

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 1-13

AN ORDINANCE

authorizing a right of use permit with Lutheran Senior Services to allow placement and maintenance of an informational sign, fencing, landscaping, lighting and an irrigation system within a portion of the Lenoir Street right-of-way; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Manager is hereby authorized to execute a right of use permit with Lutheran Senior Services to allow placement and maintenance of an informational sign, fencing, landscaping, lighting and an irrigation system within a portion of the Lenoir Street right-of-way. The form and content of the permit shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

RIGHT OF USE PERMIT

KNOW ALL MEN BY THESE PRESENT that on this _____ day of _____, 20__ the City of Columbia, a municipal corporation, in consideration of the sum of ten dollars (\$10.00) and other considerations to it paid, does hereby permit **Lutheran Senior Services** their heirs and/or assigns (hereinafter referred to as "Permittee") to enter upon the following described lands:

The Street right of way Lenoir Street between station 221+50 and 223+00 (stationing taken from Highway 63) located adjacent to Lenoir Subdivision within the limits of the City of Columbia, Boone County, Missouri.

1. This permit is for the exclusive purpose of maintenance and placement of an informational sign, fencing, landscaping, lighting and an irrigation system located within the street right of way Lenoir Street.
2. Permittee will be responsible for the costs of any future repairs, maintenance or replacements which is the result from Permittee's use under this Right of Use Permit.
3. Prior to exercising its right granted herein, the Permittee shall present any future construction plans or diagrams locating the proposed sign, fencing, landscaping, lighting and irrigation system and any components related to any of the above mentioned items included in this permit to the Public Works Department and the Water and Light Department and any existing utility company using facilities located within the limits of the Permit.
4. Prior to exercising its right granted hereunder, Permittee agrees to obtain all necessary permits required by the City of Columbia pertaining to the future work being done in the right of way.
5. If the sign, fencing, landscaping, lighting or irrigation system covered under this permit is abandoned, all rights herein granted shall cease and terminate and Permittee shall have no further right of interest therein except that, upon abandonment, Permittee remains responsible for all of Permittee's structures left in place and any costs to remove them or store them or to otherwise clean up the right of way.
6. If at any time construction, repair, modification or relocation of the sign, fencing, landscaping, lighting and/or irrigation system covered under this permit or any utility existing in the right-of-way at the time this permit is granted, is necessary which would require the relocation of the sign or any of its components, the Permittee shall relocate the them at their expense.
7. The Permittee agrees by exercising its rights under this permit that if any of it's components become damaged in anyway, whether negligently or intentionally by the construction, repair, modification or relocation of any utility existing in the right of way at the time this permit is granted it will repair or replace the sign, fencing, landscaping, lighting and/or irrigation system at their own cost and hold the City of Columbia harmless for any of the costs associated with the repair or replacement or any other costs associated with the damage to the facilities.
8. This permit shall remain in effect until canceled by the City of Columbia, which shall be obligated to notify Permittee six (6) months in advance of the cancellation.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be signed by its officers the day and year first written above.

City of Columbia, Missouri

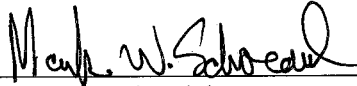
By: _____
Mike Matthes
City Manager

Attest:

