

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 191-12

AN ORDINANCE

declaring the need to acquire easements for construction of sidewalks along the west side of Fairview Road from Fairview Elementary School to north of Rollins Road, and along the south side of Rollins Road from Fairview Road to Cambridge Drive, and construction of a mini roundabout at the intersection of Fairview Road and Rollins Road; 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 easements for construction of sidewalks along the west side of Fairview Road from Fairview Elementary School to north of Rollins Road, and along the south side of Rollins Road from Fairview Road to Cambridge Drive, and construction of a mini roundabout at the intersection of Fairview Road and Rollins Road described as follows:

George B. Deatz
PERMANENT SIDEWALK EASEMENT
Parcel: 16-511-00-03-011.00

An irregular shaped parcel of land in the southwest corner of a tract of land described in a quit-claim deed in Book 495 at Page 604, said tract being Lot 1 of Fairview Lakes Subdivision Addition No. 1 as recorded in Plat Book 6 at Page 18, both of the Boone

County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southwest corner of said tract; thence along the west line of said tract, said line also being the east Right-of-Way line of Fairview Road, N.0°31'35"E., 41.50 feet; thence leaving said line S.89°03'45"E., 7.40 feet; thence S.0°28'25"W., 24.48 feet; thence along a non-tangent curve to the left having a radius of 19.00 feet a distance of 27.94 feet (the chord of said curve having bearing and distance of S.41°38'55"E., 25.49 feet); thence S.83°46'20"E., 26.92 feet; thence S.6°23'35"W., 0.67 feet to the south line of said tract, said line also being the north Right-of-Way line of Rollins Road; thence along said line N.83°36'25"W., 51.53 feet to the POINT OF BEGINNING and containing 399 square feet.

George B. Deatz

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-511-00-03-011.00

A four (4) sided parcel of land in the southwest corner of a tract of land described in a quit-claim deed in Book 495 at Page 604, said tract being Lot 1 of Fairview Lakes Subdivision Addition No. 1 as recorded in Plat Book 6 at Page 18, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southwest corner of said tract; thence along the west line of said tract, said line also being the east Right-of-Way line of Fairview Road, N.0°31'35"E., 46.00 feet; thence leaving said line S.83°47'35"E., 74.00 feet; thence S.6°45'50"W., 46.00 feet to the south line of said tract, said line also being the north Right-of-Way line of Rollins Road; thence along said line N.83°36'25"W., 69.00 feet to the POINT OF BEGINNING and containing 2,882 square feet exclusive of Permanent Sidewalk Easement granted this date.

Ali A Hussam and Hala A W Dawood, husband and wife

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-501-00-02-008.00

A four sided parcel of land in the south corner of a tract of land described in a warranty deed in Book 1067 at Page 190, said tract being Lot 8 of Broadway Farms, Plat No. 1 as recorded in Plat Book 22 at Page 7, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the south corner of said tract; thence along the southwesterly line of said tract N.41°23'25"W., 7.63 feet; thence leaving said line N.0°48'00"E., 16.29 feet; thence S.89°48'30"E., 4.89 feet to the east line of said tract, said line also being the west Right-of-Way line of Fairview Road; thence along said line S.0°11'30"W., 22.00 feet to the POINT OF BEGINNING and containing 96 square feet all within a platted utility easement and a utility easement as recorded in Book 374 at Page 611.

Ali A Hussam and Hala A W Dawood, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-501-00-02-009.00

A three sided parcel of land in the southeast corner of a tract of land described in a warranty deed in Book 1067 at Page 190, said tract being Lot 9 of Broadway Farms, Plat No. 1 as recorded in Plat Book 22 at Page 7, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southeast corner of said tract; thence along the south line of said tract N.84°17'45"W., 5.15 feet; thence leaving said line N.0°48'00"E., 5.22 feet to the northeasterly line of said tract; thence along said line S.41°23'25"E., 7.63 to the POINT OF BEGINNING and containing 13 square feet all within a utility easement as recorded in Book 374 at Page 611.

WIN-Chateau Apartments, LLC
PERMANENT SIDEWALK EASEMENT
Parcel: 16-510-00-01-001.00

An irregular shaped parcel of land along the east line of a tract of land described in a warranty deed in Book 3293 at Page 73, said tract being Lot 59 of Colonial Gardens as recorded in Plat Book 7 at Page 73, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southeast corner of said tract; thence along the south line of said tract, said line also being the north Right-of-Way line of Rollins Road, N.83°47'00"W., 11.00 feet; thence leaving said line N.30°20'30"E., 12.00 feet; thence N.0°45'20"E., 188.85 feet to the north line of said tract; thence along said line S.84°17'45"E., 5.20 feet to the northeast corner of said tract; thence along the east line of said tract, said line also being the west Right-of-Way line of Fairview Road, S.0°48'00"W., 199.89 feet to the POINT OF BEGINNING and containing 1,053 square feet inclusive of 42 square feet of platted utility easement.

WIN-Chateau Apartments, LLC
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-510-00-01-001.00

An irregular shaped parcel of land along the east line of a tract of land described in a warranty deed in Book 3293 at Page 73, said tract being Lot 59 of Colonial Gardens as recorded in Plat Book 7 at Page 73, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southeast corner of said tract; thence along the south line of said tract, said line also being the north Right-of-Way line of Rollins Road, N.83°47'00"W., 35.00 feet; thence leaving said line N.60°25'45"E., 23.00 feet; thence N.0°48'00"E., 186.24 feet to the north line of said tract; thence along said line S.84°17'45"E., 15.06 feet to the northeast corner of said tract; thence along the east line of said tract, said line also being the west Right-of-Way line of Fairview Road, S.0°48'00"W., 199.89 feet to the POINT OF BEGINNING and containing 2,079 square feet inclusive of 79 square feet of platted utility easement and exclusive of permanent sidewalk easement granted this date.

McQuillen Family Revocable Living Trust
PERMANENT SIDEWALK EASEMENT
Parcel: 16-510-00-02-001.00

A three (3) sided parcel of land in the northwest corner and an irregular shaped parcel of land in the northeast corner of a tract of land as described in a warranty deed in Book 3583 at Page 155 and a warranty deed in Book 3606 at Page 5, said tract being Lot 5 of A Subdivision of Lot 58 of Colonial Gardens Subdivision as recorded in Plat Book 8 at Page 22, all of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcels being described as follows:

BEGINNING for the three (3) sided parcel at the northwest corner of said tract; thence along the north line of said tract, said line also being the south Right-of-Way line of Rollins Road, S.83°47'00"E., 35.00 feet; thence leaving said line N.88°42'05"W., 34.85 feet to the west line of said tract; thence along said west line N.0°48'00"E., 3.00 feet to the POINT OF BEGINNING and containing 52 square feet inclusive of 21 square feet of platted utility easement.

AND

BEGINNING for the irregular shaped parcel at the northeast corner of said tract; thence along the east line of said tract, said line also being the west Right-of-Way line of Fairview Road, S.0°48'00"W., 36.00 feet; thence leaving said line N.4°58'40"W., 24.00 feet; thence N.37°27'30"W., 17.00 feet to the north line of said tract, said line also being the south Right-of-Way line of Rollins Road; thence along said line S.83°47'00"E., 13.00 feet to the POINT OF BEGINNING and containing 123 square feet.

McQuillen Family Revocable Living Trust
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-510-00-02-001.00

An irregular shaped parcel of land along the north and east line of a tract of land as described in a warranty deed in Book 3583 at Page 155 and a warranty deed in Book 3606 at Page 5, said tract being Lot 5 of A Subdivision of Lot 58 of Colonial Gardens Subdivision as recorded in Plat Book 8 at Page 22, all of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said tract; thence along the east line of said tract, said line also being the west Right-of-Way line of Fairview Road, S.0°48'00"W., 84.11 feet to the southeast corner of said tract; thence along the south line of said tract N.85°38'45"W., 8.00 feet; thence leaving said line N.14°24'05"W., 36.34 feet; thence N.4°11'55"W., 45.05 feet; thence N.84°46'35"W., 85.21 feet; thence S.86°40'40"W., 13.31 feet to the west line of said tract; thence along said line N.0°48'00"E., 9.39 feet to the northwest corner of said tract; thence along the north line of said tract, said line also being the south Right-of-Way line of Rollins Road, S.83°47'00"E., 120.21 feet to the POINT OF BEGINNING and containing 2,080 square feet inclusive of 49 square feet of platted utility easement and exclusive of permanent sidewalk easement granted this date.

Raymond J. Morrison, Freda D. Morrison and Michael C. Morrison,
Co-Trustees of the Raymond-Freda Morrison Trust
PERMANENT SIDEWALK EASTMENT
Parcel: 16-510-00-02-010.00

An irregular shaped parcel of land along the north line of a tract of land as described in a warranty deed in Book 3917 at Page 67, said tract being Lot 6 of A Subdivision of Lot 58 of Colonial Gardens Subdivision as recorded in Plat Book 8 at Page 22, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northwest corner of said tract; thence along the north line of said tract, said line also being the south Right-of-Way line of Rollins Road, along a non-tangent curve to the left having a radius of 170.00 feet a distance of 2.83 feet (the chord of said curve having bearing and distance of S.84°15'35"E., 2.83 feet); thence continuing along said line S.83°47'00"E., 117.64 feet to the northeast corner of said tract; thence along the east line of said tract S.0°48'00"W., 3.00 feet; thence leaving said line N.84°46'00"W., 116.90 feet; thence S.43°14'20"W., 5.00 feet to the west line of said tract, said line also being the east Right-of-Way line of Cambridge Drive; thence along said line N.0°47'10"E., 9.00 feet to the POINT OF BEGINNING and containing 491 square feet inclusive of 25 square feet of platted utility easement.

