

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 18-13

AN ORDINANCE

declaring the need to acquire easements for construction of the Scott Boulevard Phase 2 Street Improvement Project, from Brookview Terrace to Vawter School 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 the Scott Boulevard Phase 2 Street Improvement Project, from Brookview Terrace to Vawter School Road, described as follows:

Camilla A. Wheeler
Roy L. Wheeler and Bonnie E. Wheeler, husband and wife
PERMANENT STREET EASEMENT
Parcel: 16-708-29-00-005.00

An irregular shaped parcel of land along the east line of a tract of land described in a warranty deed in Book 3609 at Page 164, said tract being part of the survey as recorded in Book 374 at Page 723, both of the Boone County Records; situate in the southeast quarter (1/4) of the southeast quarter (1/4) of the northeast quarter (1/4) of Section 29, Township

48 North, Range 13 West, in 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.88°35'05"W., 38.58 feet; thence leaving said line N.2°32'55"E., 83.88 feet; thence N.2°48'05"W., 82.97 feet to the north line of said tract; thence along said line S.88°35'05"E., 43.23 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 Scott Boulevard, S.1°29'05"W., 166.60 feet to the POINT OF BEGINNING and containing 3,972 square feet exclusive of existing 2,518 square feet of existing street easement as recorded in Book 1603 at Page 654 of said Boone County Records.

Camilla A. Wheeler

Roy L. Wheeler and Bonnie E. Wheeler, husband and wife

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-708-29-00-005.00

A four (4) sided parcel of land along the north line of a tract of land described in a warranty deed in Book 3609 at Page 164, said tract being part of the survey as recorded in Book 374 at Page 723, both of the Boone County Records; situate in the southeast quarter (1/4) of the southeast quarter (1/4) of the northeast quarter (1/4) of Section 29, Township 48 North, Range 13 West, in 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 N.88°35'05"W., 43.23 feet to the POINT OF BEGINNING at the northwest corner of the permanent street easement granted this date; thence along the west line of said easement S.2°48'05"E., 30.30 feet; thence leaving said line S.88°29'05"W., 10.00 feet; thence N.2°48'05"W., 30.82 feet to said north line; thence along said line S.88°35'05"E., 10.02 feet to the POINT OF BEGINNING and containing 306 square feet.

John D. Sullivan and Suzanne C. Sullivan, husband and wife

PERMANENT STREET EASEMENT

Parcel: 16-708-29-00-004.00

A four (4) sided parcel of land along the east line of a tract of land described in a warranty deed in Book 637 at Page 740, said tract being the survey as recorded in Book 379 at Page 28, both of the Boone County Records; situate in the southeast quarter (1/4) of the southeast quarter (1/4) of the northeast quarter (1/4) of Section 29, Township 48 North, Range 13 West, in 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.88°35'05"W., 38.23 feet; thence leaving said line N.1°15'10"E., 88.30 feet to the north line of said tract; thence along said line S.88°35'05"E., 38.58 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 Scott Boulevard, S.1°29'05"W., 88.30 feet to the POINT OF BEGINNING and containing 2,175 square feet exclusive of 1,216 square feet of existing street easement as recorded in Book 1566 at Page 88 of said Boone County Records.

John D. Sullivan and Suzanne C. Sullivan, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-708-29-00-004.00

A four (4) sided parcel of land along the north line of a tract of land described in a warranty deed in Book 637 at Page 740, said tract being the survey as recorded in Book 379 at Page 28, both of the Boone County Records; situate in the southeast quarter (1/4) of the southeast quarter (1/4) of the northeast quarter (1/4) of Section 29, Township 48 North, Range 13 West, in 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 N.88°35'05"W., 38.58 feet to the POINT OF BEGINNING at the northwest corner of the permanent street easement granted this date; thence leaving said line along the west line of said easement S.1°15'10"W., 46.72 feet; thence leaving said line N.88°32'00"W., 45.76 feet; thence N.1°28'00"E., 46.68 feet to the north line of said tract; thence along said line S.88°35'05"E., 45.59 feet to the POINT OF BEGINNING and containing 2,133 square feet.

David Brendan Forshee and Nicole Reynolds-Forshee, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-712-29-02-024.00

A three (3) sided parcel of land in the northeast part of a tract of land described in a warranty deed in Book 3690 at Page 18, said tract being part of Lot 20 of Bellview Acres Block No. 1, Replat No. 1 as recorded in Plat Book 10 at Page 176, both of the Boone County Records; situate in Boone County, Missouri; said parcel being described as follows:

Starting at the northwest corner of said Lot; thence along the north line of said Lot, said line also being the south Right-of-Way line of Bellview Drive, S.83°30'50"E., 67.75 feet to the POINT OF BEGINNING; thence continuing along said line S.83°30'50"E., 11.00 feet to the west Right-of-Way line of Scott Boulevard; thence along said line S.3°27'15"W., 16.50 feet; thence leaving said line N.29°10'30"W., 20.28 feet to the POINT OF BEGINNING and containing 91 square feet.

Boone County, Missouri, a Political Subdivision of the State of Missouri
PERMANENT STREET EASEMENT
Parcel: M-K-T Trail Right-of-Way

A four (4) sided parcel of land being part of the M-K-T Trail across Scott Blvd; situate in the east half (1/2) of the northeast quarter (1/4) of the southeast quarter (1/4) of Section 29, Township 48 North, Range 13 west, in Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of Tract B of the Survey as recorded in Book 986 at Page 776, said corner being on the east line of said Section; thence along the north line of said survey N.84°11'50"W., 55.30 feet; thence leaving said line N.2°01'15"E., 49.88 feet to the south line of Bellview Acres Block No. 1, Replat No. 1 as recorded in Plat Book 10 at Page 176; thence along said line and the extension thereof S.84°36'15"E., 54.62 feet to said Section line; thence along said line S.1°16'55"W., 50.32 feet to the POINT OF BEGINNING and containing 2,747 square feet inclusive of approximately 1,107 square feet under the Scott Boulevard roadway.

Boone County, Missouri, a Political Subdivision of the State of Missouri
TEMPORARY CONSTRUCTION EASEMENT
Parcel: M-K-T Trail Right-of-Way

A four (4) sided parcel of land being part of the M-K-T Trail across Scott Blvd; situate in the east half (1/2) of the northeast quarter (1/4) of the southeast quarter (1/4) of Section 29, Township 48 North, Range 13 west, in Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of Tract B of the Survey as recorded in Book 986 at Page 776, said corner being on the east line of said Section; thence along the north line of said survey N.84°11'50"W., 70.26 feet; thence leaving said line N.18°59'40"E., 51.13 feet to the south line of Bellview Acres Block No. 1, Replat No. 1 as recorded in Plat Book 10 at Page 176; thence along said line and the extension thereof S.84°36'15"E., 54.62 feet to said Section line; thence along said line S.1°16'55"W., 50.32 feet to the POINT OF BEGINNING and containing 372 square feet exclusive of permanent street easement granted this date.

Boone County, Missouri, a Political Subdivision of the State of Missouri
PERMANENT STREET EASEMENT
Parcel: 16-712-29-03-001.01

An irregular shaped parcel of land along the east line of a tract of land described in a warranty deed in Book 2643 at Page 68, said tract being part of Lot 1 of Turner Station Subdivision as recorded in Plat Book 11 at Page 128 and part of Tract B of the survey as recorded in Book 986 at Page 663, all of the Boone County Records; situate in 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 S.1°17'40"W., 160.50 feet to the southeast corner of said tract; thence along the south line of said tract N.84°11'50"W., 1.91 feet; thence leaving said line along a non-tangent curve to the right having a radius of 3,050.00 feet a distance of 160.83 feet (the chord of said curve having bearing and distance of N.0°02'30"E., 160.82 feet) to the north line of said tract; thence along said line S.84°11'50"E., 5.44 feet to the POINT OF BEGINNING and containing 702 square feet all within an existing Trail easement recorded in Book 2643 at Page 68 and an existing Public Park and Recreation easement recorded in Book 1213 at Page 663, both of the Boone County Records.

Boone County, Missouri, a Political Subdivision of the State of Missouri
PERMANENT DRAINAGE EASEMENT
Parcel: 16-712-29-03-001.01

An irregular shaped parcel of land across the east part of a tract of land described in a warranty deed in Book 2643 at Page 68, said tract being part of Lot 1 of Turner Station Subdivision as recorded in Plat Book 11 at Page 128 and part of Tract B of the survey as recorded in Book 986 at Page 663, all of the Boone County Records; situate in Boone County, Missouri; said parcel being described as follows:

Starting at the southeast corner of said tract; thence along the south line of said tract S.84°11'50"E., 159.72 feet to the POINT OF BEGINNING being N.84°11'50"W., 50.99 feet from the southwest corner of the permanent street easement granted this date; thence leaving said line N.14°21'25"E., 100.93 feet; thence N.27°42'25"E., 55.02 feet to the west line of said permanent street easement; thence along said line along a non-tangent curve to the left having a radius of 3,050.00 feet a distance of 151.66 feet (the chord of said curve having bearing and distance of S.0°02'40"E., 151.64 feet) to the south line of said tract; thence along said line N.84°11'50"W., 50.99 feet to the POINT OF BEGINNING and containing 4,391 square feet inclusive of 3,283 square feet of existing Trail easement recorded in Book 2643 at Page 68 and an existing Public Park and Recreation easement recorded in Book 1213 at Page 663, both of the Boone County Records.

