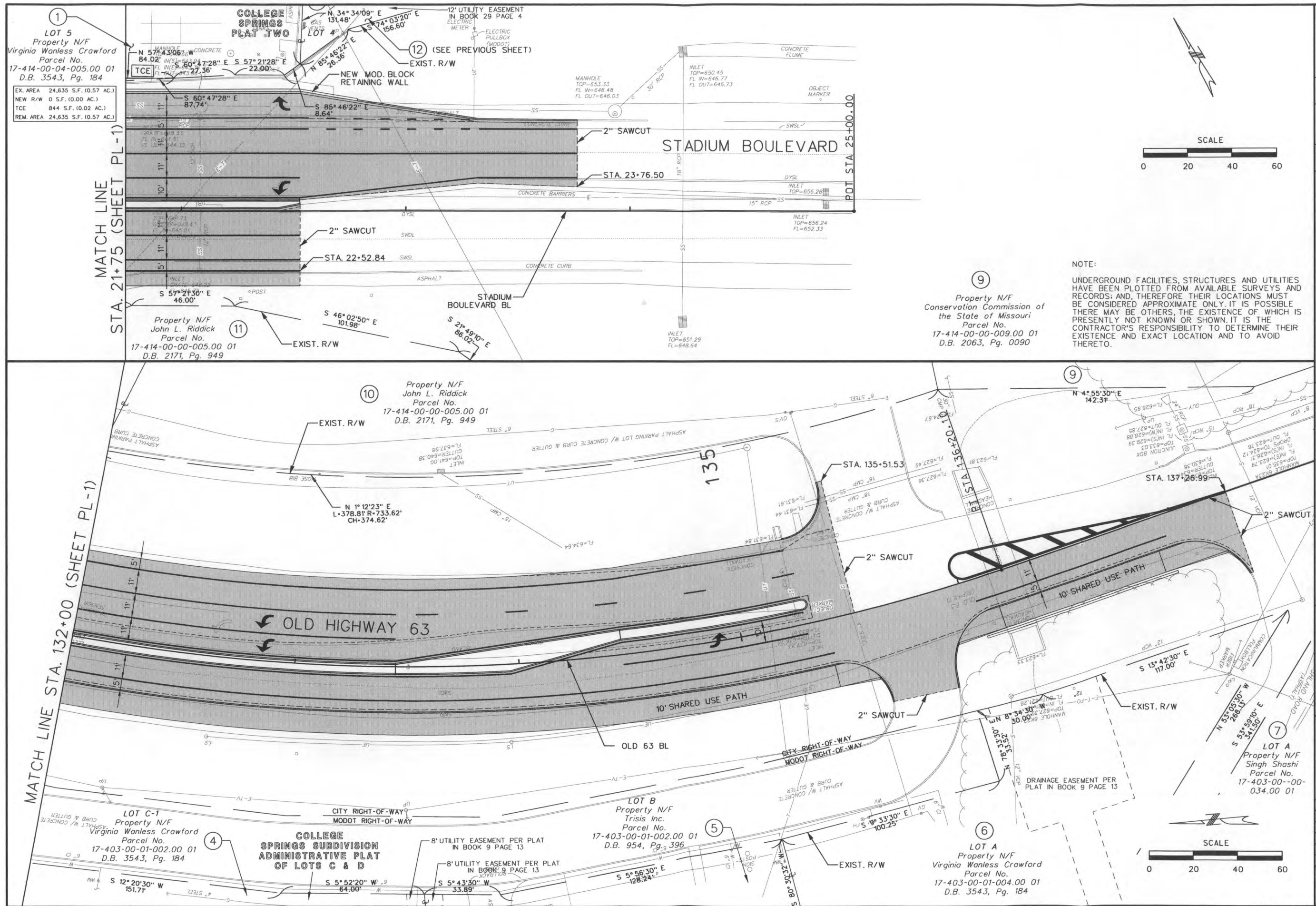
HRGreen
PROFESSIONAL ENGINEER
LICENSE NO. 2004017159

PRELIMINARY-
NOT FOR
CONSTRUCTION

File No.	PL-1
Scale:	As Shown
Date:	8/24/15
Des.	K. RAUH
Dwn.	G. STANGER
Chk.	J. DOHRMANN

5 of 20

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STADIUM BLVD. AT
OLD 63 INTERSECTION
IMPROVEMENTS
PLAN SHEET (PL-2)

City of Columbia, Missouri
Department of Public Works

Approved By _____
Director of Public Works

HRGreen
J.S. DOHRMANN
PROFESSIONAL ENGINEER
LICENSE NO. 2004017159

PRELIMINARY -
NOT FOR
CONSTRUCTION

File No.	PL-2
Scale:	As Shown
Date:	8/24/15
Des.:	K. RAUH
Dwn.:	G. STANGER
Chk.:	J. DOHRMANN