Raymond J. Morrison, Freda D. Morrison and Michael C. Morrison,
Co-Trustees of the Raymond-Freda Morrison Trust
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-510-00-02-010.00

An irregular shaped parcel of land along the north line of a tract of land as described in a warranty deed in Book 3917 at Page 67, said tract being Lot 6 of A Subdivision of Lot 58 of Colonial Gardens Subdivision as recorded in Plat Book 8 at Page 22, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northwest corner of said tract; thence along the north line of said tract, said line also being the south Right-of-Way line of Rollins Road, along a non-tangent curve to the left having a radius of 170.00 feet a distance of 2.83 feet (the chord of said curve having bearing and distance of S.84°15'35"E., 2.83 feet); thence continuing along said line S.83°47'00"E., 117.64 feet to the northeast corner of said tract; thence along the east line of said tract S.0°48'00"W., 9.39 feet; thence leaving said line S.86°40'40"W., 37.25 feet; thence N.84°46'05"W., 83.02 feet to the west line of said tract, said line also being the east Right-of-Way line of Cambridge Drive; thence along said line N.0°47'10"E., 17.00 feet to the POINT OF BEGINNING and containing 1,323 square feet inclusive of 56 square feet of platted utility easement and exclusive of permanent sidewalk easement granted this date.

Cory R. Koedel and Tricia Y. Koedel,
Trustees of the Cory R. and Tricia Y. Koedel Family Trust
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-510-00-02-002.00

A four (4) sided parcel of land along the east line of part of a tract of land described in a warranty deed in Book 3756 at Page 28, said tract being part of Lot 4 of A Subdivision of Lot 58 of Colonial Gardens Subdivision as recorded in Plat 8 at Page 22, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said tract; thence along the east line of said tract, said line also being the west Right-of-Way line of Fairview Road, S.0°48'00"W., 43.00 feet; thence leaving said line N.89°12'00"W., 7.98 feet; thence N.0°48'00"E., 43.50 feet to the north line of said tract; thence along said line S.85°38'45"E., 8.00 feet to the POINT OF BEGINNING and containing 345 square feet.

Jane C. Puckett
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-510-00-02-003.00

A four (4) sided parcel of land along the east line of a tract of land described in a warranty deed in Book 439 at Page 620, said tract being Lot 3 and part of Lot 4 of A Subdivision of Lot 58 of Colonial Gardens Subdivision as recorded in Plat 8 at Page 22, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said tract; thence along the east line of said tract, said line also being the west Right-of-Way line of Fairview Road, S.0°48'00"W., 40.00 feet; thence leaving said line N.89°12'00"W., 7.99 feet; thence N.0°48'00"E., 40.50 feet to the north line of said tract; thence along said line S.85°38'45"E., 8.00 feet to the POINT OF BEGINNING and containing 322 square feet.

Cheryl and Jeffery W. Thomson, wife and husband
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-510-00-02-004.00

A four (4) sided parcel of land along the east line of a tract of land described in a warranty deed in Book 3824 at Page 153, said tract being Lot 2 of A Subdivision of Lot 58 of Colonial Gardens Subdivision as recorded in Plat 8 at Page 22, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said tract; thence along the east line of said tract, said line also being the west Right-of-Way line of Fairview Road, S.0°48'00"W., 39.00 feet; thence leaving said line N.89°12'00"W., 7.99 feet; thence N.0°48'00"E., 39.49 feet to the north line of said tract; thence along said line S.85°40'10"E., 8.00 feet to the POINT OF BEGINNING and containing 314 square feet.

Cheryl and Jeffery W. Thomson, wife and husband
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-510-00-02-005.00

A three (3) sided parcel of land in the southeast corner of a tract of land described in a warranty deed in Book 3835 at Page 99, said tract being Lot 1 of A Subdivision of Lot 58 of Colonial Gardens Subdivision as recorded in Plat 8 at Page 22, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southeast corner of said tract; thence along the south line of said tract, said line also being the north Right-of-Way line of Yorktown Drive, N.85°39'30"W., 16.00 feet; thence N.53°51'05"E., 19.98 feet to the east line of said tract, said line also being the West Right-of-Way line of Fairview Road; thence along said line S.0°48'00"W., 13.00 feet to the POINT OF BEGINNING and containing 104 square feet.

Columbia School District
PERMANENT STREET EASEMENT
Parcel: 16-510-00-00-001.00

A four (4) sided parcel of land along the east line of a tract of land as described in a warranty deed in Book 330 at Page 61 of the Boone County Records; situate in the east half (1/2) of the southeast quarter (1/4) of Section 16, Township 48 North, Range 13 West, in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said tract; thence along the east line of said tract, said line being the east line of said Section 16, S.0°48'00"W., 800.33 feet to the southeast corner of said tract; thence along the south line of said tract N.85°41'35"W., 33.06 feet; thence leaving said line N.0°48'00"E., 800.36 feet to the north line of said tract, said line also being the south Right-of-Way line of Yorktown Drive; thence along said line S.85°39'30"E., 33.06 feet to the POINT OF BEGINNING and containing 26,411 square feet inclusive of 19,683 square feet in the existing roadway of Fairview Road.

Columbia School District
PERMANENT SIDEWALK EASEMENT
Parcel: 16-510-00-00-001.00

An irregular shaped parcel of land across the east part of a tract of land as described in a warranty deed in Book 330 at Page 61 of the Boone County Records; situate in the east half (1/2) of the southeast quarter (1/4) of Section 16, Township 48 North, Range 13 West, in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

Starting at the northeast corner of said tract; thence along the north line of said tract, said line also being the south Right-of-Way line of Yorktown Drive, N.85°39'30"W., 33.06 feet; thence leaving said line S.0°48'00"W., 272.79 feet to the POINT OF BEGINNING; thence continuing along said line S.0°48'00"W., 256.76 feet; thence leaving said line N.89°12'00"W., 10.78 feet; thence N.9°28'00"E., 14.27 feet; thence N.26°48'40"E., 15.26 feet; thence N.0°32'15"E., 123.08 feet; thence N.16°46'00"W., 10.48 feet; thence N.0°05'30"W., 6.69 feet; thence N.16°35'45"E., 10.47 feet; thence N.0°29'00"W., 51.55 feet; thence N.24°44'45"W., 17.99 feet; thence N.9°13'20"W., 11.49 feet; thence S.89°12'00"E., 13.83 feet to the POINT OF BEGINNING and containing 1,060 square feet.

Columbia School District
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-510-00-00-001.00

A four (4) sided parcel of land across the east part of a tract of land as described in a warranty deed in Book 330 at Page 61 of the Boone County Records; situate in the east half (1/2) of the southeast quarter (1/4) of Section 16, Township 48 North, Range 13 West, in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

Starting at the northeast corner of said tract; thence along the north line of said tract, said line also being the south Right-of-Way line of Yorktown Drive, N.85°39'30"W., 33.06 feet; thence leaving said line S.0°48'00"W., 192.38 feet to the POINT OF BEGINNING; thence continuing along said line S.0°48'00"W., 410.00 feet; thence leaving said line N.89°12'00"W., 27.00 feet; thence N.0°48'00"E., 410.00 feet; thence S.89°12'00"E., 27.00 feet to the POINT OF BEGINNING and containing 10,011 square feet exclusive of permanent sidewalk easement granted this date.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

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 _____, 2012.

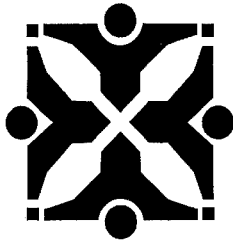
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Public Works

Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Aug 6, 2012

Re: Easement Acquisition and Bid Call - Fairview Road Sidewalk with a Mini Roundabout

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration two ordinances; one authorizing the acquisition of easements necessary to construct the Fairview Road sidewalk project with a mini roundabout, and the other authorizing a bid call through the Purchasing Division for construction of the project.

The Fairview Road sidewalk project will be constructed in 2013. A public hearing was held on April 2, 2012 (memo attached). Staff has contacted property owners, from whom easements are required, informing them of this ordinance. A revised contact log is attached.

DISCUSSION:

At the public hearing, council directed staff to proceed with the Fairview Road sidewalk project, including a mini roundabout, at the intersection of Fairview Road and Rollins Road (see Exhibit 1). The proposal is to construct sidewalks along the west side of Fairview Road, from Fairview Elementary School to 220 feet north of Rollins Road; the south side of Rollins Road, from Fairview Road to Cambridge Drive; and a mini roundabout at the intersection of Fairview Road and Rollins Road.

One (1) permanent street easement, five (5) permanent sidewalk easements, and eleven (11) temporary construction easements are needed from nine (9) separate property owners for the construction of the project. At the request of several parcel owners, the mountable islands have been shortened leaving a few roadside parking spaces on Rollins Road, and to maintain current access onto their property. These can be seen on the attached Plan View diagrams (Exhibits 2 & 3). The Plan View diagrams also show proposed easements, approximate grading limits and project features.

FISCAL IMPACT:

\$500,000 has already been appropriated and payment shall be made from ¼% Capital Improvement Sales Tax.