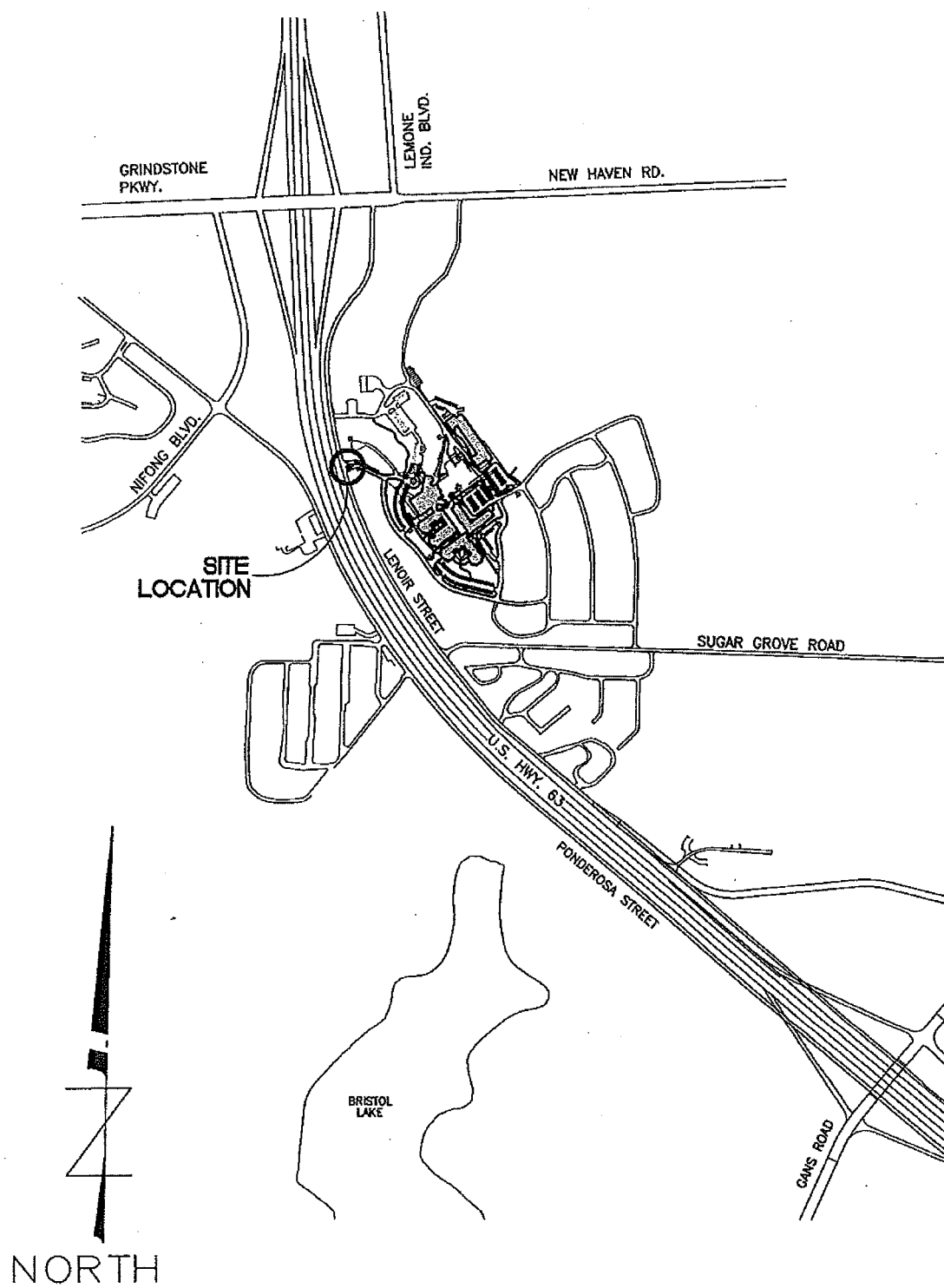
By: _____
Sheela Amin
City Clerk

Approved as to form:

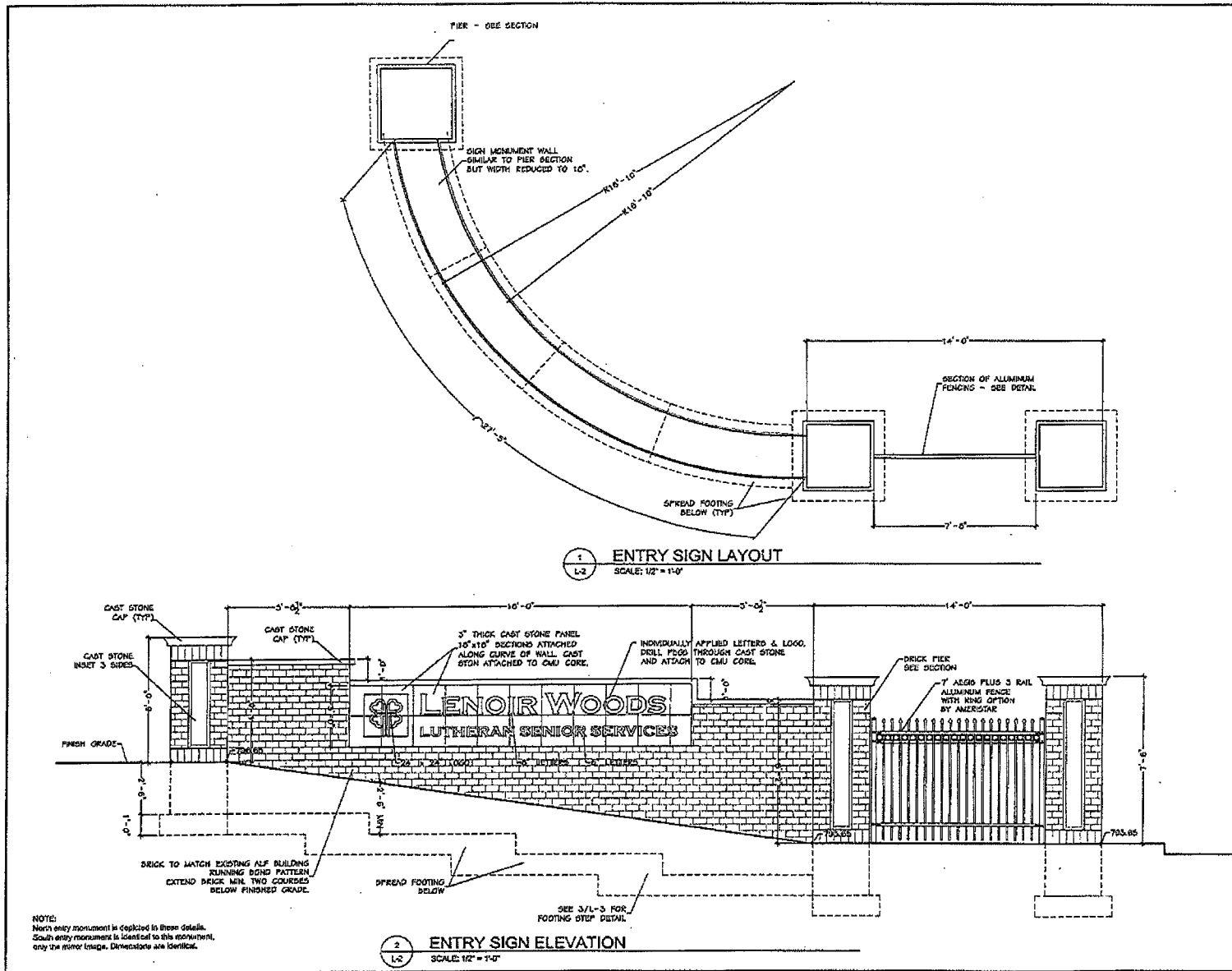
By: _____
Fred Boeckmann
City Counselor



Mark W. Schoedel
Lutheran Senior Services



LOCATION MAP
(NOT TO SCALE)



Arnold Saunders - Landscape Architect
M.O. License # LA-007
Consultant

Lenoir Woods Entry
Columbia, MO
Lutheran Senior Services

Date	Description	No.
11/10/12	REVISED	

Drawn: BAR
Checked: JMB

loomisAssociates

landscape architecture

2140 S. Main St., Suite 100
Columbia, MO 65201
Phone: 661-1111
Fax: 661-1112
www.loomisassoc.com

United Association of Landscape Architects, Inc. (UALA) 01/12

Sheet
Title: ENTRY DETAILS
Sheet No: L-2

Date: 11/7/12
Job #: 716.012

1) All concrete unit masonry and mortar with acid for exposure shall be made with integral water repellent equivalent to Dry-Block System by W.R. Grace and Co. Integral water-repellent admixture (liquid polymers) shall not reduce flexural bond strength. Units and mortar made with integral water repellent shall show no visible water or leaks on the back of test specimen when tested according to ASTM C 816 with test period extended to 24 hours.