Boone County, Missouri, a Political Subdivision of the State of Missouri
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-712-29-03-001.01

An irregular shaped parcel of land across the south and east parts of a tract of land described in a warranty deed in Book 2643 at Page 68, said tract being part of Lot 1 of Turner Station Subdivision as recorded in Plat Book 11 at Page 128 and part of Tract B of the survey as recorded in Book 986 at Page 663, all of the Boone County Records; situate in 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 N.5°48'15"E., 15.00 feet; thence leaving said line S.84°11'50"E., 106.31 feet; thence N.5°48'10"E., 25.00 feet to the north line of the Public Park and Recreation easement as recorded in Book 1213 at Page 663 of said Boone County Records; thence along said line S.84°11'50"E., 45.16 feet; thence leaving said line N.18°59'50"E., 123.26 feet to the north line of said tract; thence along said line S.84°11'50"E., 14.96 feet to the northwest corner of the permanent street easement granted this date; thence along the west line of said easement along a non-tangent curve to the left having a radius of 3,050.00 feet a distance of 9.18 feet (the chord of said curve having bearing and distance of S.1°27'55"W., 9.18 feet) to the north corner of the permanent drainage easement granted this date; thence leaving said street easement line and along the west lines of said drainage easement S.27°42'25"W., 55.02 feet; S.14°21'25"W., 100.93 feet to the south line of said tract; thence along said line N.84°11'50"W., 159.72 feet to the POINT OF BEGINNING and containing 8,680 square feet inclusive of 4,276 square feet of existing Trail easement recorded in Book 2643 at Page 68 and an existing Public Park and Recreation easement recorded in Book 1213 at Page 663, both of the Boone County Records.

Boone County, Missouri, a Political Subdivision of the State of Missouri
PERMANENT STREET EASEMENT
Parcel: 16-712-29-03-001.00

An irregular shaped parcel of land along the east line of a part of a tract of land described as part "a" in a warranty deed in Book 903 at Page 627, being part of Lot 1 of Turner Station Subdivision as recorded in Plat Book 11 at Page 128, both of the Boone County Records; situate in Boone County, Missouri; said parcel being described as follows:

Starting at the southeast corner of said Lot 1; thence along the south line of said Lot N.68°19'20"W., 26.49 feet to the POINT OF BEGINNING on the westerly Right-of-Way line of Scott Boulevard; thence continuing along said south line N.68°19'20"W., 18.11 feet; thence leaving said line N.1°55'45"W., 153.91; thence along a curve to the right having a radius of 3,050.00 feet a distance of 24.46 feet (the chord of said curve having bearing and distance of N.1°41'55"W., 24.46 feet) to the south line of the tract described in a warranty deed in Book 2643 at Page 68 of said Boone County Records; thence along said line S.84°11'50"E., 1.91 feet to the southeast corner of said tract; thence along the east line of said tract N.1°17'40"E., 110.34 feet to the north line of said Lot 1; thence along said line

S.84°11'50"E., 25.08 feet to said westerly Right-of-Way line; thence along said line S.1°17'40"W., 292.63 feet to the POINT OF BEGINNING and containing 6,700 square feet

Boone County, Missouri, a Political Subdivision of the State of Missouri
PERMANENT DRAINAGE EASEMENT
Parcel: 16-712-29-03-001.00

An irregular shaped parcel of land being the east part of a tract of land described as part "a" in a warranty deed in Book 903 at Page 627, being part of Lot 1 of Turner Station Subdivision as recorded in Plat Book 11 at Page 128, both of the Boone County Records; situate in Boone County, Missouri; said parcel being described as follows:

Starting at the southeast corner of said Lot 1 on the east line of said section; thence along the south line of said lot N.68°19'20"W., 44.60 feet to the POINT OF BEGINNING on the west line of the permanent street easement granted this date; thence continuing along said south line N.68°19'20"W., 243.91 feet; thence leaving said line N.5°48'15"E., 110.04 feet to the southwest corner of the tract described in the warranty deed in Book 2643 at Page 68 of said Records; thence along said line S.84°11'50"E., 210.71 feet to the said west line of said street easement; thence along said line along a non-tangent curve to the left having a radius of 3,050.00 feet a distance of 24.46 feet (the chord of said curve having bearing and distance of S.1°41'55"E., 24.46 feet); thence continuing along said line S.1°55'45"E., 153.91 feet to the POINT OF BEGINNING and containing 0.72 acres.

Boone County, Missouri, a Political Subdivision of the State of Missouri
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-712-29-03-001.00

A four (4) sided parcel of land over a part of a tract of land described as part "a" in a warranty deed in Book 903 at Page 627, being part of Lot 1 of Turner Station Subdivision as recorded in Plat Book 11 at Page 128, both of the Boone County Records; situate in Boone County, Missouri; said parcel being described as follows:

Starting at the southeast corner of said Lot 1 on the east line of said section; thence along the south line of said lot N.68°19'20"W., 288.51 feet to the POINT OF BEGINNING; thence continuing along said south line N.68°19'20"W., 15.59 feet; thence leaving said line N.5°48'15"E., 120.78 feet; thence S.84°11'50"E., 15.00 feet to the west line of the tract described in the warranty deed in Book 2643 at Page 68 of said Records; thence along said line and the extension thereof S.5°48'15"W., 125.04 feet to the POINT OF BEGINNING and containing 1,843 square feet.

Boone County, Missouri, a Political Subdivision of the State of Missouri
PERMANENT STREET EASEMENT
Parcel: 16-712-29-00-006.00

An irregular shaped parcel of land along the east part of a tract of land described as part "b" in a warranty deed in Book 903 at Page 627, being part of Tract B of the survey recorded in Book 986 at Page 776, both of the Boone County Records; situate in the east half (1/2) of the southeast quarter (1/4) of the southeast quarter (1/4) of Section 29, Township 48 North, Range 13 West, in Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southeast corner of Lot 1 of Turner Station Subdivision as recorded in Plat Book 903 at Page 627 of said Boone County Records on the east line of said Section; thence along said Section line S.1°16'40"W., 544.53 feet to the north line of Tract 6 of the survey as recorded in Book 765 at Page 714 of said Boone County Records; thence along said line S.86°00'25"W., 10.37 feet; thence leaving said line N.1°55'45"W., 561.90 feet to the south line of said Lot 1; thence along said line S.68°19'20"E., 44.60 feet to the POINT OF BEGINNING and containing 14,295 square feet inclusive of 5,224 square feet in existing roadway.

Boone County, Missouri, a Political Subdivision of the State of Missouri
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-712-29-00-006.00

An irregular shaped parcel of land along the east part of a tract of land described as part "b" in a warranty deed in Book 903 at Page 627, being part of Tract B of the survey recorded in Book 986 at Page 776, both of the Boone County Records; situate in the east half (1/2) of the southeast quarter (1/4) of the southeast quarter (1/4) of Section 29, Township 48 North, Range 13 West, in Boone County, Missouri; said parcel being described as follows:

Starting at the southeast corner of Lot 1 of Turner Station Subdivision as recorded in Plat Book 903 at Page 627 of said Boone County Records on the east line of said Section; thence along the south line of said Lot N.68°19'20"W., 44.60 feet to the POINT OF BEGINNING at the northwest corner of the permanent street easement granted this date; thence leaving said line along the west line of said easement S.1°55'45"E., 414.03 feet; thence leaving said line N.50°17'45"W., 60.21 feet; thence N.0°39'20"W., 225.06 feet; thence S.88°04'15"W., 65.00 feet; thence N.1°55'45"W., 178.55 feet; thence N.68°19'20"W., 147.21 feet; thence N.5°48'15"E., 15.59 feet to the south line of said Lot; thence along said line S.68°19'20"E., 259.50 feet to the POINT OF BEGINNING and containing 30,711 square feet.