VISION IMPACT:

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

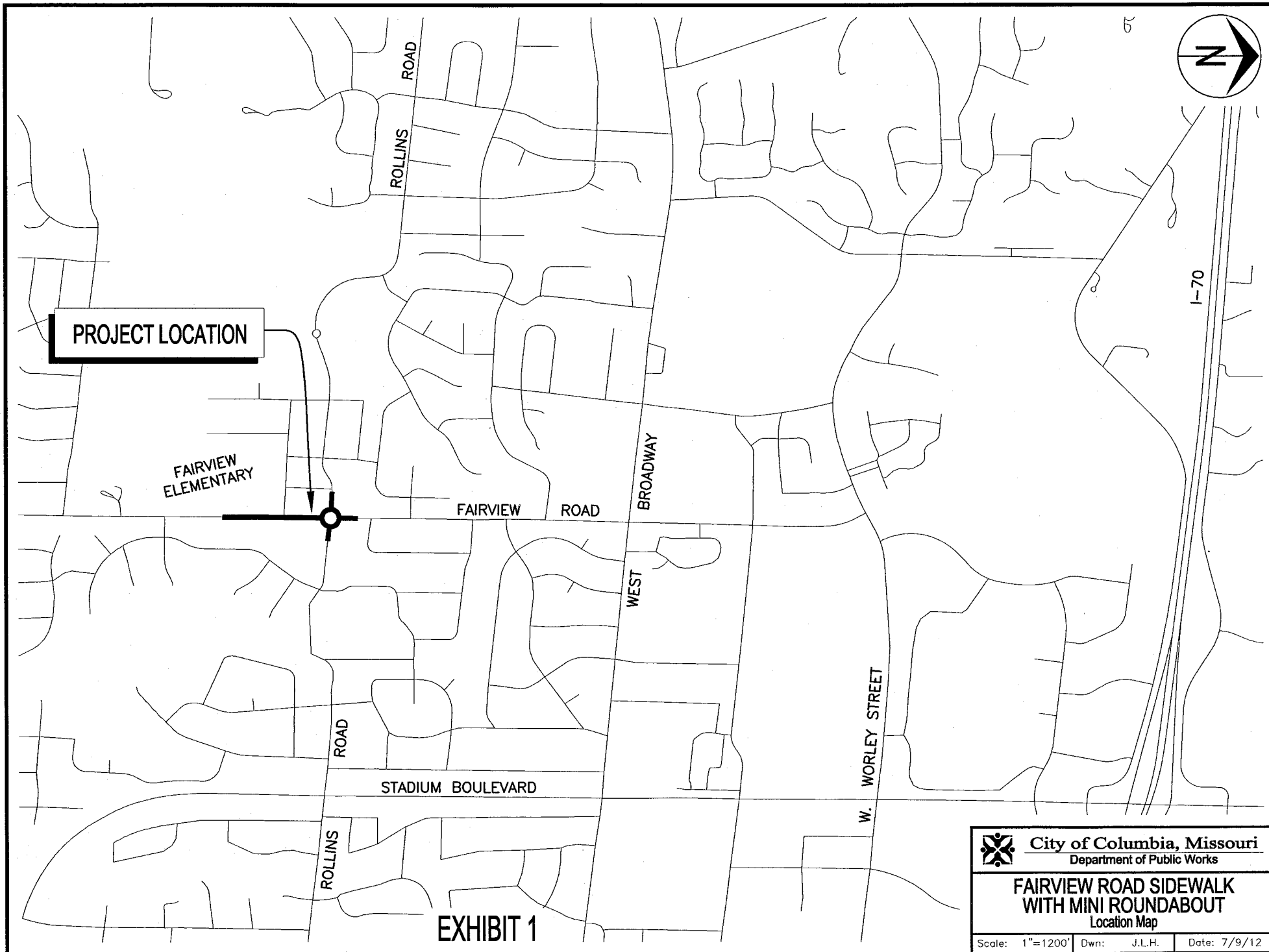
Columbia will enjoy a safe, interconnected, non motorized transportation network. It will be culturally supported by the citizens as it will encourage social interaction and healthy lifestyles. The roadway, sidewalk, public transit, and trail systems will all tie together into an effective integrated transportation network.

Give proper funding, priority, and support to repairing, connecting, and expanding the city sidewalk system. Increase the pace of sidewalk improvements.

SUGGESTED COUNCIL ACTIONS:

Approval of the ordinances to move forward with easement acquisition and bidding the Fairview Road sidewalk project.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$36,592.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$500,000.00	Duplicates/Epands 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 #	#13
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	#13.1.3
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



City of Columbia, Missouri
Department of Public Works

**FAIRVIEW ROAD SIDEWALK
WITH MINI ROUNDABOUT**
Location Map

Scale: 1"=1200' Dwn: J.L.H. Date: 7/9/12



Columbia School District
WD Bk 330, Pg 61
parcel 16-510-00-001.00 01
E 1/2, SE 1/4, Sec 16, T48N, R13W

PSE

TCE

TCE

GRADING LIMIT

PSWE

PSE

FAIRVIEW ROAD

EXHIBIT 2

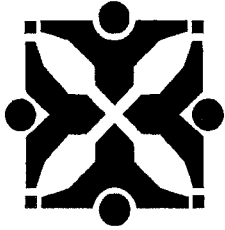


City of Columbia, Missouri
Department of Public Works

FAIRVIEW ROAD SIDEWALK
WITH MINI ROUNDABOUT
PLAN VIEW

Scale: 1"=80' Dwn: J.L.H. Date: 7/9/12





Source: Public Works

To: City Council

From: City Manager and Staff

Council Meeting Date: April 2, 2012

Agenda Item No: Supplemental
Item (A)

Re: Supplemental Information for Public Hearing: Fairview Road Sidewalk Project
and Traffic Study for Rollins Road at Fairview Road (CM 3309)

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a supplemental report concerning the public hearing for the Fairview Road Sidewalk Project and the Traffic Study for Rollins Road at Fairview Road (CM 3309).

DISCUSSION:

Council passed Resolution R30-12 on March 5, 2012 which set a public hearing date of April 2, 2012 for the Fairview Road Sidewalk Project and the Traffic Study for Rollins Road at Fairview Road. Staff has been contacting adjacent property owners with a telephone call prior to the scheduled public hearing for this project. The attached Phone Contact Log provides that contact information for Council review.

FISCAL IMPACT:

\$500,000 has been appropriated to this project.

VISION IMPACT:

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

A network of safe roadways in and around the City will provide sustainable, efficient mobility to vehicular travel and other modes in a complimentary manner.

SUGGESTED COUNCIL ACTIONS:




This is a supplement to the information presented to Council concerning this project.


FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$485,359.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$500,000.00	Duplicates/Epands 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 #	13
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 #	

Sam Budzyna

[illegible]

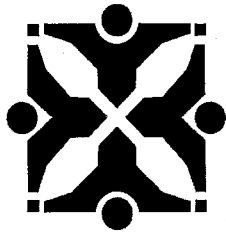


-  Parking Allowed
-  Existing No Parking
-  Proposed No Parking

**City of Columbia, Missouri**
Department of Public Works

**Fairview Road Sidewalk
On-Street Parking**

Scale: 1:100 | Dwn: SCB | Date: 3-26-12



Source: Public Works *Jah*

Agenda Item No: Item (A)

To: City Council

From: City Manager and Staff

Council Meeting Date: Mar 5, 2012 *MM*

Public Hearing- Fairview Road Sidewalk Project
Re: Traffic Study Rollins at Fairview (CM 3309)

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a resolution setting a public hearing for April 2, 2012 concerning the construction of sidewalks along the west side of Fairview Road from Fairview Elementary School to 220 ft. north of Rollins Road, and on the south side of Rollins Road from Fairview Road to Cambridge Drive, as shown on attached Exhibit 1. This project has been identified for construction in 2012. The funding shown in the CIP for this project is \$500,000 from 1/4% Capital Improvement Sales Tax.

In April of 2011, Council requested staff evaluate the intersection of Fairview Road, at Rollins Road, to determine if warrants are met for a traffic signal. The findings of the traffic study were coordinated with the design of the sidewalk project and the traffic study is being presented to Council at this time.

Interested party (IP) meetings were held February 11, 2010 at the time of project initiation, and again on December 6, 2011, where information from the traffic study was also presented. Both meetings were held at the Activity & Recreation Center (ARC). The comments received during public involvement were generally supportive of the project with no concerns raised.

DISCUSSION:

The project under consideration involves the construction of sidewalks along the west side of Fairview Road from Fairview Elementary School to 220 ft. north of Rollins Road, and on the south side of Rollins Road from Fairview Road to Cambridge Drive. This project will complete the sidewalk on the west side of Fairview Road from Broadway to Chapel Hill Road, and on the south side of Rollins Road from Stadium Boulevard to Scott Boulevard. The approximate sidewalk project lengths are 1,000 ft on Fairview Road and 280 ft on Rollins Road.

Fairview Road is classified as a major collector street with ADT of 7500 vpd and Rollins Road is classified as a neighborhood collector with ADT of 3700 vpd. These roads are important pedestrian connections for residential areas with the nearby schools, parks, and commercial areas.

Council requested staff evaluate the intersection of Fairview Road, at Rollins Road, to determine if warrants are met for a traffic signal. The traffic study findings indicate the intersection does not meet the Manual on Uniform Traffic Control Devices (MUTCD) signal warrants, however, the study recommends installation of a mini roundabout at the intersection. Benefits of a mini roundabout intersection control include decreased fuel usage, improved traffic flow, and enhanced pedestrian crossing when compared to a four-way stop controlled intersection. The detailed traffic study is attached.

The mini roundabout proposal has been evaluated to determine ways the intersection improvement, and sidewalk project, can be planned to be mutually compatible. The roundabout allows a minor reduction to the roadway width on Fairview Road, from Yorktown to Rollins Road, thereby allowing the sidewalk construction to occur with reduced impact to the adjacent yards and driveways; resulting in significant savings in right-of-way and construction costs.