- REINFORCED CONCRETE NOTES

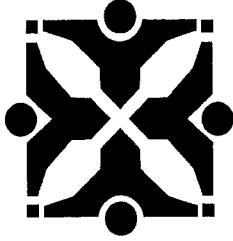
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Technical drawing of a bridge pier cross-section showing construction details and dimensions. The drawing includes the following labels and dimensions:

- CAST STONE CAP**
- 5" RADIUS**
- 3'-6"** (width of cap)
- 5"** (height of cap)
- STAINLESS STEEL DOWEL - 2 PER CAP**
- (2) #4's HORIZONTAL IN OUTER FIBRES (TYP)**
- 3'** (height of upper section)
- 2" TYP** (thickness of outer layer)
- GALVANIZED METAL TIES**
- 6" CMU - GROUT SOLID**
- 20"** (height of middle section)
- CAST STONE PANEL 3 SIDED 2" THICK, 5'-0" X 1'-0"**
- (1) #4 VERTICAL AT EACH CORNER OF PIER (4 BARS PER PIER)**
- BRICK TO MATCH ALF BUILDINGS COLOR BLEND SELECTED BY OWNER**
- CORD WEEP**
- SOLDER COURSE**
- GROUT SOLID**
- 2'-0"** (width of lower section)
- 75** (elevation mark)
- 1'-0"** (height of lower section)
- 1'-0"** (width of base)
- 5"** (height of base)
- 5" CLEAR**
- 3'-0"** (width of base)
- #4 REBAR @ 12" O.C. EXTENDED VERTICAL BARS 30" INTO CMU AT CORNERS**
- (6) #4's IN FOOTING**
- STANDARD A36 TENSION BOLT INTO FOOTING (TYP)**
- COMPACTED SUBGRADE**

[illegible]

Sheet Title:	ENTRY DETAILS
Sheet No:	L-3
Date:	11/7/12
Job #:	710.012



Source: Public Works

John

Agenda Item No:

To: City Council

From: City Manager and Staff

MM

Council Meeting Date: Jan 7, 2013

Re: Right of Use Permit with Lutheran Senior Services

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration an ordinance authorizing the City Manager to execute a Right of Use Permit with Lutheran Senior Services to install and maintain an informational sign, as well as other landscaping items, in a portion of Lenoir Street right-of-way.

DISCUSSION:

Lutheran Senior Services has proposed to install and maintain an informational sign, fencing, landscaping, lighting and an irrigation system, in a portion of Lenoir Street right-of-way, at the primary entrance to the Lenoir Wood campus (see attached diagrams). The right of use permit stipulates the responsibilities and duties of Lutheran Senior Services and is similar to other right of use permits granted for street rights-of-way. The proposal has been reviewed by staff, and has been approved.

FISCAL IMPACT:

None

VISION IMPACT:

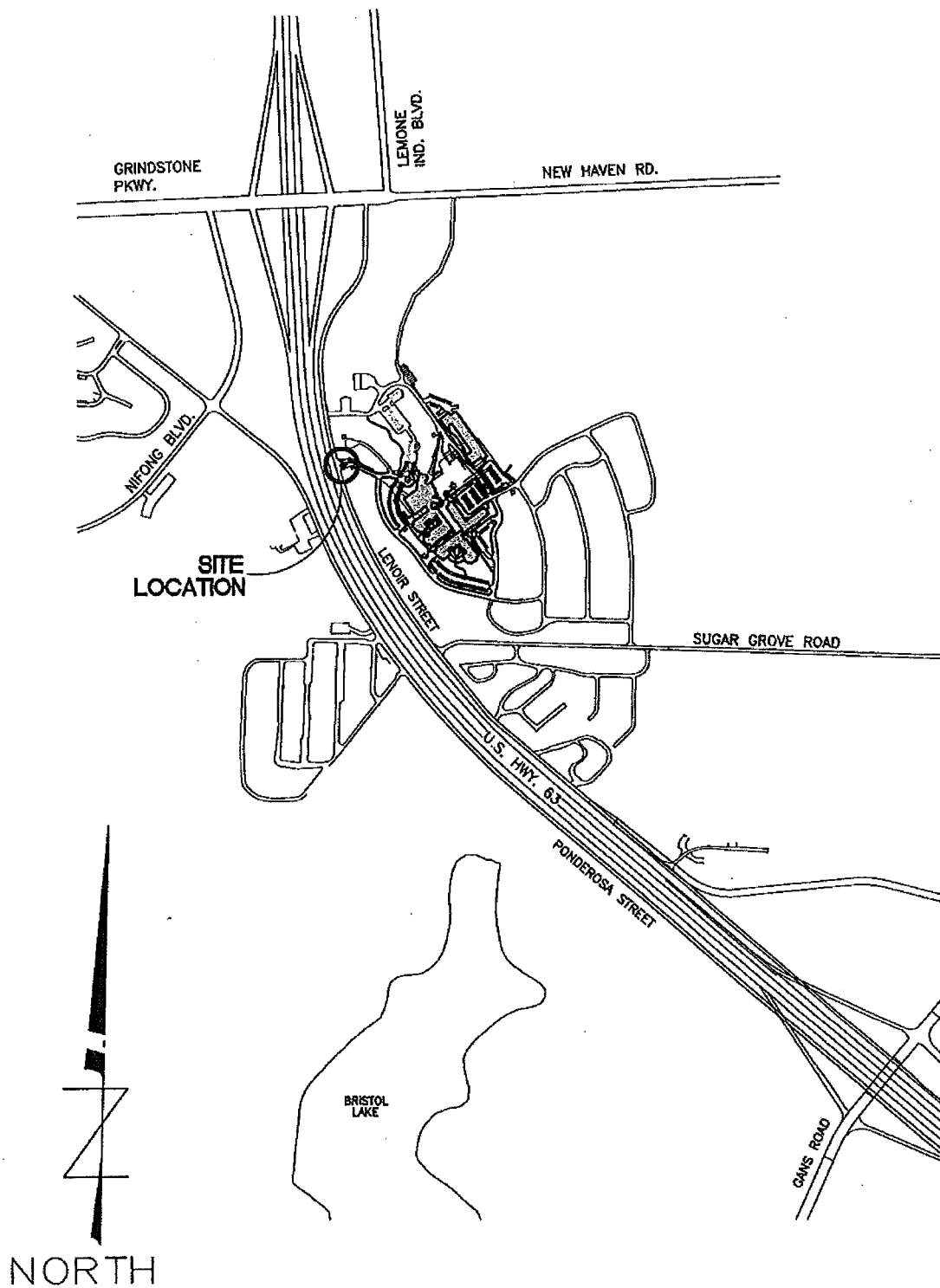
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