NGT, Inc.
PERMANENT STREET EASEMENT
Parcel: 16-712-29-00-005.00

An irregular shaped parcel of land along the east and south part of a tract of land described in a warranty deed in Book 2713 at Page 63, said tract being Tract 6 of the survey as recorded in Book 765 at Page 714, both of the Boone County Records; situate in the south half (1/2) of the southeast quarter (1/4) of Section 29 and the west half (1/2) of the southwest quarter (1/4) of the southwest quarter (1/4) of Section 28 both in Township 48 North, Range 13 West, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southeast corner of said Section 29, also being the southwest corner of said Section 28; thence along the south line of said Section 29 N.84°58'00"W., 288.44 feet; thence leaving said line along a non-tangent curve to the right having a radius of 425.00 feet a distance of 48.06 feet (the chord of said curve having bearing and distance of N.57°45'25"W., 48.03 feet); thence N.54°31'00"W., 41.90 feet; thence along a curve to the left having a radius of 575.00 feet a distance of 501.18 feet (the chord of said curve having bearing and distance of N.79°29'15"W., 485.46 feet); thence S.75°32'35"W., 123.31 feet to the south line of a roadway and utility easement as recorded in Book 2339 at Page 82 of said Boone County Records; thence, along the lines of said easement, along a non-tangent curve to the left having a radius of 296.33 feet a distance of 57.07 feet (the chord of said curve having bearing and distance of N.59°02'35"E., 56.98 feet); N.53°31'25"E., 7.94 feet; N.36°28'35"W., 32.04 feet; thence leaving said lines along a non-tangent curve to the right having a radius of 625.00 feet a distance of 507.06 feet (the chord of said curve having bearing and distance of S.77°45'35"E., 493.27 feet); thence S.54°31'00"E., 41.90 feet; thence along a curve to the left having a radius of 375.00 feet a distance of 196.75 feet (the chord of said curve having bearing and distance of S.69°32'50"E., 194.50 feet); thence S.84°34'45"E., 11.31 feet; thence N.84°12'40"E., 73.49 feet; thence along a curve to the left having a radius of 74.70 feet a distance of 61.17 feet (the chord of said curve having bearing and distance of N.53°44'25"E., 59.47 feet); thence N.1°55'45"W., 437.72 feet to the north line of said tract; thence along said line N.86°00'25"E., 10.37 feet to the east line of said Section 29; thence continuing along said north line N.85°59'40"E., 93.17 feet to the northeast corner of said tract; thence along the lines of said tract the following S.2°48'45"E., 54.93; S.4°52'15"E., 89.54 feet; S.7°42'35"E., 40.97 feet; S.14°52'40"E., 71.82 feet; S.17°46'55"E., 69.06 feet; S.25°29'05"E., 118.15 feet to a corner of BCFPD Subdivision, Plat No. 1 as recorded in Plat Book 34 at Page 108 of said Boone County Records; thence along a line of said Subdivision S.55°30'15"W., 163.25 feet to the south line of said Section 28; thence along said line N.83°10'30"W., 76.32 feet to the POINT OF BEGINNING and containing 2.37 acres inclusive of 0.75 acres of existing Boone County permanent street easement as recorded in Book 646 at Page 985 and inclusive of 0.05 acres of unspecified easement in the Report of Commissioner as recorded in Book 392 at Page 203 of said Boone County Records and inclusive of 0.35 acres of existing roadway.

NGT, Inc.
PERMANENT DRAINAGE EASEMENT
Parcel: 16-712-29-00-005.00

An irregular shaped parcel of land in the southwest part of a tract of land described in a warranty deed in Book 2713 at Page 63, said tract being Tract 6 of the survey as recorded in Book 765 at Page 714, both of the Boone County Records; situate in the south half (1/2) of the south half (1/2) of the southeast quarter (1/4) of Section 29, Township 48 North, Range 13 West, Boone County, Missouri; said parcel being described as follows:

Starting at the southeast corner of said Section 29; thence along the south line of said Section N.84°58'00"W., 288.44 feet to the POINT OF BEGINNING on the south line of the permanent street easement granted this date; thence continuing along said section line N.84°58'00"W., 571.16 feet to the southwest corner of said tract; thence along a west line of said tract N.1°24'05"E., 83.99 feet to the south line of a roadway and utility easement as recorded in Book 2339 at Page 82 of said Boone County Records; thence along said line along a non-tangent curve to the left having a radius of 296.33 feet a distance of 3.24 feet (the chord of said curve having bearing and distance of N.64°52'25"E., 3.24 feet) to the southwest corner of said permanent street easement; thence along the south lines of said easement N.75°32'35"E., 12.31 feet; along a curve to the right having a radius of 575.00 feet a distance of 501.18 feet (the chord of said curve having bearing and distance of S.79°29'15"E., 485.46 feet); S.54°31'00"E., 41.90 feet; along a curve to the left having a radius of 425.00 feet a distance of 48.06 feet (the chord of said curve having bearing and distance of S.57°45'25"E., 48.03 feet) to the POINT OF BEGINNING and containing 1.20 acres.

NGT, Inc.
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-712-29-00-005.00

An irregular shaped parcel of land along the south and east part of a tract of land described in a warranty deed in Book 2713 at Page 63, said tract being Tract 6 of the survey as recorded in Book 765 at Page 714, both of the Boone County Records; situate in the south half (1/2) of the south half (1/2) of the southeast quarter (1/4) of Section 29, Township 48 North, Range 13 West, Boone County, Missouri; said parcel being described as follows:

Starting at the southeast corner of said Section 29; thence along the east line of said Section 29 N.1°16'55"E., 47.31 feet to the northerly line of the permanent street easement granted this date; thence along said line along a non-tangent curve to the right having a radius of 74.70 feet a distance of 37.98 feet (the chord of said curve having bearing and

distance of S.62°38'00"W., 37.57 feet); thence continuing along the lines of said easement S.84°12'40"W., 73.49 feet; N.84°34'45"W., 11.31 feet; along a curve to the right having a radius of 375.00 feet a distance of 196.75 feet (the chord of said curve having bearing and distance of N.69°32'50"W., 194.50 feet); N.54°31'00"W., 41.90 feet; along a curve to the left having a radius of 625.00 feet a distance of 507.06 feet (the chord of said curve having bearing and distance of N.77°45'35"W., 493.27 feet) to the easterly line of a roadway and utility easement as recorded in Book 2339 at Page 82 of said Boone County Records; thence along said line N.36°28'35"W., 16.57 feet; thence leaving said line along a non-tangent curve to the right having a radius of 640.00 feet a distance of 301.43 feet (the chord of said curve having bearing and distance of S.88°08'45"E., 298.65 feet); thence S.78°17'10"E., 80.06 feet; thence S.68°47'10"E., 212.17 feet; thence N.89°39'25"E., 155.23 feet; thence N.6°26'10"E., 369.06 feet to the north line of said tract; thence along said line N.86°00'25"E., 54.72 feet to the west line of said permanent street easement granted this date; thence along said line S.1°55'45"E., 184.45 feet to the east line of said Section 29; thence along said line S.1°16'55"E., 271.10 feet to the POINT OF BEGINNING and containing 1.62 acres inclusive of 0.17 acres of existing Boone County road easement as recorded in Book 646 at Page 985 and inclusive of 0.22 acres of the unspecified Boone County easement in a Report of Commissioners as recorded in Book 392 at Page 203 and 545 square feet of existing roadway.

Linda Riegler Cooperstock, Trustee of the Linda Riegler Cooperstock Living Trust
PERMANENT STREET EASEMENT
Parcel: 16-700-32-00-001.06

Two (2) irregular shaped parcels of land along the north and the east lines of a tract of land described in a quit-claim deed in Book 3147 at Page 85, said tract being Tract 1 of the survey as recorded in Book 765 at Page 714, both of the Boone County Records; situate in the northeast quarter (1/4) of the northeast quarter (1/4) of the northeast quarter (1/4) of Section 32, Township 48 North, Range 13 West, Boone County, Missouri; said parcels being described as follows:

BEGINNING, for the first parcel, at the northeast corner of said Tract 1, also being the northeast corner of said Section 32; thence along the east line of said Tract 1, also being the east line of said Section 32, S.1°27'00"W., 66.69 feet; thence leaving said line along a non-tangent curve to the left having a radius of 66.00 feet a distance of 43.55 feet (the chord of said curve having bearing and distance of N.62°35'05"W., 42.76 feet); thence N.74°18'10"W., 73.26 feet; thence N.84°34'45"W., 11.28 feet; thence along a curve to the right having a radius of 425.00 feet a distance of 174.93 feet (the chord of said curve having bearing and distance of N.72°47'15"W., 173.70 feet) to the north line of said Tract 1, also being the north line of said Section 32; thence along said line S.84°58'00"E., 288.44 feet to the POINT OF BEGINNING and containing 9,766 square feet inclusive of 1,722

square feet of the unspecified Boone County easement in the Report of Commissioners as recorded in Book 392 at Page 203 of said Boone County Records.

AND

Starting, for the second parcel, at the northeast corner of said Tract 1, also being the northeast corner of said Section 32; thence along the east line of said Tract 1, also being the east line of said Section 32, S.1°27'00"W., 159.92 feet to the POINT OF BEGINNING; thence continuing along said line S.1°27'00"W., 14.52 feet to the west line of a Boone County Roadway and Utility easement as recorded in Book 1288 at Page 746 of said Boone County Records; thence along said line S.13°31'50"W., 44.23 feet; thence along a non-tangent curve to the left having a radius of 1,072.70 feet a distance of 79.96 feet (the chord of said curve having bearing and distance of S.11°23'25"W., 79.94 feet) to the south line of said Tract 6; thence leaving said line along a non-tangent curve to the right having a radius of 1,538.22 feet a distance of 138.49 feet (the chord of said curve having bearing and distance of N.11°02'10"E., 138.44 feet) to the POINT OF BEGINNING and containing 205 square feet all within the unspecified Boone County easement in the Report of Commissioners as recorded in Book 392 at Page 203 of said Boone County Records.