Design Alternatives:

Alternative 1 - As shown on the attached Exhibits 2a and 2b, this alternative represents a typical sidewalk project. The majority of the sidewalk includes a grass strip between the curb and sidewalk. The section of sidewalk from Yorktown Drive to Rollins Road would be constructed at the back of curb to reduce impact to adjacent yards and driveway slopes. The sidewalk also would include an integral retaining wall to further

reduce yard slope impacts. Even with these modifications, there is still considerable impact to the yards, driveways and utilities. Permanent easements and temporary construction easements will be required.

Alternative 2 - As shown on attached Exhibits 3a, 3b and 3c, this alternative includes construction of a mini roundabout at the intersection of Fairview Road and Rollins Road. A mini roundabout functions the same as a conventional roundabout with yield on entry and counterclockwise circulation. A mini roundabout is similar to a conventional roundabout with the exception being that the center and splitter islands of a mini roundabout are mountable. The mountable islands allow the mini roundabout to be installed in the intersection without modifying the existing curb lines. Benefits of a mini roundabout intersection control include decreased fuel usage, improved traffic flow, and enhanced pedestrian crossing when compared to a four way stop controlled intersection.

The mini roundabout also allows a minor reduction to the roadway width on Fairview Road, from Yorktown to Rollins Road, thereby allowing the sidewalk construction to occur with reduced impact to the adjacent yards, driveways and utilities. The result is a significant sidewalk cost savings by eliminating a retaining wall, reducing driveway removal and re-construction, reducing yard grading, reducing right-of-way needs, and reducing utility relocation for the portion of sidewalk between Yorktown and Rollins Road. Some permanent easements and temporary construction easements will be required.

Costs for both alternatives are shown in the table below.

	<u>Alternative 1</u>	<u>Alternative 2</u>
Sidewalk cost - Fairview Road near Fairview School	\$97,000	\$97,000
Sidewalk cost - Fairview Road, Yorktown to Rollins	\$164,000	\$110,000
Sidewalk cost - Fairview Road, north of Rollins	\$54,000	\$54,000
Sidewalk cost - Rollins Road, west of Fairview Road	\$42,000	\$42,000
Roundabout Cost	N/A	\$108,000
Estimated Total Cost	\$357,000	\$411,000

Staff recommendation is to proceed with Alternative 2 due to the benefits of the roundabout controlled intersection and the reduced impact of the sidewalk construction on the yards and driveways between Yorktown and Rollins Road.

Public Involvement:

An IP meeting was held on February 11, 2010 at the Activity & Recreation Center, in conjunction with one other sidewalk project, Texas Avenue sidewalk. This meeting was held at the time of project startup, and approximately five (5) people attended the meeting. After additional preliminary design and coordination with the traffic study, an additional IP meeting was held on December 6, 2011 at the ARC with two (2) people attended the meeting. The comments received during public involvement were generally supportive of the project with no concerns raised. The purpose of the meetings were to present the project and alternatives, and to gain input and comments from those attending.

FISCAL IMPACT:

\$500,000 has already been appropriated to this project.

VISION IMPACT:

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

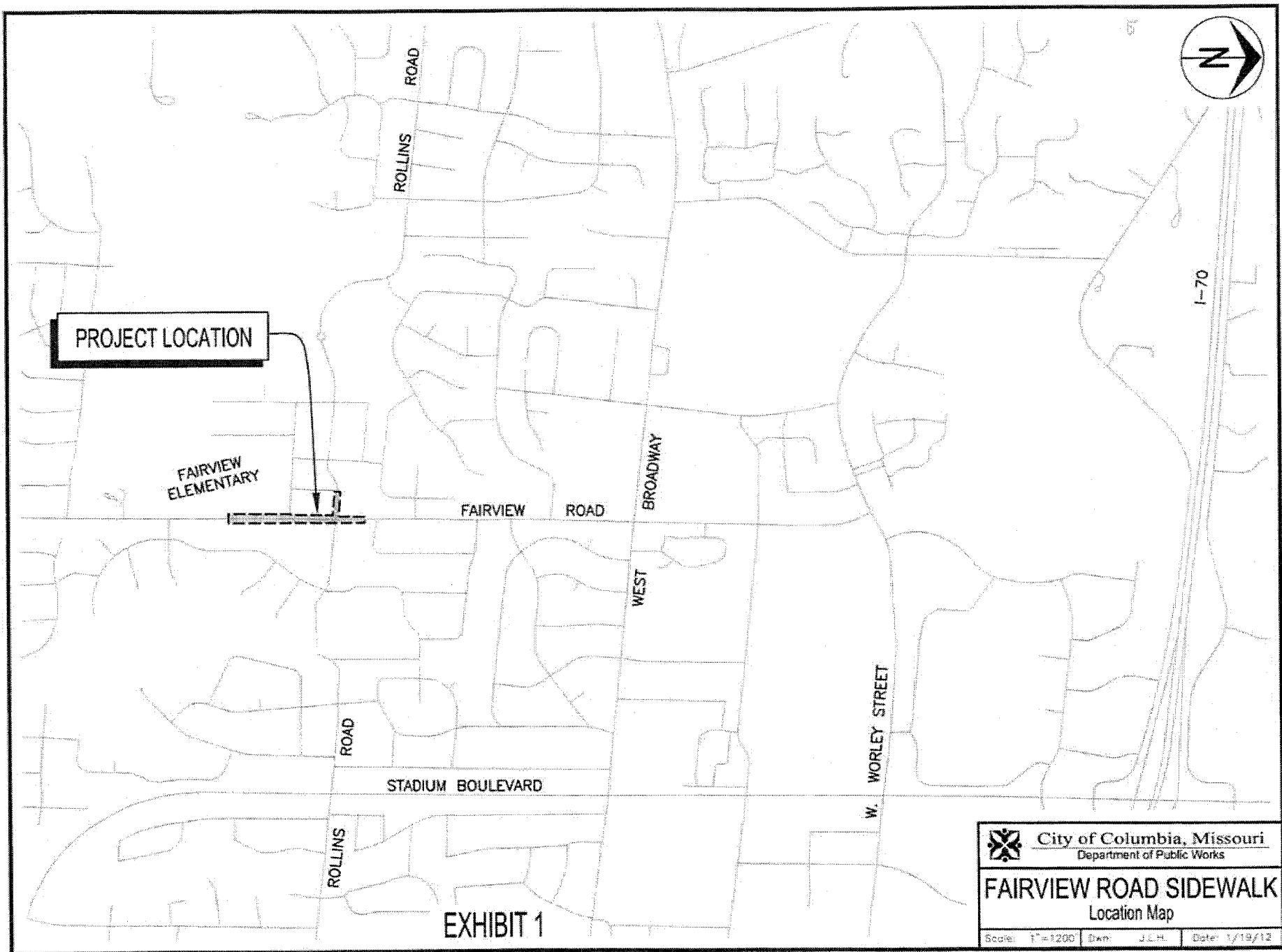
Columbia will enjoy a safe, interconnected, non motorized transportation network. It will be culturally supported by the citizens as it will encourage social interaction and healthy lifestyles. The roadway, sidewalk, public transit, and trail systems will all tie together into an effective integrated transportation network.


Give proper funding, priority, and support to repairing, connecting, and expanding the city sidewalk system. Increase the pace of sidewalk improvements.

SUGGESTED COUNCIL ACTIONS:

Following Council discussion and public input, staff should be directed to proceed with the development of plans and specifications for the Fairview Road Sidewalk project.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$485,359.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$500,000.00	Duplicates/Epands 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 #	#13
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	#13.1.3
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



	City of Columbia, Missouri		
	Department of Public Works		
FAIRVIEW ROAD SIDEWALK			
Location Map			
Scale: 1"=1200'	Dwn: J.C.H.	Date: 1/19/12	

