



Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2016

Re: Acquisition of 1104 Worley Street to Resolve Storm Water and Sanitary Sewer Issues and Appropriating Funds

## Executive Summary

Staff has prepared for Council consideration an Ordinance authorizing a contract for sale of real estate to allow the City to acquire and remove a structure at 1104 Worley Street.

The project is anticipated to cost approximately \$155,000 with a purchase price of \$105,000 and estimated cost to remove the structure and restore property of \$50,000. Funding is proposed from Storm Water Utility and Transit funds.

## Discussion

Purchase of the property at 1104 Worley Street, demolition of the structure and restoration of the site is a piece of a larger, long-term stormwater and sanitary improvement plan for the Again-Worley drainage area.

Stormwater drainage problems and sanitary sewer backups have existed in the Worley-Again neighborhood for many years, practically since the neighborhood was originally developed in the 1950s. A study prepared by the Black and Veatch engineering firm in 1983 identified the stormwater issue as a proposed project. The neighborhood was included as a top-priority in the list of projects proposed when the stormwater utility was established in 1992.

In 1999, when the Worley-Again Project came forward, it was deemed necessary to split the project into two parts; a project in the western part of the block, and one in the eastern part, which is the area of concern now. The drainage system at the western end of Worley-Again was bid and constructed at that time.

Preliminary design on the eastern part showed that one or more houses would need to be removed in order to facilitate the project because the existing storm system was underneath an existing garage and access between the houses was limited.

As part of this project the City:

- Purchased and removed the home at 1107 Again Street in 2003.
- Purchased the home at 1105 Again Street in July of this year with demolition planned.

The purchase of these properties is to address flooding issues for the area and allow adequate access for the maintenance of a sewer main.



Purchasing 1104 Worley Street and removing the house would eliminate house flooding and basement backups for this property, which has reported multiple incidents of water in the basement and garage flooding, and will provide sufficient room to install stormwater infrastructure necessary to reduce the risk of flooding.

The purchase price of the house is \$105,000.00. An amount not to exceed \$50,000 will be used for all remaining costs associated with demolition and restoration of the property. In addition, an overflow swale will be installed to better manage stormwater runoff and direct it away from the remaining homes. This overflow swale is intended to serve as an interim improvement until the Worley Again Storm Water Project included in the CIP is completed. This project is currently identified for fiscal year 2022.

Once the house is removed, Transit plans to locate a bus shelter on the property as part of an improved bus stop for the City/County Health Department and neighborhood.

### Fiscal Impact

Short-Term Impact: \$10,000.00 in Storm Water Utility funds has already been allocated to this project. An additional \$145,000.00 will need to be appropriated to fund this project. The Storm Water Utility will fund \$141,900.00 and Transit will fund \$3,100.00

Long-Term Impact: The cost to replace an aging system on the west side of the property will be greatly reduced by providing adequate working room. The vegetation on the lots at 1107 and 1105 Again must already be maintained, providing additional maintenance to this lot at 1104 Worley will be minimal.

### Vision & Strategic Plan Impact

[Vision Impacts:](#)

Primary Impact: Community Facilities & Services, Secondary Impact: Environment, Tertiary Impact: Community Character

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Social Equity, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Environmental Management

### Legislative History

Date	Action
07/05/2016	Council authorized purchase of 1105 Again Street.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

11/04/2002	Report – Worley- Again East Drainage Project – Purchase of Property at 1107 Again Street
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## Suggested Council Action

Authorize City Manager to execute the contract to purchase 1104 Worley Street and appropriate the funds.