



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: July 16, 2018

Re: Agreement with Forum Boulevard Christian Church to Partially Vacate Access Restriction and Impose New Limited Access to Nifong Boulevard

Executive Summary

Staff has prepared for Council consideration an ordinance authorizing the City Manager to execute an agreement with Forum Boulevard Christian Church to partially vacate access restriction and impose new limited access to Nifong Boulevard. The agreement will allow for the church to have a permanent 3/4-access driveway entrance onto Nifong Boulevard, and in return the church will donate easements necessary for the construction of the Nifong Boulevard Improvement Project from Providence to Willowcreek. The agreement also includes a lump sum payment to the city in the amount of \$22,202 for construction of sidewalk on Nifong Boulevard along the frontage of the church property.

Discussion

Forum Boulevard Christian Church, formerly known as Westside Christian Church, is currently constructing an expansion to the building on their property located at the corner of Nifong Boulevard and Forum Boulevard. As part of this improvement, the church has requested a 3/4-access point (right-in, right-out, left-in driveway) onto Nifong Boulevard.

Attached as Exhibit B is a copy of a recorded Agreement to Restrict Access dated May 3, 1989, that restricted access to Nifong Boulevard. Council will need to authorize the City Manager execute the agreement for the partial vacation of the access restriction and authorize amending Item #3 of the 1989 Agreement to Restrict Access (Exhibit B) in order to grant the partial access. By doing so, the agreement will allow for the access restriction to be amended allowing for the 3/4-access along Nifong Boulevard. In return, the church will donate the easements needed for the construction of the Nifong Boulevard Improvement Project. These easements include a temporary construction easement, a permanent utility easement, and a permanent street easement. The easement descriptions and diagrams are included with the agreement.

The Nifong Boulevard Improvement Project, from Providence to Willow Creek, is currently in design phase with construction planned for FY2020. The project includes constructing additional driving lanes, turn lanes, bike lanes, and sidewalk along Nifong Boulevard. To avoid the church from having to construct a sidewalk along Nifong Boulevard in 2019, and then having to remove the sidewalk to be reconstructed with the Nifong Improvement project in 2020, the church has agreed to pay the city a lump sum fee of \$22,202 towards the construction of sidewalk along the frontage of the their property. This payment will be required prior to the City issuing a certificate of occupancy. These funds are being appropriated to the Nifong Boulevard capital improvement project with this legislation.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Fiscal Impact

Short-Term Impact: Appropriating \$22,202 to the Nifong Boulevard Improvement Project for sidewalk construction.

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
None	None

Suggested Council Action

Authorize the City Manager to execute an agreement with Forum Boulevard Christian Church to partially vacate access restriction and impose new limited access to Nifong Boulevard; appropriate funds for future sidewalk construction; and amend Item #3 of the Agreement to Restrict Access (Exhibit B) dated May 3, 1989.