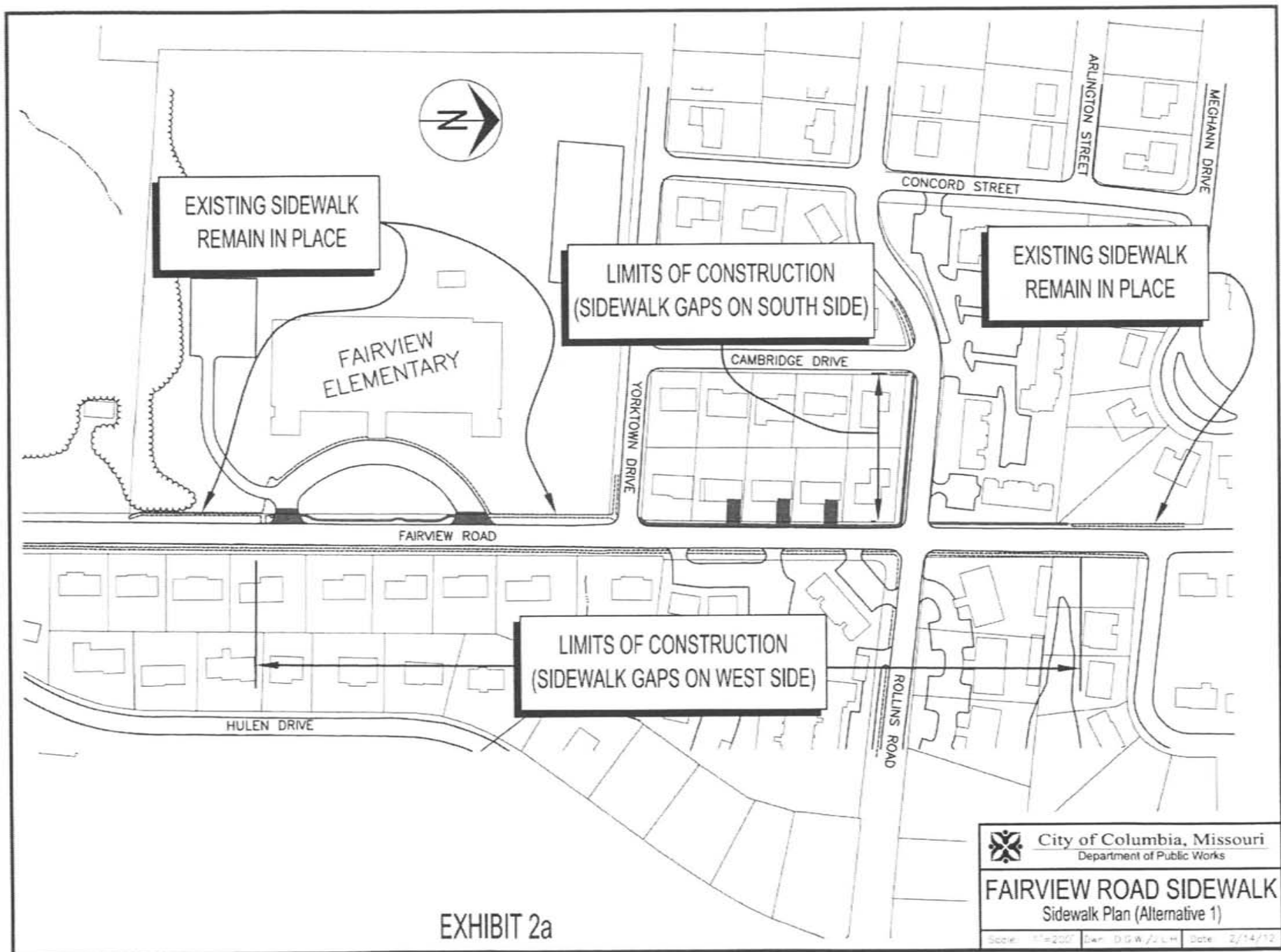

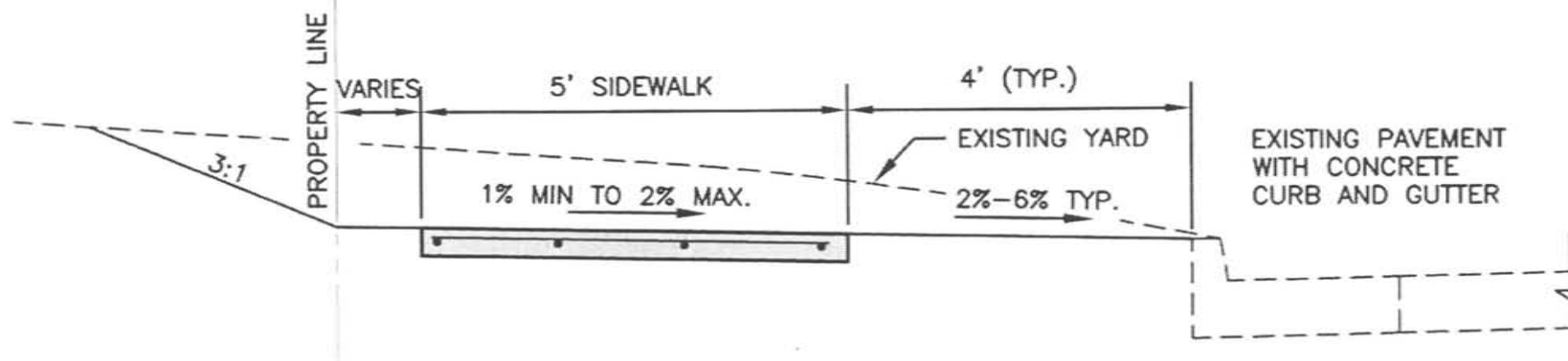
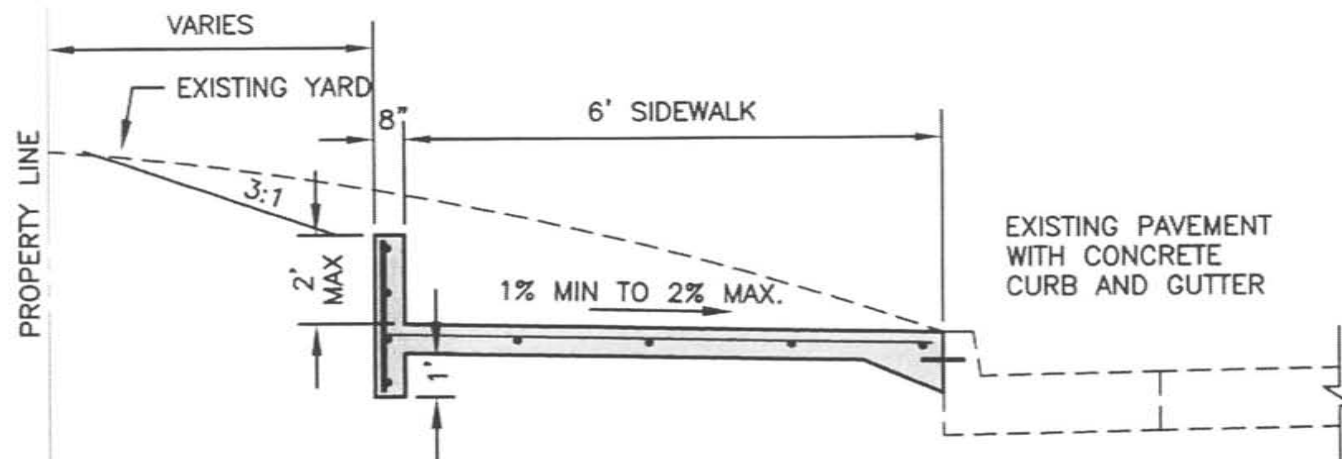


EXHIBIT 2a

	City of Columbia, Missouri		
	Department of Public Works		
FAIRVIEW ROAD SIDEWALK			
Sidewalk Plan (Alternative 1)			
Scale: 1"=200'	Draw: D.G.W./J.L.H.	Date: 2/14/12	




ALL OTHER AREAS



YORKTOWN DRIVE TO ROLLINS ROAD

EXHIBIT 2b

 City of Columbia, Missouri Department of Public Works			
FAIRVIEW RD SIDEWALK Typical Sections (Alternative 1)			
Scale	None	Drawn D.G.W./J.L.M.	Date 2/14/12