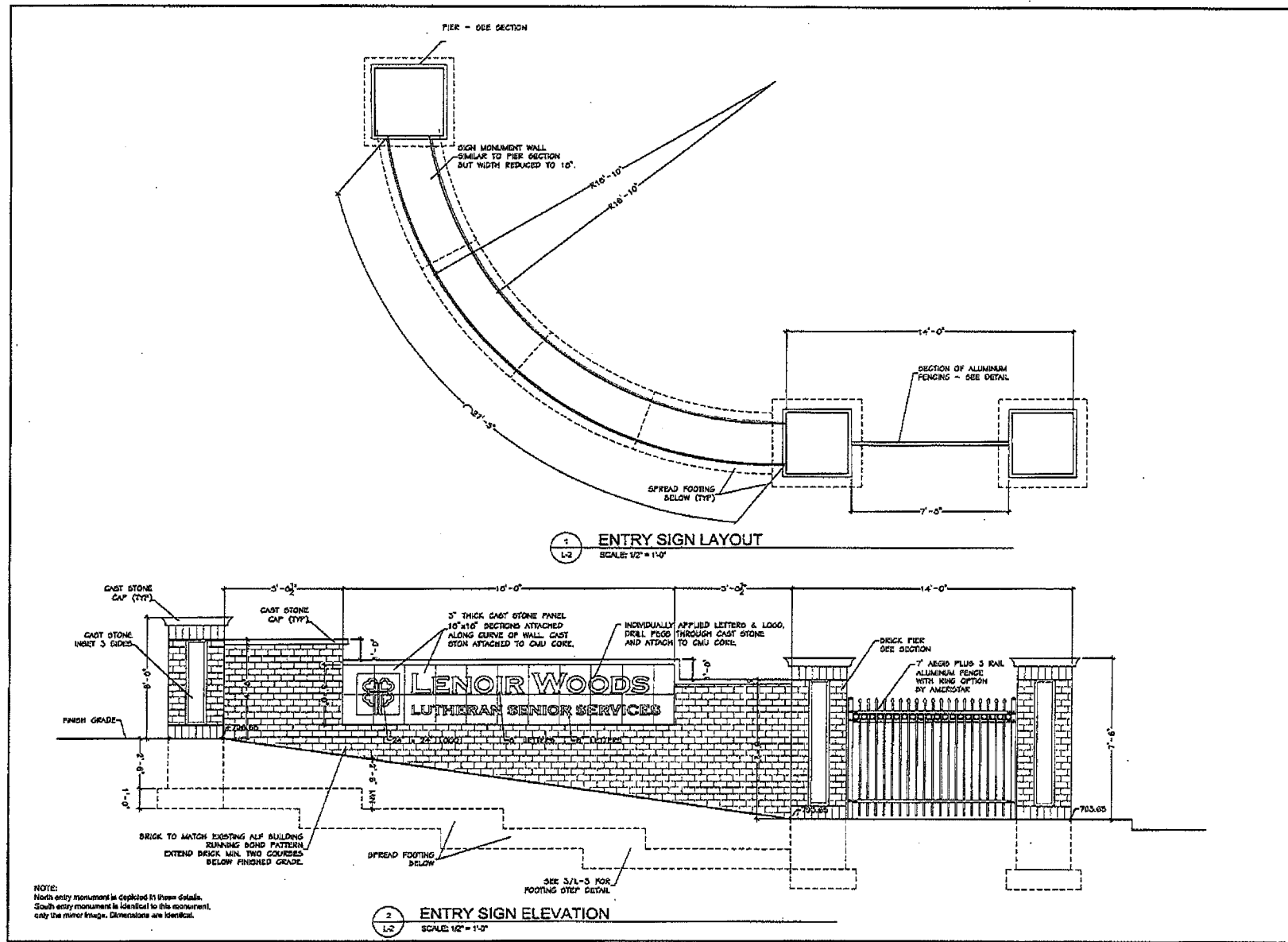
SUGGESTED COUNCIL ACTIONS:

Approve the ordinance authorizing the City Manager to execute a Right of Use Permit with Lutheran Senior Services.

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



LOCATION MAP
(NOT TO SCALE)



Jerritt Saunders • Landscape Architect
 MO License # LA4627
 Consultant:

Lenoir Woods Entry
Columbia, MO
 Lutheran Senior Services

Revisions:
 Date Description No.
 11/17/12 1

Drawn: SAR
 Checked: JAS

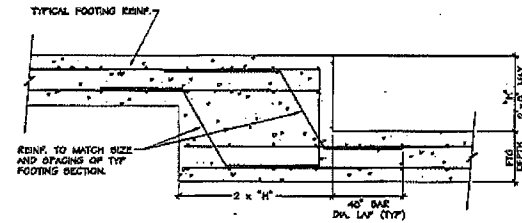
Iconis Associates
 Landscape Architecture
 2225 S. 1st Street, Suite 100
 Columbia, MO 65201
 Phone: 646-888-8888
 Email: info@iconisassociates.com
 Equal Opportunity Employer