Linda Riegler Cooperstock, Trustee of the Linda Riegler Cooperstock Living Trust
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-700-32-00-001.06

Two (2) irregular shaped parcels of land along the north and the east lines of a tract of land described in a quit-claim deed in Book 3147 at Page 85 (both parcels), and in a warranty deed in Book 2773 at Page 69 (second parcel), said tract being Tract 1 and part of Tract 2 of the survey as recorded in Book 765 at Page 714, all of the Boone County Records; situate in the northeast quarter (1/4) of the northeast quarter (1/4) of the northeast quarter (1/4) of Section 32, Township 48 North, Range 13 West, Boone County, Missouri; said parcels being described as follows:

BEGINNING, for the first parcel, at the northeast corner of said Tract 1, also being the northeast corner of said Section 32; thence along the east line of said Tract 1, also being the east line of said Section 32, S.1°27'00"W., 93.46 feet; thence leaving said line S.88°33'30"W., 238.02 feet; thence N.71°10'40"W., 71.71 feet; thence N.44°25'25"W., 158.49 feet to the north line of said Tract 1, also being the north line of said Section 32; thence along said line S.84°58'00"E., 420.74 feet to the POINT OF BEGINNING and containing 0.67 acres inclusive of 0.03 acres of the unspecified Boone County easement in the Report of Commissioners as recorded in Book 392 at Page 203 of said Boone County Records and exclusive of the permanent street easement granted this date.

AND

BEGINNING at the southeast corner of said Tract 1 on the east line of said Section 32; thence along the south line of said Tract 1 N.88°36'50"W., 79.84 feet; thence leaving said line along the east line of the small parcel in Tract 2 of said survey S.1°21'40"W., 15.00 feet; thence leaving said line N.88°36'50"W., 56.19 feet; thence N.1°27'05"E., 39.79 feet; thence N.53°51'25"E., 45.18 feet; thence N.28°11'05"E., 107.12 feet; thence S.76°11'50"E., 53.24 feet to the north corner of the permanent street easement granted this date on the east line of said Tract 2, also being the east line of said Section 32; thence along said line S.1°27'00"W., 136.48 feet to the POINT OF BEGINNING and containing 0.29 acres inclusive of 0.06 acres of the unspecified Boone County easement in the Report of Commissioners as recorded in Book 392 at Page 203 of said Boone County Records and exclusive of permanent street easement granted this date.

Boone County Fire Protection District, a Political Subdivision of the State of Missouri
PERMANENT DRAINAGE EASEMENT
Parcel: 16-801-00-08-001.00

A three (3) sided parcel of land along the south line of a tract of land described in a trustees deed in Book 1568 at Page 152, said tract being Lot 1 of BCFPD Subdivision, Plat No. 1 as recorded in Plat Book 34 at Page 108, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

Starting at the southeast corner of said Lot 1; thence along the south line of said Lot 1, said line also being the north Right-of-Way line of Vawter School Road, N.83°10'30"W., 104.85 feet to the POINT OF BEGINNING; thence continuing along said line N.83°10'30"W., 31.79 feet to the south corner of a drainage easement as recorded in Book 1329 at Page 283 of said Boone County Records; thence along the southeast line of said easement N.42°59'30"E., 51.24 feet; thence leaving said line S.4°40'45"W., 41.40 feet to the POINT OF BEGINNING and containing 658 square feet inclusive of 279 square feet of platted utility easement.

Boone County Fire Protection District, a Political Subdivision of the State of Missouri
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-801-00-08-001.00

A three (3) sided parcel of land and two (2) irregular shaped parcels of land along the south and west lines of a tract of land described in a trustees deed in Book 1568 at Page 152, said tract being Lot 1 of BCFPD Subdivision, Plat No. 1 as recorded in Plat Book 34 at Page 108, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcels being described as follows:

BEGINNING (for the first parcel) at the southeast corner of said Lot 1; thence along the south line of said Lot 1, said line also being the north Right-of-Way line of Vawter School Road, N.83°10'30"W., 136.64 feet to the south corner of a drainage easement as recorded in Book 1329 at Page 283 of said Boone County Records; thence along the southeast line of said easement N.42°59'30"E., 66.00 feet; thence leaving said line S.54°33'55"E., 111.27 feet to the POINT OF BEGINNING and containing 2,982 square feet inclusive of 959 square feet of platted utility easement and exclusive of permanent drainage easement granted this date.

AND

Starting (for the second parcel) at the southeast corner of said Lot 1; thence along the south line of said Lot 1, said line also being the north Right-of-Way line of Vawter School Road, N.83°10'30"W., 173.87 feet; thence continuing along said line N.77°25'30"W., 11.53 feet to the POINT OF BEGINNING at the west corner of a drainage easement as recorded in Book 1329 at Page 283 of said Boone County Records; thence continuing along said line N.77°25'30"W., 11.65 feet; thence continuing along said line along a curve to the right having a radius of 123.00 feet a distance of 55.62 feet (the chord of said curve having bearing and distance of N.64°27'40"W., 55.14 feet; thence leaving said line S.88°59'45"E., 83.00 feet to the northwest line of said drainage easement; thence along said line S.42°59'30"W., 32.00 feet to the POINT OF BEGINNING and containing 1,190 square feet inclusive of 609 square feet of platted utility easement.

AND

BEGINNING (for the third parcel) at the northwest corner of said Lot 1; thence along the north line of said Lot S.85°17'25"E., 78.00 feet; thence leaving said line S.8°56'00"W., 132.00 feet; thence S.22°26'40"E., 85.50 feet; thence S.0°08'45"W., 86.00 feet; thence S.87°41'05"W., 52.00 feet to the west line of said Lot; thence along the lines of said Lot N.9°32'35"W., 16.50 feet; along a curve to the left having a radius of 755.76 feet a distance of 141.46 feet (the chord of said curve having bearing and distance of N.4°10'55"W., 141.25 feet; N.9°32'30"W., 148.84 feet to the POINT OF BEGINNING and containing 15,802 square feet inclusive of 3,062 square feet of platted utility easement

Hugh E. Stephenson, Jr.

B. J. McClatchey and Shirley McClatchey, husband and wife

Marilyn M. Mitchell

PERMANENT STREET EASEMENT

Parcel: 16-803-00-00-003.00

Two (2) irregular shaped parcels of land in the west and north part of a tract of land described in a warranty deed in Book 381 at Page 404 and a warranty deed in Book 3775

at Page 24, said tract being Tract 1-A of the survey as recorded in Book 2860 at Page 59, all of the Boone County Records; situate in the northwest quarter (1/4) of the northwest quarter (1/4) of Section 33, Township 48 North, Range 13 West, Boone County, Missouri; said parcels being described as follows:

Starting (for the first parcel) at the southwest corner of said Tract 1-A; thence along the south line of said Tract S.88°39'30"E., 33.00 feet to the east Right-of-Way line of Scott Boulevard; thence along the lines of said Right-of-Way N.1°27'00"E., 557.80 feet; along a curve to the right having a radius of 1,006.70 feet a distance of 146.24 feet (the chord of said curve having bearing and distance of N.5°42'35"E., 146.11 feet) to the POINT OF BEGINNING; thence continuing along said lines along a curve to the right having a radius of 1,006.70 a distance of 65.97 feet (the chord of said curve having bearing and distance of N.11°44'55"E., 65.95 feet); N.13°37'35"E., 43.45 feet; N.23°16'25"E., 37.78 feet; thence leaving said lines S.13°48'55"W., 17.38 feet; thence along a curve to the left having a radius of 1,460.50 feet a distance of 127.38 feet (the chord of said curve having bearing and distance of S.11°19'00"W., 127.34 feet; thence N.88°32'55"W., 9.46 feet to the POINT OF BEGINNING and containing 965 square feet all within an existing water line easement as recorded in Book 1948 at Page 876 and a gas line easement as recorded in Book 1461 at Page 52, both of said Boone County Records.

AND

Starting (for the second parcel) at the southwest corner of said Tract 1-A; thence along the south line of said tract S.88°39'30"E., 33.00 feet to the east Right-of-Way line of Scott Boulevard; thence along the lines of said Right-of-Way N.1°27'00"E., 557.80 feet; along a curve to the right having a radius of 1,006.70 feet a distance of 212.20 feet (the chord of said curve having bearing and distance of N.7°35'15"E., 211.81 feet); thence continuing along said lines N.13°37'35"E., 43.45 feet; N.23°16'25"E., 90.65 feet; N.60°02'30"E., 77.47 feet to the POINT OF BEGINNING; thence continuing along said line N.60°02'30"E., 26.70 feet to the south Right-of-Way line of Vawter School Road; thence along the lines of said Road S.83°10'45"E., 66.41 feet; S.39°06'30"E., 22.98 feet; thence leaving said lines N.83°10'45"W., 104.30 feet to the POINT OF BEGINNING and containing 1,364 square feet inclusive of 512 square feet of waterline and gas line easements as recorded in Book 1948 at Page 876, Book 1461 at Page 52 and Book 1183 at Page 243 all of said Boone County Records.

Hugh E. Stephenson, Jr.
B. J. McClatchey and Shirley McClatchey, husband and wife
Marilyn M. Mitchell
PERMANENT DRAINAGE EASEMENT
Parcel: 16-803-00-00-003.00

An irregular shaped parcel of land along the west and north part of a tract of land described in a warranty deed in Book 381 at Page 404 and a warranty deed in Book 3775 at Page 24, said tract being Tract 1-A of the survey as recorded in Book 2860 at Page 59, all of the Boone County Records; situate in the northwest quarter (1/4) of the northwest quarter (1/4) of Section 33, Township 48 North, Range 13 West, Boone County, Missouri; said parcels being described as follows:

Starting at the southwest corner of said Tract 1-A; thence along the south line of said tract S.88°39'30"E., 33.00 feet to the east Right-of-Way line of Scott Boulevard; thence along the lines of said Right-of-Way N.1°27'00"E., 557.80 feet; along a curve to the right having a radius of 1,006.70 feet a distance of 212.20 feet (the chord of said curve having bearing and distance of N.7°35'15"E., 211.81 feet); N.13°37'35"E., 43.45 feet; N.23°16'25"E., 90.65 feet to the POINT OF BEGINNING; thence continuing along the lines of tract N.60°02'30"E., 77.47 feet to the southwest corner of the permanent street easement granted this date; thence along the south line of said easement S.83°10'45"E., 104.30 to the Right-of-Line of Vawter School Road; thence along said line S.39°06'30"E., 1.46 feet; thence leaving said line S.81°39'25"W., 173.44 feet to the POINT OF BEGINNING and containing 2,528 square feet inclusive of 1,397 square feet of waterline and gas line easements as recorded in Book 1948 at Page 876, Book 1461 at Page 52 and Book 1183 at Page 243 all of said Boone County Records.

Hugh E. Stephenson, Jr.

B. J. McClatchey and Shirley McClatchey, husband and wife

Marilyn M. Mitchell

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-803-00-00-003.00

An irregular shaped parcel of land in the northwest part of a tract of land described in a warranty deed in Book 381 at Page 404 and a warranty deed in Book 3775 at Page 24, said tract being Tract 1-A of the survey as recorded in Book 2860 at Page 59, all of the Boone County Records; situate in the northwest quarter (1/4) of the northwest quarter (1/4) of Section 33, Township 48 North, Range 13 West, Boone County, Missouri; said parcels being described as follows:

Starting at the southwest corner of said Tract 1-A; thence along the south line of said tract S.88°39'30"E., 33.00 feet to the east Right-of-Way line of Scott Boulevard; thence along the lines of said Right-of-Way N.1°27'00"E., 557.80 feet; along a curve to the right having a radius of 1,006.70 feet a distance of 202.21 feet (the chord of said curve having bearing and distance of N.7°18'10"E., 201.88 feet) to the POINT OF BEGINNING; thence continuing along said lines along a curve to the right having a radius of 1,006.70 feet a distance of 9.99 feet (the chord of said curve having bearing and distance of N.13°20'30"E., 9.99 feet); N.13°37'35"E., 43.45 feet; N.23°16'25"E., 90.65 feet to the POINT OF

BEGINNING at the southwest corner of the permanent drainage easement granted this date; thence along the south line of said easement N.81°39'25"E., 173.44 feet to a point on the south Right-of-Way line of Vawter School Road; thence leaving said line S.6°49'15"W., 5.18 feet; thence S.81°39'25"W., 153.76 feet; thence S.26°00'15"W., 65.70 feet; thence S.14°07'30"W., 80.09 feet; thence N.78°39'25"W., 19.25 feet to the POINT OF BEGINNING and containing 2,875 square feet inclusive of 2,025 square feet of waterline and gas line easements as recorded in Book 1948 at Page 876, Book 1461 at Page 52 and Book 1183 at Page 243 all of said Boone County Records and exclusive of permanent street 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 _____, 2013.

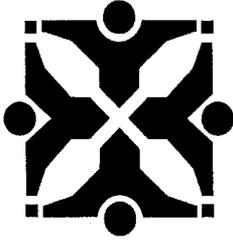
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Public Works

John

Agenda Item No:

To: City Council
From: City Manager and Staff

My

Council Meeting Date: Jan 22, 2013

Re: Scott Boulevard Phase 2 (Brookview Terrace to Vawter School Road) Bid Call and Easement Acquisition

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration two ordinances; one authorizing the acquisition of necessary easements, and the other calling for bids through the Purchasing Department, for the construction of Scott Boulevard Phase 2, from Brookview Terrace to Vawter School Road. The project includes construction of street pavement, a bridge, a roundabout, sidewalks, storm drain inlets and pipes, and other miscellaneous work, as shown on the attached location map (Exhibit 1). The current cost estimate for this project is approximately \$5.8 million. This project has been identified for construction in 2013. A public hearing was held on April 20, 2009. Staff has recently contacted all property owners from whom easements are required informing them of these ordinances, and a contact log is attached.

DISCUSSION:

Eleven (11) permanent street easements, five (5) permanent drainage easements, and fourteen (14) temporary construction easements are needed from eight (8) separate property owners for the construction of the Scott Boulevard Phase 2 project. Plan View diagrams (Exhibits 2A & 2B) are attached showing proposed easements, grading limits and project features.

The project includes the reconstruction of street pavement, sidewalks, storm drainage and utilities along Scott Boulevard. The existing bridge over Hinkson Creek will be replaced with a new bridge, and a roundabout will be constructed at the intersection of Scott Boulevard and Vawter School Road. Brushwood Lake Road will be re-aligned and will intersect Scott Boulevard at this roundabout. North of Bellview Drive, the existing Scott Boulevard pavement will remain in place; only sidewalks and a few driveways will be constructed. It also includes stormwater Best Management Practices (BMPs) to reduce the quantity and improve the quality of stormwater runoff from the roadway and the bridge. BMPs, under design for this project, include planting of native vegetation on the side slopes, and two stormwater quality cells. Additional easements for these BMPs are included to ensure proper maintenance and long-term effectiveness of the BMPs. The BMPs are shown on the attached Plan View diagrams.

FISCAL IMPACT:

The current cost estimate for this project is approximately \$5.8 million. Funding sources include County Road Tax Rebate Funds, Capital Improvement Sales Tax, Capital Fund Balance, and Development Fees. No additional funds will need to be 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.

Maximize the capacity of existing roadway systems by having the City and County adopt and implement programs for traffic signal optimization, intersection improvements, turn lanes, effective access management, and etc.

SUGGESTED COUNCIL ACTIONS:

Approval of the easement acquisition and bid call ordinances.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$566,418.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$5,918,781.00	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 #	#13.3/13.3.4
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	FY 2013

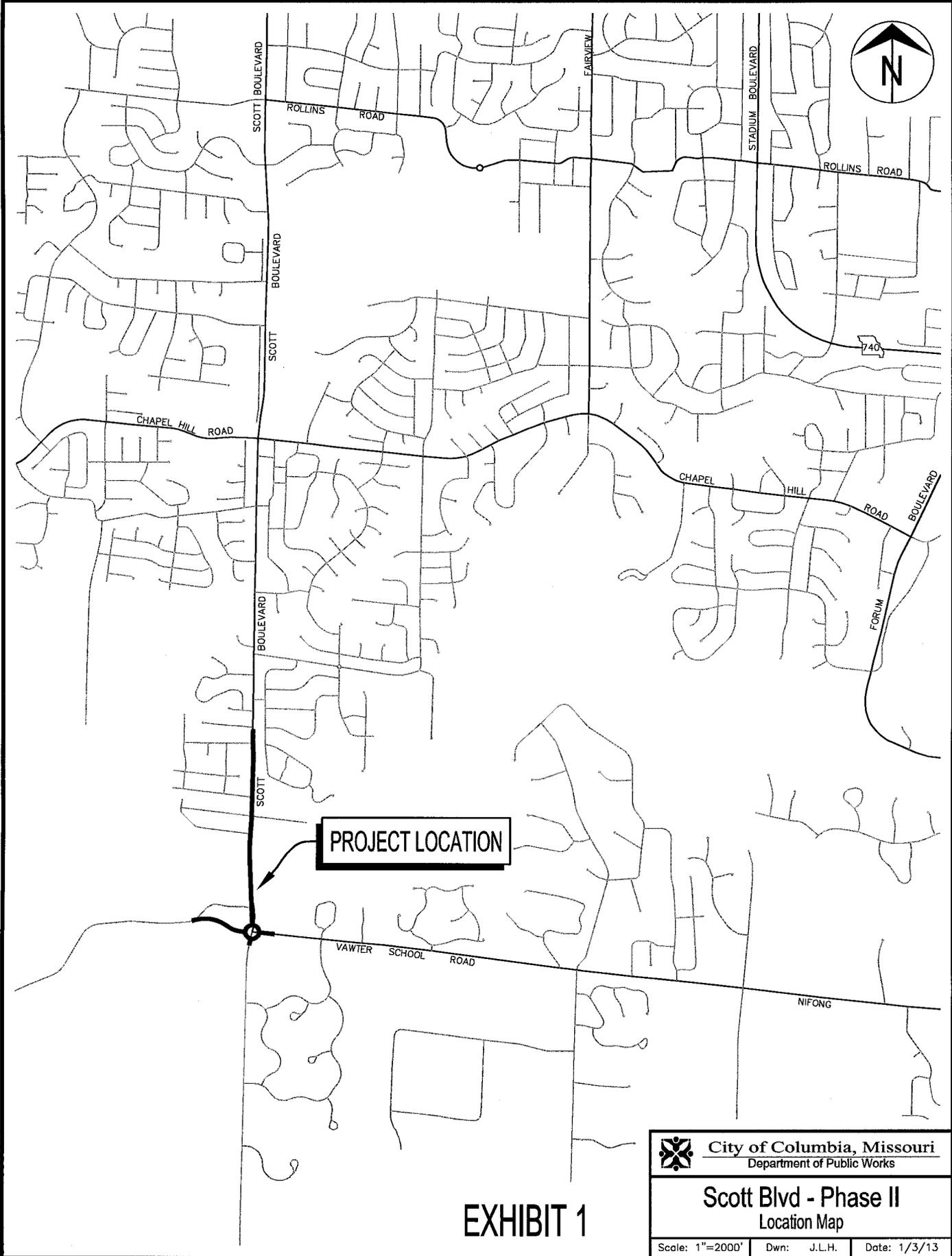
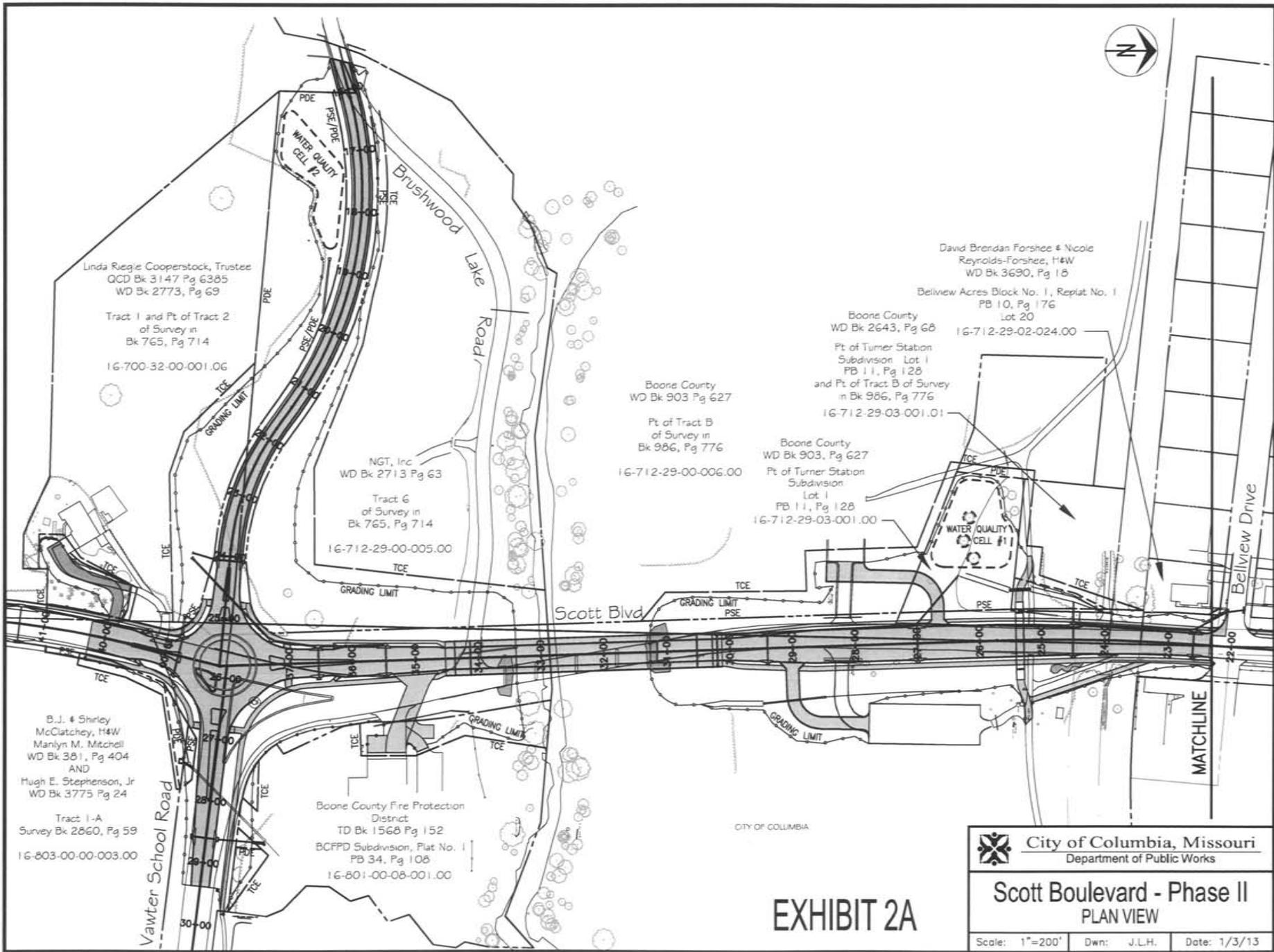


EXHIBIT 1

 City of Columbia, Missouri Department of Public Works		
Scott Blvd - Phase II Location Map		
Scale: 1"=2000'	Dwn: J.L.H.	Date: 1/3/13



Linda Riegle Cooperstock, Trustee
 QCD Bk 3147 Pg 6365
 WD Bk 2773, Pg 69
 Tract 1 and Pt of Tract 2
 of Survey in
 Bk 765, Pg 714
 16-700-32-00-001.06

NGT, Inc
 WD Bk 2713 Pg 63
 Tract 6
 of Survey in
 Bk 765, Pg 714
 16-712-29-00-005.00

Boone County
 WD Bk 903 Pg 627
 Pt of Tract B
 of Survey in
 Bk 986, Pg 776
 16-712-29-00-006.00

David Brendan Forshee & Nicole
 Reynolds-Forshee, H&W
 WD Bk 3690, Pg 18
 Bellview Acres Block No. 1, Replat No. 1
 PB 10, Pg 176
 Lot 20
 16-712-29-02-024.00
 Boone County
 WD Bk 2643, Pg 68
 Pt of Turner Station
 Subdivision Lot 1
 PB 11, Pg 128
 and Pt of Tract B of Survey
 in Bk 986, Pg 776
 16-712-29-03-001.01

Boone County
 WD Bk 903, Pg 627
 Pt of Turner Station
 Subdivision
 Lot 1
 PB 11, Pg 128
 16-712-29-03-001.00

B.J. & Shirley
 McClatchey, H&W
 Manlyn M. Mitchell
 WD Bk 381, Pg 404
 AND
 Hugh E. Stephenson, Jr
 WD Bk 3775 Pg 24
 Tract 1-A
 Survey Bk 2860, Pg 59
 16-803-00-00-003.00

Boone County Fire Protection
 District
 TD Bk 1568 Pg 152
 BCFFD Subdivision, Plat No. 1
 PB 34, Pg 108
 16-801-00-08-001.00

CITY OF COLUMBIA

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

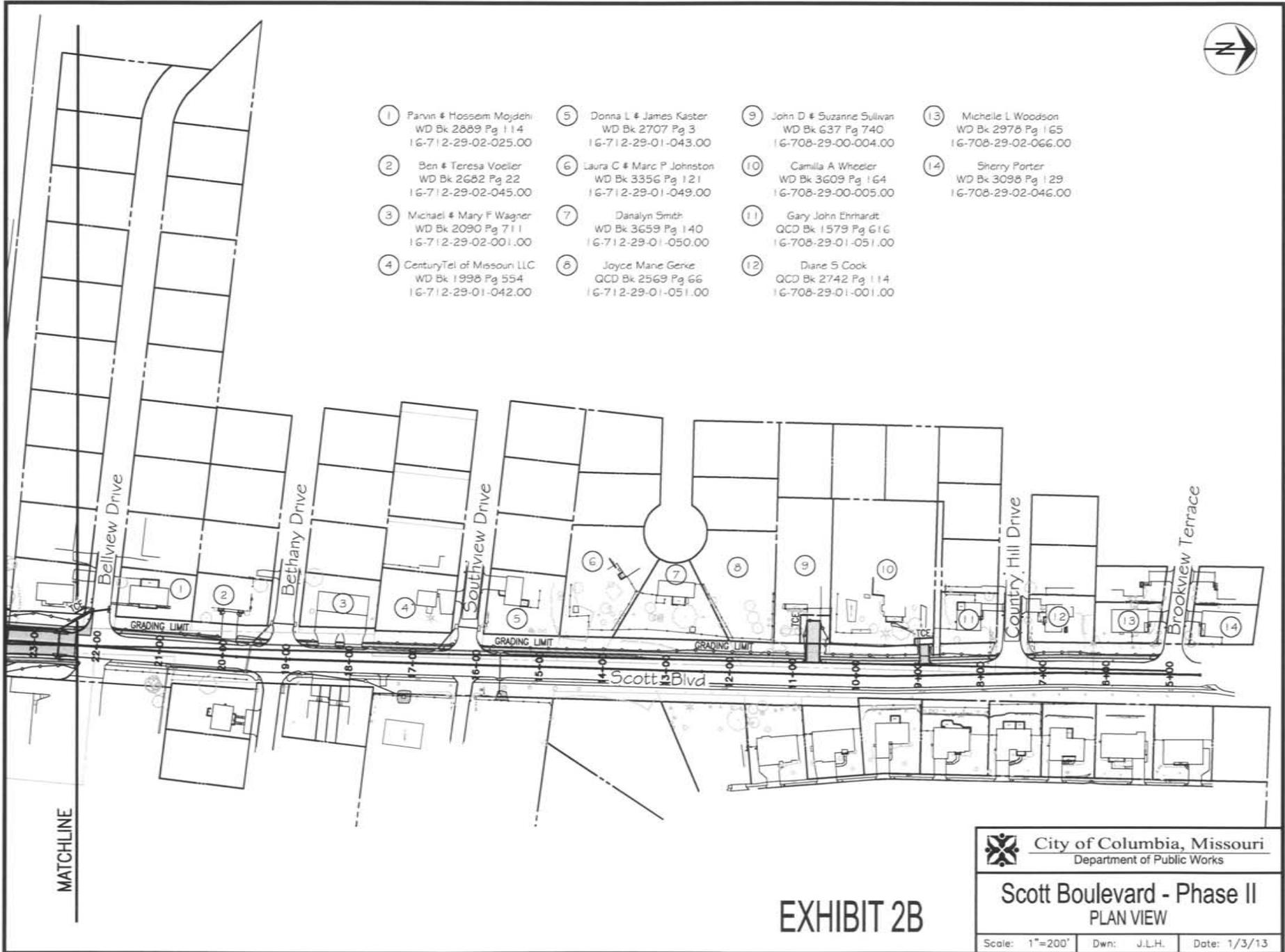
Scott Boulevard - Phase II
PLAN VIEW

Scale: 1"=200' Dwn: J.L.H. Date: 1/3/13

EXHIBIT 2A



- ① Parvin # Hossem Mojdehi
WD Bk 2889 Pg 114
16-712-29-02-025.00
- ② Ben # Teresa Voelker
WD Bk 2682 Pg 22
16-712-29-02-045.00
- ③ Michael # Mary F Wagner
WD Bk 2090 Pg 711
16-712-29-02-001.00
- ④ CenturyTel of Missouri LLC
WD Bk 1998 Pg 554
16-712-29-01-042.00
- ⑤ Donna L # James Kaster
WD Bk 2707 Pg 3
16-712-29-01-043.00
- ⑥ Laura C # Marc P Johnston
WD Bk 3356 Pg 121
16-712-29-01-049.00
- ⑦ Danalyn Smith
WD Bk 3659 Pg 140
16-712-29-01-050.00
- ⑧ Joyce Marie Gerke
QCD Bk 2569 Pg 66
16-712-29-01-051.00
- ⑨ John D # Suzanne Sullivan
WD Bk 637 Pg 740
16-708-29-00-004.00
- ⑩ Camilla A Wheeler
WD Bk 3609 Pg 164
16-708-29-00-005.00
- ⑪ Gary John Ehrhardt
QCD Bk 1579 Pg 616
16-708-29-01-051.00
- ⑫ Diane S Cook
QCD Bk 2742 Pg 114
16-708-29-01-001.00
- ⑬ Michelle L Woodson
WD Bk 2978 Pg 165
16-708-29-02-066.00
- ⑭ Sherry Porter
WD Bk 3098 Pg 129
16-708-29-02-046.00



City of Columbia, Missouri
 Department of Public Works

Scott Boulevard - Phase II
 PLAN VIEW

Scale: 1"=200'	Dwn: J.L.H.	Date: 1/3/13
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EXHIBIT 2B

CITY OF COLUMBIA, MO PUBLIC WORKS - ENGINEERING DIVISION			NOTIFIED 12/2/08 OF I.P. MEETING	ATTNDED 12/2/08 I.P. MEETING	NOTIFIED 3/20/09 OF P.H.	SPOKE WITH ON PHONE OR LEFT MESSAGE	NOTES
PROPERTY OWNER CONTACT LOG							
Project: Scott Boulevard Phase 2			By: Jennifer Hudson				
PARCEL NO./ADDRESS	OWNER NAME	OWNER ADDRESS					
Parcel 16-708-29-00-005.00 3407 SCOTT BLVD	Camilla A. Wheeler and Roy L. & Bonnie E. Wheeler	503 E NIFONG STE 321 COLUMBIA , MO 65201	X		X	12/26/12 -Talked with Roy	12/26/12 - talked with Roy, they plan on installing a new fence and gate for the driveway sometime in spring and would like to coordinate location. He said it will be around the same location as the current chainlink fence. They would also like to widen the driveway. Asked if there is to be a median or right in, right out, I told him the plans do not show a median there. Will be in Florida for 2-3 weeks around the 4th of February.
Parcel 16-708-29-00-004.00 3409 SCOTT BLVD	John D. & Suzanne C. Sullivan	3409 S SCOTT BLVD COLUMBIA, MO 65203	X		X	12/26/12	12/26/12 - Talked with John to let him know the ROW agent will be in touch to go over easements in February sometime. He requested that we send him a diagram before the agent contacts him, got his e-mail and will send a diagram
Parcel 16-712-29-02-024.00 3655 W BELLVIEW DR	David Brendan Forshee & Nicole Reynolds-Forshee	758 HOLLY GLEN COURT COLUMBIA , MO 65203	X		X	12/26/12	12/26/12 -talked with Nicole, she had no questions and said it sounds like a great project and thanks for the call
Parcel 16-712-29-03-001.01 16-712-29-03-001.00 16-712-29-00-006.00	Boone County	734 HESEMANN RIDGE CT BALLWIN , MO 63021	X		X	12/26/12	12/26/12 - left message with Natalie Meighan about the ROW agent contacting her in February and if she has any questions to call back
Parcel 16-712-29-00-005.00 S BRUSHWOOD LAKE RD	NGT, Inc Harvey Hoffman	28 N 8TH ST STE 517 COLUMBIA, MO 65201	X	X-Carl Smith	X	12/26/12	12/26/12 - talked with Harvey, he said he will wait to hear from the ROW agent in February 12/26/12 - left message
Parcel 16-700-32-00-001.06 4051 S SCOTT BLVD	Linda Riegle Cooperstock	4051 S SCOTT BLVD COLUMBIA,MO 65203	X		X	12/26/12 12/27/12	12/27-Talked with Linda, she said she liked that we notified her of the process and wondered when construction would start. She also wondered who would address the issue with the septic tank in the area of construction and wants to tie into city sewer. Asked the process of who appraises the property which I said I am not sure of how that process works.
Parcel 16-803-00-00-003.00 W VAWTER SCHOOL RD	B.J. & Shirley McClatchey, Marilyn M. Mitchell & Hugh E. Stephenson, Jr	5008 STEEPLECHASE DR COLUMBIA, MO 65203	X	X- McClatchey	X	12/26/12 - Left message with McClatchey and talked with Marilyn 1/2/13-Wendy e-mailed attorney for Stephenson	12/26/12 - Talked with Marilyn and she took notes of who will be in touch with her regarding the easements. She also notified me that Hugh Stephenson has passed away.
Parcel 16-801-00-08-001.00 3900 S SCOTT BLVD	Boone County Fire Protection District		X		X	12/26/12	12/26/12 -Talked with Martina and she said that the best person to contact would be Scott Olson the fire chief, said she would pass along the information that the ROW agent will be in touch with them in February.

COPY
City of Columbia
City Clerk's Office

Introduced by Hindman Council Bill No. R 52-09

A RESOLUTION

declaring the necessity for construction of street improvements to Scott Boulevard (Phase 2) from Brookview Terrace to Vawter School Road and Scott Boulevard (Phase 3) from Vawter School Road to State Route KK; 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 street pavement, two bridges, a roundabout, sidewalks, storm drain inlets and pipes and other miscellaneous work, all in accordance with the City of Columbia Street and Storm Sewer Specifications and Standards, on Scott Boulevard (Phase 2) from Brookview Terrace to Vawter School Road and Scott Boulevard (Phase 3) from Vawter School Road to State Route KK, 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 the Scott Boulevard Phase 2 improvement is \$4,500,000.00 and the estimated cost of the Scott Boulevard Phase 3 improvement is \$8,600,000.00.

SECTION 4. Payment for this improvement shall be made from Capital Improvements Sales Tax Funds, County Road Tax Rebate 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 Daniel Boone Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on April 20, 2009. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

Source:
John Glascock

COPY

Agenda Item No. _____

TO: City Council

FROM: City Manager and Staff

DATE: March 6, 2009

RE: Public Hearing- Scott Boulevard Phase 2 (Brookview Terrace to Vawter School Rd) and Scott Boulevard Phase 3 (Vawter School Rd to Rt KK)

FISCAL NOTES:

City Fiscal Impact Enter all that apply:	
\$1,275,000	City's current net FY cost.
\$1,275,000	Amount of Funds Already appropriated
Unknown until bid	Amount of budget amendment needed
Unknown Unknown	Estimated 2 yr net costs: One-time Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a resolution setting a public hearing for April 20, 2009 concerning the improvement of Scott Boulevard Phase 2 from Brookview Terrace to Vawter School Road and Scott Boulevard Phase 3 from Vawter School Road to Route KK, as shown on attached Exhibit 1. These projects were identified in the 2005 ballot projects and have been prioritized by city council for construction in the 2011-2015 timeframe. The current concept cost estimates for Scott Phase 2 and 3 are \$4.5M and \$8.6M respectively. The identified funding sources for these projects are Capital Fund Balance and County Road Tax Rebate Funds. An interested parties meeting was held December 2, 2008 at Mill Creek Elementary School with approximately 15 people attending.

DISCUSSION - Scott Boulevard Phase 2

The city has retained Burns and McDonnell Engineering Company Inc. to provide engineering design services for Scott Boulevard from Brookview Terrace to Vawter School Road. The length of this section is approximately 3,300 feet and is identified as a major arterial street on the Major Roadway Plan. The existing roadway from Brookview Terrace to the MKT Trail is an improved 38 ft pavement width and includes on-street bicycle lanes and a five ft sidewalk on the east side. This portion was improved in 2001 to correct a horizontal and vertical alignment problem which had a high crash history.

The existing roadway from the MKT trail southward to Vawter School Road is an unimproved two-lane section with no shoulders and with no accommodation for bicycles or sidewalks. This section includes the MKT trail underpass and the bridge over Hinkson Creek. The section of road between the MKT and the bridge currently is overtopped by water during certain heavy rain events.

As shown on the attached Exhibit 2, the proposed improvement for Scott Boulevard Phase 2 include four main elements: 1) Continuing the sidewalk and bicycle facilities on both the east and west sides of the road to connect the MKT trail with the sidewalks and bicycle facilities being constructed on Scott Boulevard Phase 1 from Rollins Road to Brookview Terrace; 2) Raising the roadway profile to reduce the frequency of roadway overtopping; 3) Reconstructing the bridge over Hinkson Creek to connect with the raised roadway profile and to provide sidewalks and bicycle lanes on the bridge, and 4) Reconstructing the intersection at Vawter School Road as a roundabout which includes realigning Brushwood Road to connect at the intersection.

All of these elements are being designed for an initial two-lane construction with future expandability to add additional capacity being studied and designed into the project to the maximum extent practicable. Traffic studies indicate the proposed two-lane facilities will accommodate the 20-year design traffic. Therefore, it is beyond the scope of this project, and not cost effective or justifiable, to provide grading for the possibility of future lanes due to the extensive impact this would cause to adjacent properties. At such time that additional lanes are needed, the additional grading and impact to properties will likely be more justified.

The proposal is to construct a sidewalk on the west side of the existing improved section of Scott Boulevard from Brookview Terrace to the MKT trail. The unimproved portion of Scott Boulevard between the MKT and the Bridge over Hinkson Creek is proposed to be reconstructed to a 38 ft pavement width with a five ft sidewalk on the west side and an eight ft sidewalk on the east side. The typical section for Scott Boulevard Phase 2 is shown on the attached Exhibit 3.

Several alignment options were studied that included options to use the existing bridge in place, however, the raised vertical roadway profile needed to reduce flooding rendered the existing structure un-useable. The horizontal location of the proposed road centerline has been situated to provide an improved horizontal alignment while minimizing impacts to existing utility facilities. The 36 inch water supply line is on the west side of Scott Boulevard. The existing bridge is situated in a location that makes it very difficult to construct the new bridge while leaving the existing bridge in service to handle traffic during construction. The recommended alignment requires the removal of the existing bridge prior to construction of the new bridge. This will require a full road closure during a portion of the construction phase. Staff has met with representatives of the City Fire Department and Boone County Fire Protection District to get input regarding the possible road closure during construction. Discussions have been ongoing between the departments regarding ways to address territory and emergency response issues resulting from the road closure. Both departments have expressed endorsement of the road closure during construction and have agreed to continue working toward an agreement. Street Right of Way, permanent utility easements and temporary grading easements will be required.

DISCUSSION - Scott Boulevard Phase 3

Scott Boulevard from Vawter to Route KK is identified as a minor arterial street on the Major Roadway Plan. The length of this section is approximately 9,800 feet. The existing roadway within the project limits is comprised of an unimproved two-lane section with no shoulders and with no accommodation for bicycles. About 1,800 linear feet of concrete sidewalks have been built along the existing roadway by Copperstone and Thornbrook subdivisions. The roadway crosses Mill Creek and the project includes replacement of the existing bridge. The bridge will provide space alongside the creek for the future Mill Creek Trail and will include connections from the sidewalks on Scott Boulevard to the trail.

The proposed typical section for Scott Boulevard Phase 3, as shown on attached Exhibit 4, consists of two travel lanes with a center grassed median. The median will be replaced with a left turn lane at all public streets. The typical section provides a 12 foot center median, 12 foot vehicle lanes, two foot marked bicycle lane measured from the two foot gutter sections. This will allow using either portland cement concrete or asphalt cement concrete pavement types and still provide marked lanes for vehicles and bicycles. In the instance of a disabled vehicle, the 19 foot wide pavement provides adequate passing space. The recommended cross section also includes an eight foot sidewalk on the east side, setback 6.5 foot from the back of curb and a five foot sidewalk on the west side, setback 6.5 foot from the back of curb. The total Right of Way width required for the recommended typical section is 76 feet.

The proposed road centerline is situated to maximize use of the existing Right of Way while minimizing impacts to existing utility facilities and adjacent property. The preliminary layout is shown on the attached Exhibit 5.

The roadway portion of this project is being designed in-house, with the structural design of the bridge over Mill Creek to be designed by a bridge design consultant. Street Right of Way, permanent utility easements and temporary grading easements will be required.

INTERIM VAWTER SCHOOL INTERSECTION IMPROVEMENT

Staff, along with engineers from Burns and McDonnell, have studied the existing intersection layout at the Scott-Vawter intersection to determine if there are interim improvements to the intersection that should be done as an addition to the Phase 1 construction project that is being bid at this time. As can be seen from the attached Exhibit 6, the existing geometric layout includes a westbound to northbound right turn lane which does not function well due to the large radius and flat angle of intersection with northbound Scott Boulevard. The existing function of the intersection can be improved by eliminating this right turn lane. It is proposed to reconfigure the intersection to function as a more conventional 3-way stop controlled intersection. Since the existing right turn lane pavement will be useful in handling construction phase traffic during construction of the final roundabout intersection, it will not be obliterated at this time however, delineators, signs, and pavement markings will be used to reconfigure the traffic pattern.

UTILITY COORDINATION

The design of both Scott Boulevard Phase 2 and Scott Boulevard Phase 3 involve coordination with many utility companies. Utility coordination begins with initial survey and continues through final plan design. When Right of Way requirements are determined, utility needs will be included to allow Right of Way negotiation with adjacent owners to occur once for the entire project impact. Necessary utility improvements will be included at the time of roadway construction either by the respective utility company or included with the roadway contract.

PUBLIC INVOLVEMENT

An interested parties meeting was held December 2, 2008 at Mill Creek Elementary School with approximately 15 people attending. A copy of this report will be provided to stakeholders and interested parties prior to this hearing.

FISCAL IMPACT:

Scott Blvd Phase 2 project - \$520,000 has been appropriated to this project with an additional \$2,040,000 to be appropriated from development fees in 2011-2013.

Scott Blvd Phase 3 project - \$755,000 has been appropriated to this project with an additional \$5,100,000 to be appropriated from the Capital Fund Balance and County Road Tax Rebate funds 2011-2013.

SUGGESTED COUNCIL ACTION

Following Council discussion and public input, Council should make a motion directing the staff to proceed with plans and specifications for the projects.