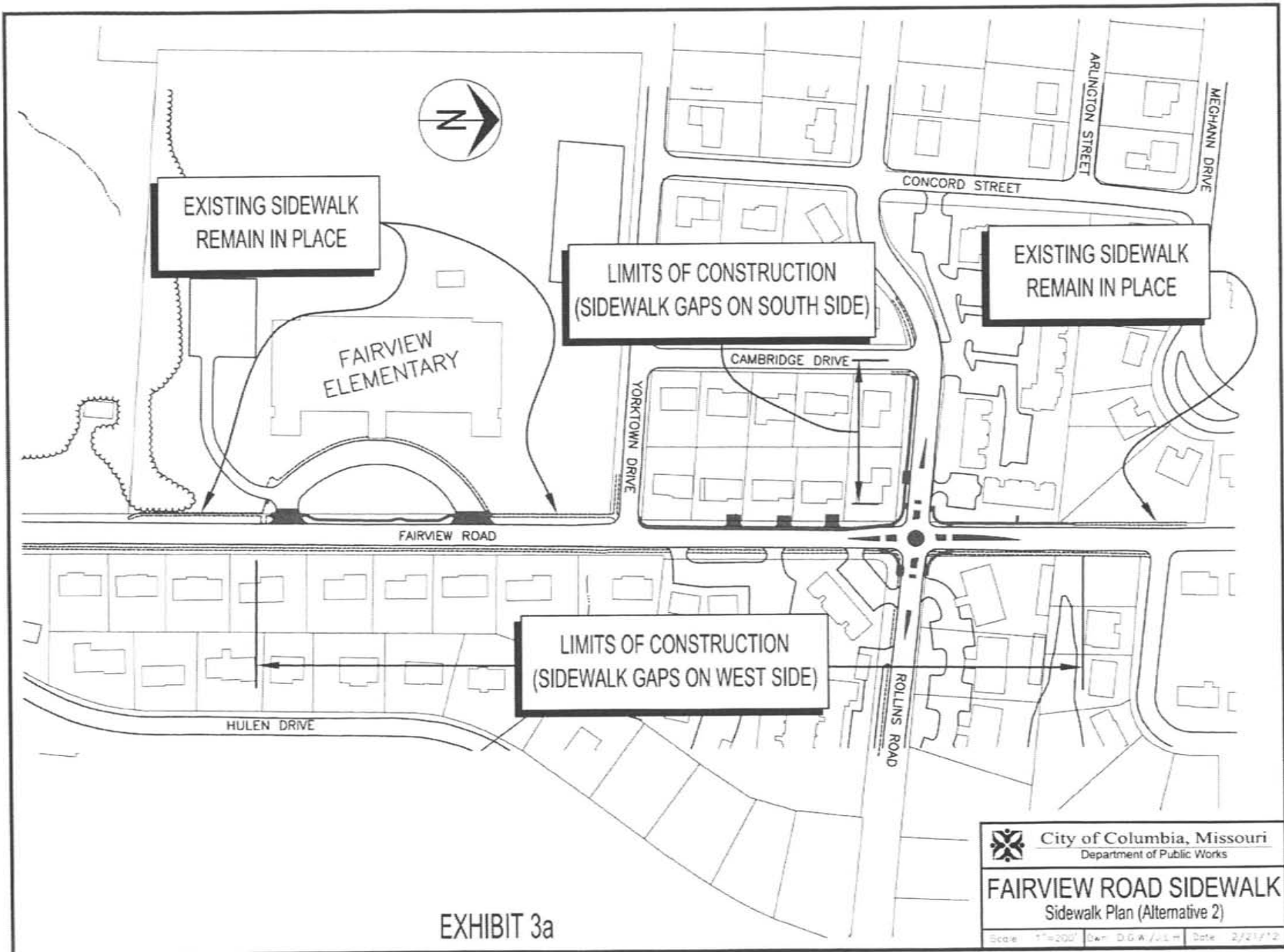

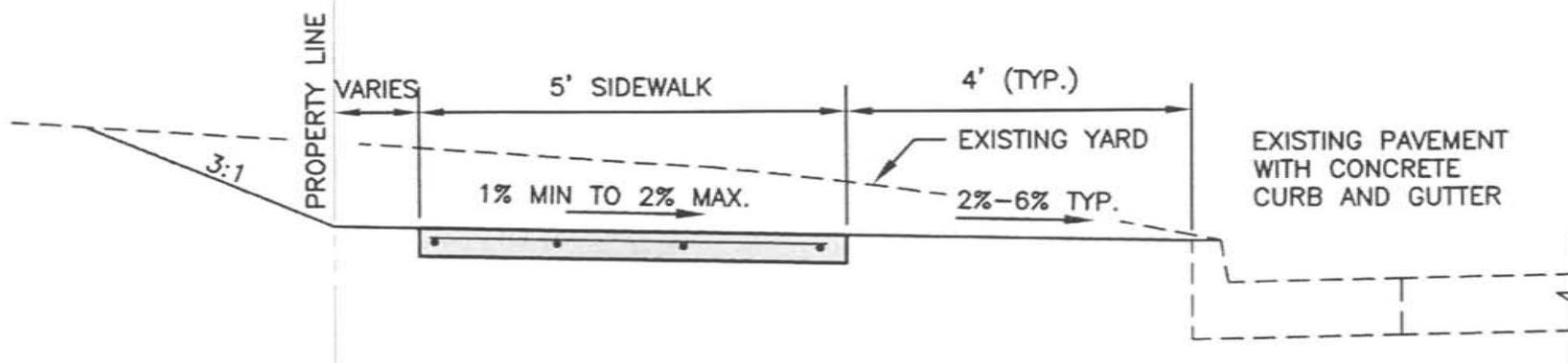


EXHIBIT 3a

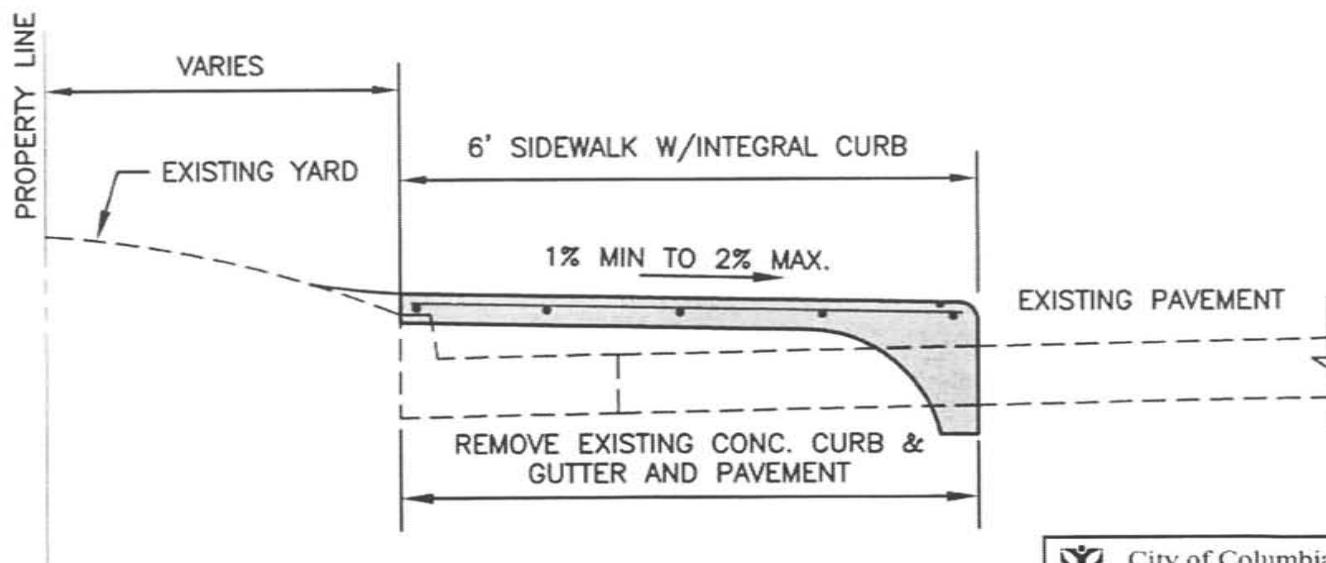

City of Columbia, Missouri
 Department of Public Works

FAIRVIEW ROAD SIDEWALK
 Sidewalk Plan (Alternative 2)

Scale: 1"=200'	Drawn: D.G.W./J.L.H.	Date: 2/21/12
----------------	----------------------	---------------



ALL OTHER AREAS



YORKTOWN DRIVE TO ROLLINS ROAD

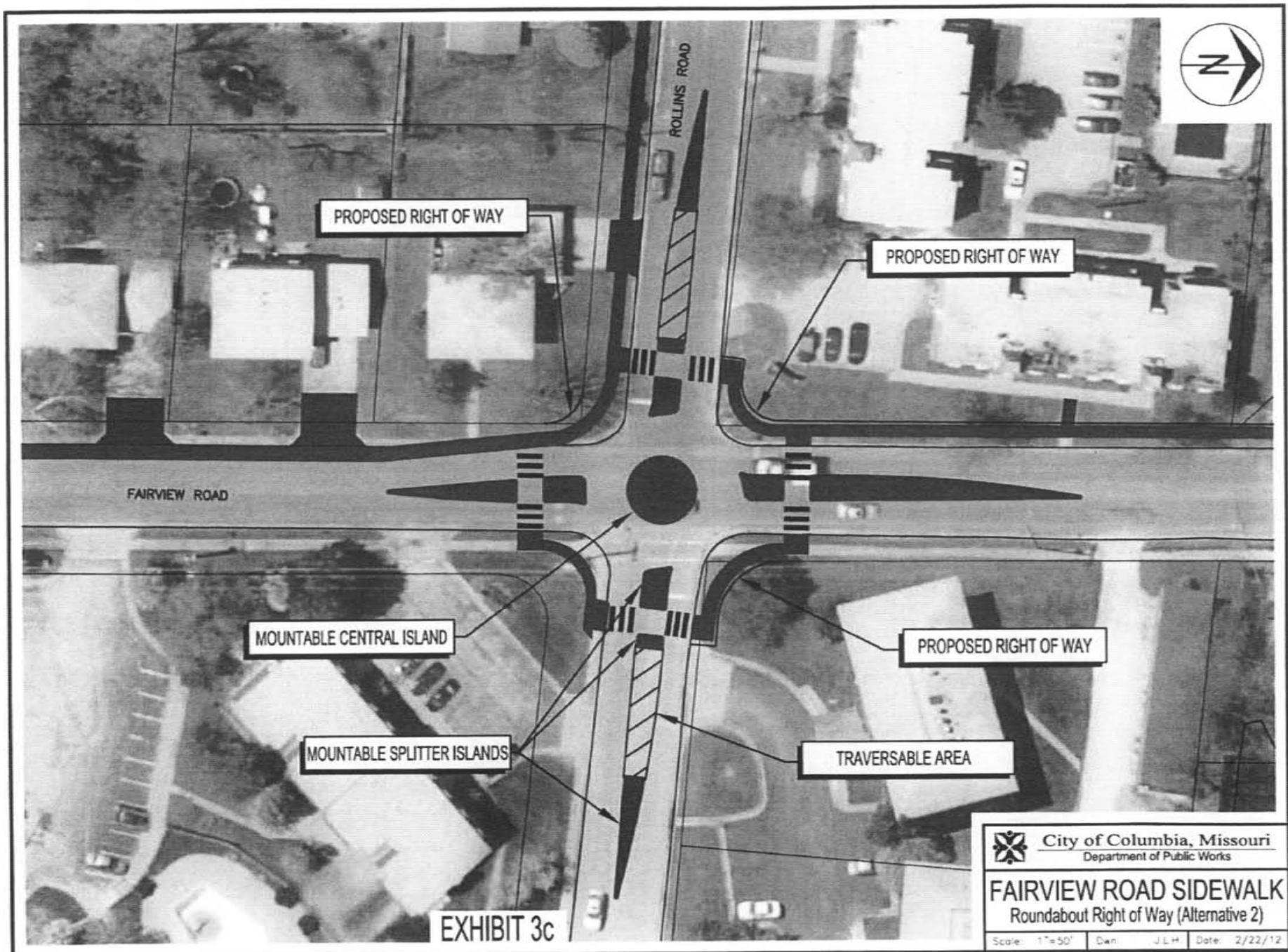
EXHIBIT 3b



City of Columbia, Missouri
Department of Public Works

FAIRVIEW RD SIDEWALK
Typical Sections (Alternative 2)

Scale: NONE Drawn: B.F.R./J.L.H. Date: 2/14/12





CITY OF COLUMBIA, MISSOURI

PUBLIC WORKS DEPARTMENT

INTER-OFFICE MEMO

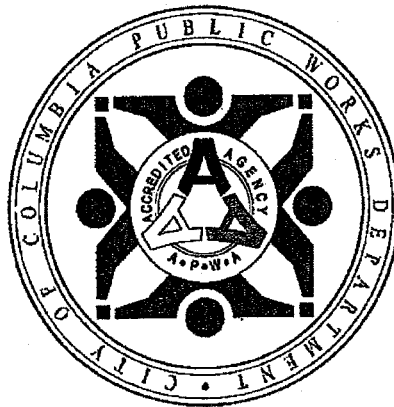
TO: David Nichols
FROM: Scott Bitterman SAB
DATE: February 9, 2012
SUBJECT: CM 3309 – Traffic Report for Rollins and Fairview

In April of 2011, Council requested a report at the intersection of Rollins Road and Fairview Road to see if a stop light was warranted. The attached report documents that the intersection of Rollins Road and Fairview Road does not meet warrants for traffic signal installation. A traffic signal should not be pursued at this time.