Sheet Title: ENTRY DETAILS
 Sheet No: L-2

Date: 11/7/12
 Job #: T15.012

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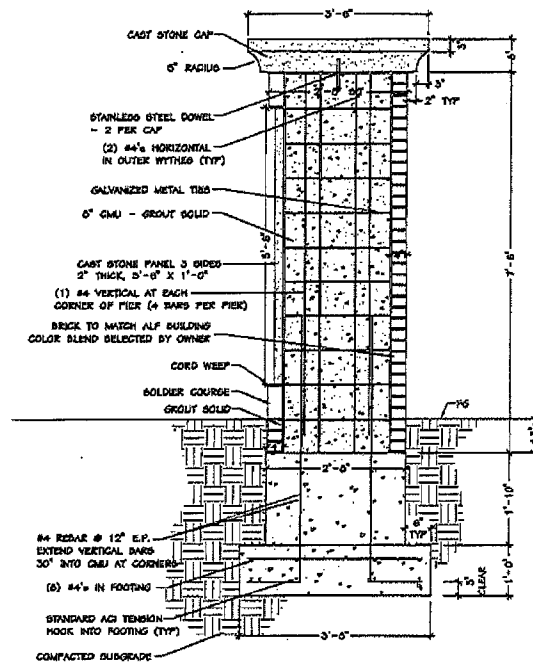
- 1) Placement of concrete and reinforcement shall be in accordance with ACI and UCRS standards. Lay out and cover reinforcement bars with Casts II rebar per ACI 318 tables and UCRS. Lap or splice reinforcement bars in accordance with ACI 318 tables and UCRS.
- 2) Reinforcing concrete on details to be cast only, follow UCRS placement and cover requirements unless noted otherwise.
- 3) Furnish the following cast cover on all reinforcing bars unless shown otherwise on the drawings:
 - a. Footings: 2" cover at bottom and sides
 - b. Column: 2" cover at bottom and sides
 - c. Walls: 2" cover
- 4) Maximum aggregate size shall not exceed 1/4 the concrete cover (i.e. 3/4" max aggregate for 1" cover).
- 5) All casting of all walls, footings, grade beams, etc., supply carrier bars 4" x 12" (2" x 8" mesh) meeting the size and spacing of all structural bars.
- 6) All concrete subjected to weather shall be air entrained per ACI requirements for moderate exposure (10% air max. per aggregate).



3
L-3

TYPICAL FOOTING STEP

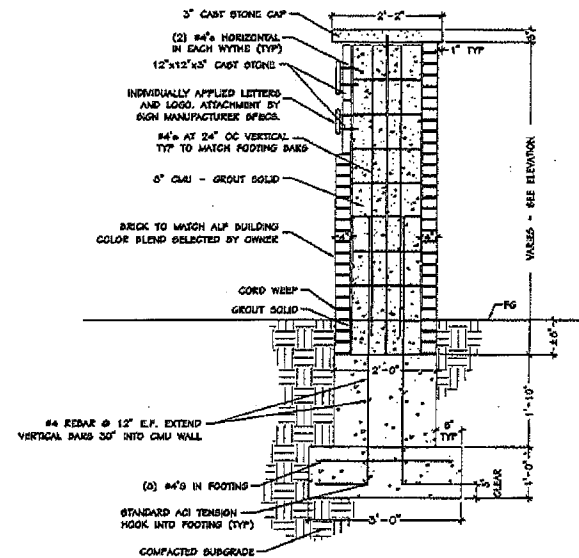
SCALE: 1" = 1'-0"



1
L-3

PIER SECTION

SCALE: 1" = 1'-0"



2 WALL SECTION
1:3 SCALE: 1" = 1'-0"

[illegible]