



Department Source: Fire

To: City Council

From: City Manager & Staff

Council Meeting Date: June 1, 2020

Re: Contract for the Sale of Real Estate with DFR, LLC for the purchase of 2.5 acres of Lot 53 Deerfield Ridge Plat 2.

Executive Summary

Staff has prepared for Council consideration an ordinance authorizing the City Manager to execute a Contract for the Sale of Real Estate with DFR, LLC for the purchase of 2.5 acres of Lot 53 Deerfield Ridge Plat 2. The purchase price for the property is \$340,000.00 and will be charged to Capital Improvement Project #00733-Fire Station #11 for which funding has already been appropriated.

Discussion

With the growth in the Southwest area of the City of Columbia, it has been determined that an additional fire station is required to provide coverage in that area. The area falls outside the Insurance Services Office (ISO) standard for proximity to a fire station as well as the response time benchmarks established by the Center for Public Safety Excellence (CPSE), the accrediting agency of the Columbia Fire Department (CFD) and validated by the City of Columbia Standard of Coverage document, the accrediting agency of the CFD. Fire Chief Randy White, other fire department staff, and City of Columbia staff began a search for property in this area in late 2018, as the project was approved by City of Columbia City Council for the fiscal year 2019 budget.

During that time, property was located near the intersection of Scott Boulevard and State Route KK. This 10 acre tract was conceptualized as a facility for multiple municipal agencies and would include a fire station, a public works salt dome, and a water tower for the water and light department. A disagreement between land owners in the area has provided, to date, an insurmountable legal hurdle and a date at which the property could be obtained by the City, if ever, is elusive at this point. Indications provided by the City realtor say the legal situation could drag on as many as 9 to 12 more months, with a positive outcome far from certain. Based on that forecast, the desire of the Fire Department is to move forward with land acquisition elsewhere to enhance fire coverage for citizens in the Southwest section of the City as quickly as possible.

We are recommending the purchase of the property located at Scott Boulevard and State Route K, 2.5 acre lot 53 in Deerfield Ridge to build a fire station. This will be Fire Station 11. The negotiated purchase price is \$340,000.00 and will be charged to Capital Improvement Project #00733-Fire Station 11 for which funding has already been appropriated.

This project will complete recommendations established by the CPSE, could provide lower insurance rates for homeowners in that area, and will substantially reduce the response time of the first due fire company to that area. The addition of this fire station will specifically address a need identified by the City of Columbia City Council and the CFD, 57 weaknesses identified in the 2018 CFD Strategic Plan specifically related to City growth and long



City of Columbia

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response times to the periphery of the City, and Goal 4C6 of the 2018 CFD Strategic Plan. The location of this fire station is strategically located to not only provide enhanced coverage now but for future growth as well.

Fiscal Impact

Short-Term Impact: The purchase price for the property is \$340,000.00 and will be charged to Capital Improvement Project #00733-Fire Station #11 for which funding has already been appropriated.

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Public Safety, Secondary Impact: Operational Excellence, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
None	None

Suggested Council Action

Staff recommends Council adopt an ordinance authorizing the City Manager to execute a Contract for the Sale of Real Estate with DFR, LLC for the purchase of 2.5 acres of Lot 53 Deerfield Ridge Plat 2.