The report also considers what improvements could be safely made at the intersection. Modifying the intersection from an all-way stop to a mini-roundabout could enhance travel for vehicles and pedestrians. Vehicles would experience better flow through the intersection with less delay and stopping; it is estimated that 10,800 gallons of fuel per year could be saved if this intersection is converted to a mini-roundabout from an all-way stop. Pedestrians would experience safer crossing of the intersection by gaining the ability to cross one lane of traffic at a time.

A mini-roundabout should be pursued at the intersection should funds become available.

CITY OF COLUMBIA MISSOURI PUBLIC WORKS DEPARTMENT



Traffic Signal Warrant Analysis and Recommendations

at

Fairview Road and Rollins Road

Prepared by:
Sam Budzyna, E.I.T.
January 4, 2012

Background

Staff was directed by Council to evaluate the intersection of Fairview Road and Rollins Road to determine whether signalized control should be pursued. The purpose of placing any traffic control device should be to provide valuable information and/or to have a reasonable chance of lowering collisions or the severity of collisions should they occur.

The intersection does not meet the Manual on Uniform Traffic Control Devices (MUTCD) warrants for signalization. Another option, considered in this report, is a mini-roundabout. A mini-roundabout is a single lane roundabout, usually constructed within the existing roadway, with fully-mountable central island and medians.

Data

VEHICLE & PEDESTRIAN VOLUME

The entering vehicle-bicycle-pedestrian count per day at the intersection is approximately 18,000 units per day. During peak conditions, the main street (Fairview) volume averages approximately 750 combined pedestrian, bicycle and vehicle units per hour. During the same peak time periods the minor street (Rollins) volume averaged approximately 340 combined pedestrian, bicycle and vehicle units per hour

The predominant movements are north and south along Fairview.

The typical pedestrian volume during the peak periods is on the order of 20 pedestrians in peak conditions and 1 to 5 at other times.

Fuel consumption & emissions

The estimated projected fuel consumption differences between the existing all way stop and the mini-roundabout optional conditions were estimated using VISSIM v5.3 modeling¹ and conversions to yearly use based on conservative conversion estimates using Institute of Transportation Engineers (ITE) calculations and other resources:

	All-Way Stop	Mini-roundabout
Run	Fuel Used (gallons)	Fuel Used (gallons)
Run 1	14.48	5.96
Run 2	9.69	4.98
Run 3	8.43	5.23
Run 4	10.06	5.21
Run 5	15.28	5.73
Average peak hour:	11.6	5.4

Difference in fuel use mini-roundabout for peak hour	-6.2 gallons
Projected difference in fuel use mini-roundabout per year	-10800. gallons

¹ Average of five discrete simulations using VISSIM, traffic simulation software

Unfortunately definitive industry accepted standard equations for fuel use are not currently available. VISSIM is generally considered to provide reasonable data for a wide variety of vehicle types and locales. Several Federal Highway Administration (FHWA), Oak Ridge National Laboratory and ITE efforts are currently being pursued to provide better tools for assessing fuel consumption and emission calculations and associated health costs and benefits. As further research is developed, better information should be available. At this time, the fuel consumption data should be viewed as reliable for indicating the general trend in fuel use (either more or less) and order of magnitude estimate, than in providing exact projections.

Discussion

Fairview Road is classified as a Major Collector street in the Major Thoroughfare Plan. Rollins Road is classified as a Neighborhood Collector Street. Fairview Road (north-south) intersects Rollins Road (east-west) in cross fashion. The intersection is a standard cross intersection without significant skew, currently controlled by an all-way stop. Sight distance in all directions is adequate. There are no other stop controlled crossings on Rollins or Fairview within one half mile in any direction.

There are many well-established single family residences east, west, north and south of the intersection. It is unlikely that there will be additional development in the area. Fairview Elementary School is located one block south of the intersection. There is a marked crosswalk across Rollins across the eastern leg of the intersection. A location map is attached.

For signalized control, the MUTCD outlines two circumstances which would warrant a signal based on volume. For a standard intersection with one lane in every direction, the first possibility specifies that one of two conditions must be met: The major and minor street volumes must both be greater than 500 and 150 vehicles per hour, respectively, or the volumes must be greater than 750 and 75 vehicles/hour, respectively. These volumes must be met for any eight hours of an average day. The intersection of Fairview Road and Rollins Road only meets each of these volume requirements for three hours per day.

The second possibility to warrant a signal at this intersection based on volume specifies that both of the following conditions must be met: The major and minor street volumes must both be greater than 350 and 105 vehicles per hour, respectively, and 525 and 52 vehicles per hour, respectively. These volumes must also be met for any eight hours of an average day. The first condition is never satisfied during an average day, and the second condition is satisfied for only four hours per day.

The intersection also does not meet the MUTCD collision warrants for signalized control. With four collisions in 36 months, the intersection is well below the collision warrant of five collisions in 12 months.

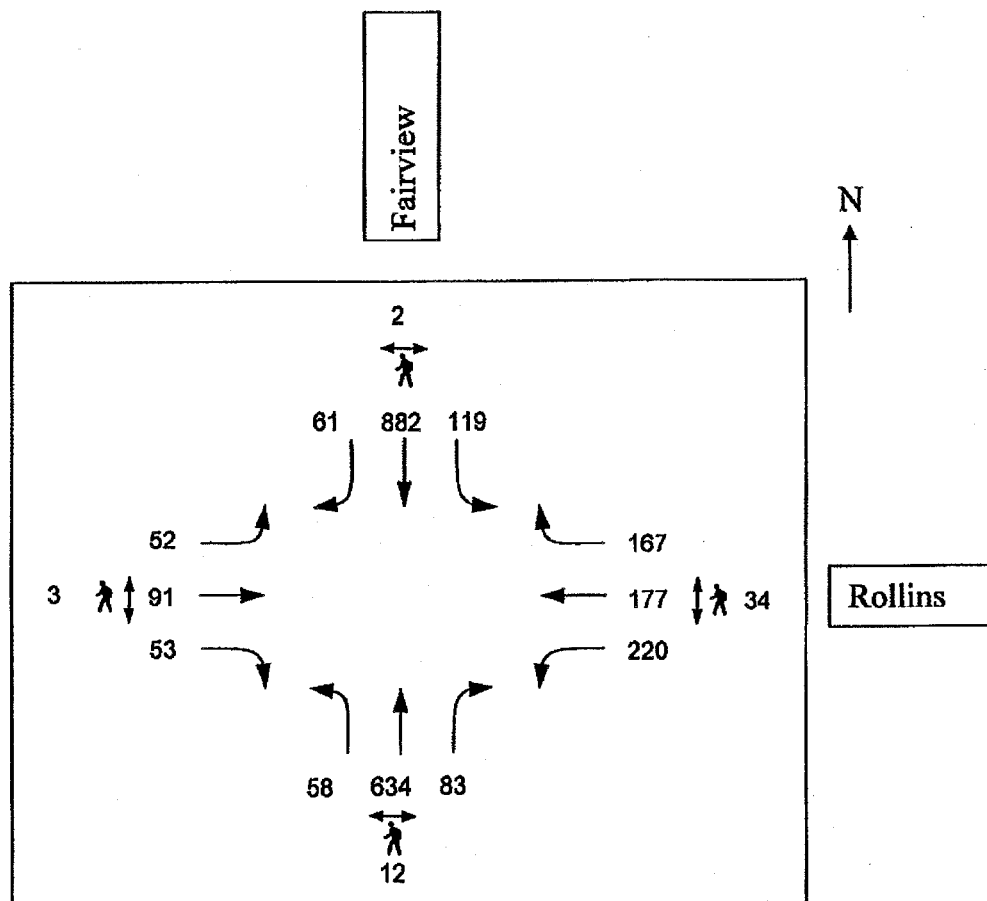
To improve the intersection, the option of a mini-roundabout could also be considered. A mini-roundabout would include fully-mountable central island and medians. It would reduce fuel consumption by nearly 50% and improve the flow of traffic through the intersection. A mini-roundabout would also include upgraded crosswalks, to enhance pedestrian travel. The crosswalks would be away from the intersection and would allow pedestrians to cross one lane at a time, with a safety island between lanes. This is especially beneficial for children that lack the confidence to effectively cross a high volume all-way stop. A diagram is attached.

Experience with mini-roundabouts is limited in the United States; therefore the MUTCD does not currently define parameters for warranting a mini-roundabout. However, the Federal Highway Administration (FHWA) Office of Safety Research and Development offers design review and field analysis of mini-roundabouts, for which the intersection of Fairview and Rollins would be eligible. The purpose of the FHWA's program is to gain a better understanding of the operation of mini-roundabouts in the United States and to use that knowledge to enhance design criteria for future mini-roundabouts.

Conclusion

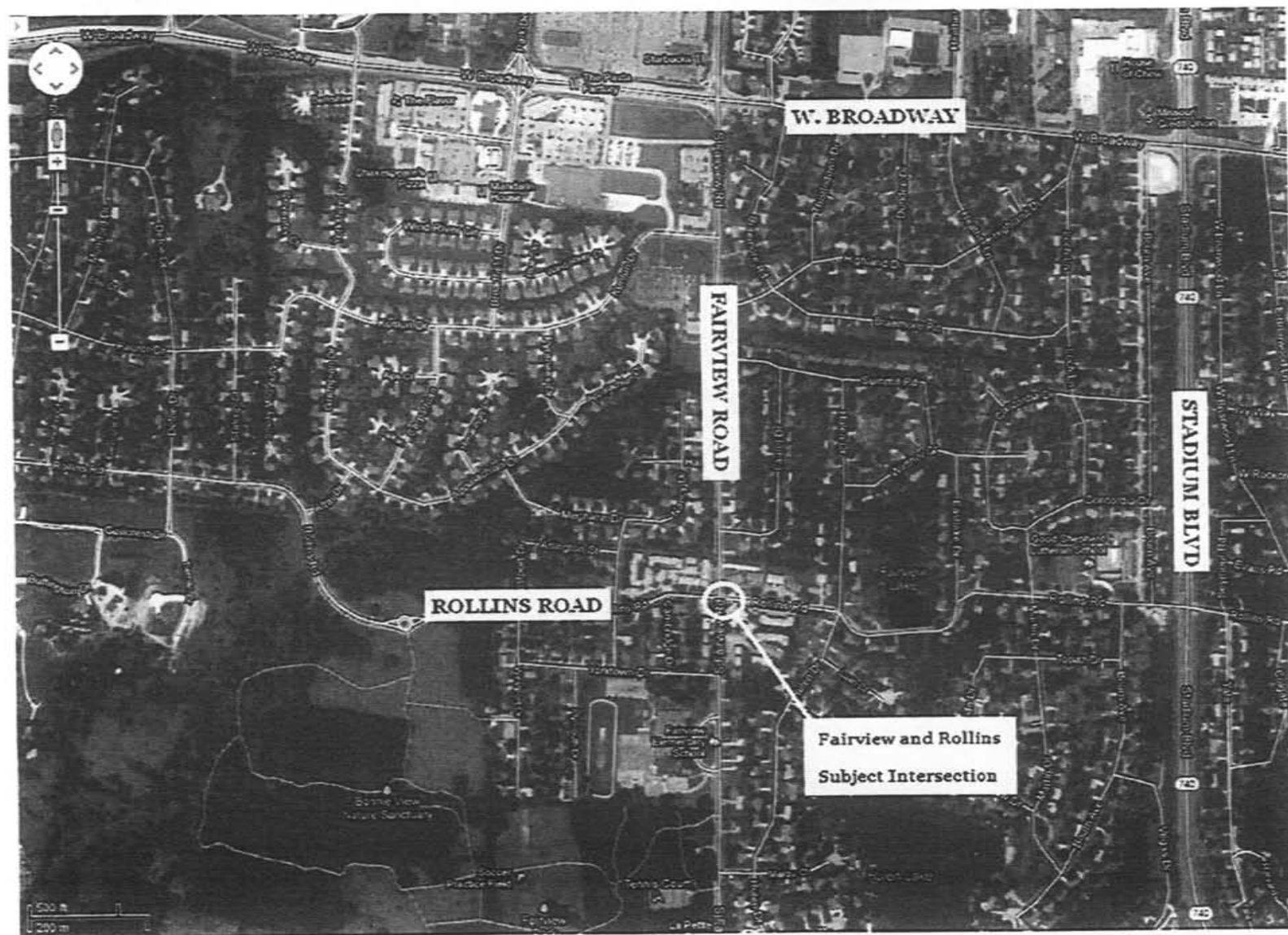
The intersection of Fairview and Rollins does not meet the MUTCD warrants for signalized control. Modifying the intersection from an all-way stop to a mini-roundabout could enhance travel for vehicles and pedestrians. Vehicles would experience better flow through the intersection with less stopping, and decreased fuel consumption. Pedestrians would be able to cross one lane at a time with a safety island, away from the intersection. However, modification probably will not lead to a significant reduction in overall collisions.

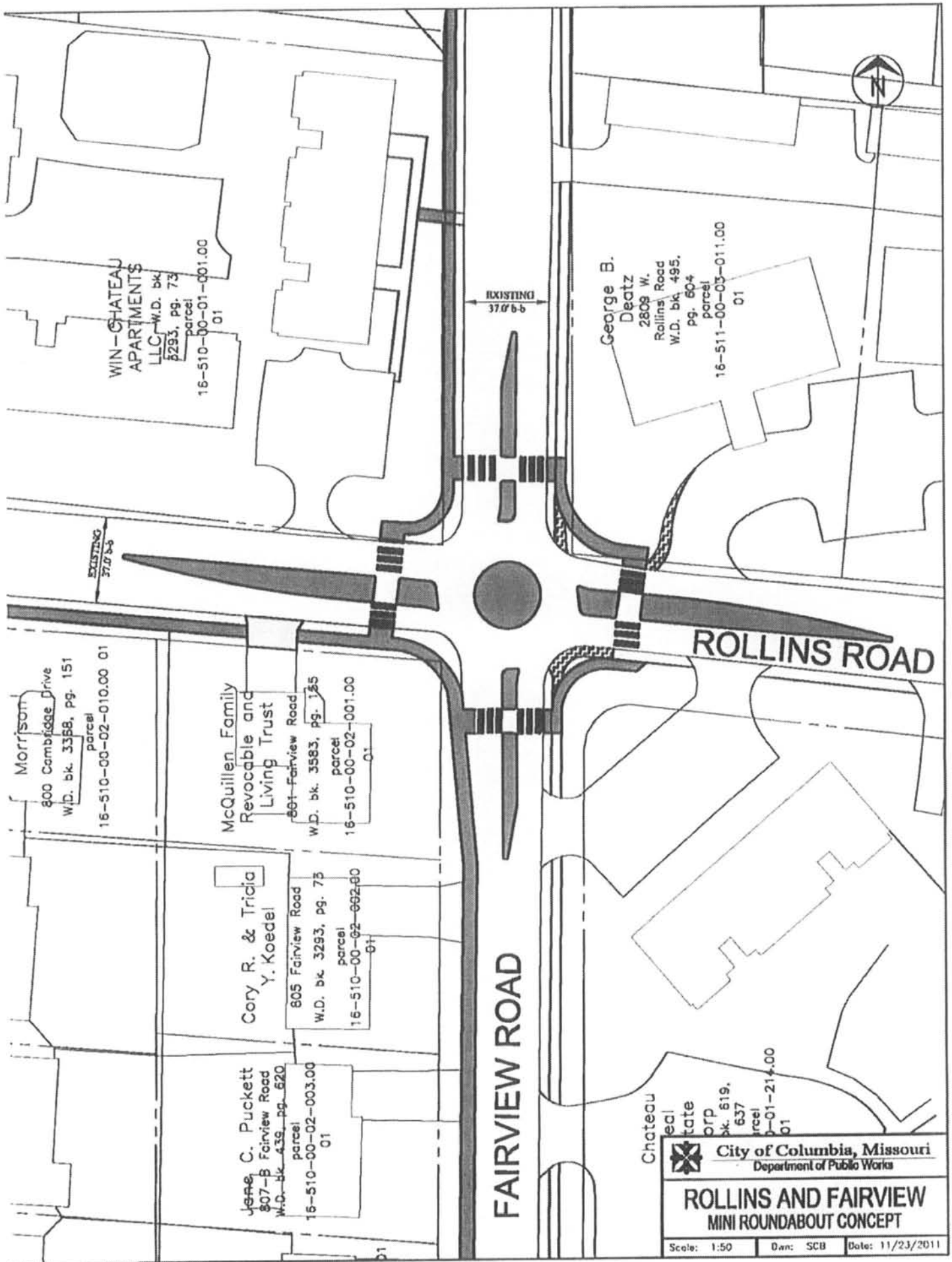
	Fairview					Rollins					Fairview					Rollins				
	Fairview from north (vehicles)			Ped crossing north leg	Rollins from east (vehicles)			Ped crossing east leg	Fairview from south (vehicles)			Ped crossing south leg	Rollins from west (vehicles)			Ped crossing west leg				
	left	thru	right		left	thru	right		left	thru	right		left	thru	right					
Peak hour	50	380	23	0	120	88	87	19	30	276	31	0	19	31	24	0				
Peak 8 hour	119	882	61	2	220	177	167	34	58	634	83	12	52	91	53	3				
Sum total 8 hour	1064				598				787				199							
Fairview average per hour (nearest 10)	230																			
Rollins average per hour (nearest 10)	100																			



Eight Hour Volumes

Google





Introduced by McDavid Council Bill No. R 30-12

A RESOLUTION

declaring the necessity for construction of sidewalks along the west side of Fairview Road from Fairview Elementary School to north of Rollins Road, and along the south side of Rollins Road from Fairview Road to Cambridge Drive, and construction of a mini roundabout at the intersection of Fairview Road and Rollins Road; 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 sidewalks and other miscellaneous work, all in accordance with the City of Columbia Street and Storm Sewer Specifications and Standards, along the west side of Fairview Road from Fairview Elementary School to approximately 220 feet north of Rollins Road, and along the south side of Rollins Road from Fairview Road to Cambridge Drive, and construction of a mini roundabout at the intersection of Fairview Road and Rollins Road, 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 \$500,000.00.


SECTION 4. Payment for this improvement shall be made from Capital Improvement Sales Tax Funds 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 2, 2012. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this 5th day of March, 2012.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor