



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: April 15, 2019

Re: Temporary Construction Easement Agreement with the Islamic Center of Central Missouri, Inc. for Flat Branch Park

Executive Summary

The Islamic Center of Columbia, working with Simon & Struempf Engineering, is requesting a 15' temporary construction easement along the eastern edge of Flat Branch Park from Locust Street extending south approximately 150'. The temporary easement was originally approved on November 13, 2013 and again by the City Council on June 1, 2015 (Resolution 91-15). Due to project delays, construction did not occur within the timeframe of the first or second agreement. The Islamic Center of Columbia is now proceeding with the construction of the gymnasium, and the temporary construction easement is necessary for construction access for the project. The Islamic Center is proposing to build a gymnasium on their Locust Street property and requires the necessary space in order to construct the gym that will sit approximately one foot from the property line. Construction will require the removal of 11 pine trees and re-grading an existing berm. All trees will be replaced at the expense of the Islamic Center upon completion of construction, and all Flat Branch site work will be done under the supervision of the P&R Department. All stormwater runoff will be managed on the Islamic Center site. Construction is anticipated to begin August 21, 2019 and be completed within 12 months of commencement of construction. The construction easement will terminate upon the Islamic Center receiving their occupancy permit for the new gymnasium or August 21, 2020, whichever occurs first.

Discussion

On November 13, 2013 and June 1, 2015, the City Council approved temporary construction easements to allow construction access on Flat Branch Park for the construction of a gymnasium on the Islamic Center of Columbia property. Due to delays, the project was not started during the designated time period for the agreements and the temporary construction easement is no longer valid. Park staff is requesting the City Council approve a new temporary construction easement at the park for a 12-month period from August 21, 2019 to August 21, 2020.

Information included in the June 1, 2015 Council memo:

“Engineers from Trabue, Hansen and Hinshaw (TH&H) have met with park planning staff periodically to review the proposed gym construction plans and discuss the use of a temporary construction easement. There is an existing berm in Flat Branch Park where the pine trees are planted. This berm is approximately two feet higher than the Islamic Center property and will be re-graded so that water is not trapped against the proposed gym. This berm was previously not a concern when the adjacent property



was used as a driveway. TH&H engineers have assured park staff that there will be no additional run-off from the Islamic Center property, as all rain will be collected in gutters and managed on Islamic Center property.

Construction will require the removal of 11 pine trees. These trees will be replaced with 3-inch caliper trees of the same species, at the expense of the Islamic Center, upon completion of construction. The trees were planted in 2007 as a screen planting, so that park users feel like they are in a natural setting. Park staff believe that enough trees will remain undisturbed that the park experience will remain pleasant during construction; and following re-planting, the park experience will be unchanged. There will be no expense to the City."

Fiscal Impact

Short-Term Impact: There will be no fiscal impact to the City. Upon completion of construction the site will be returned to the current state.

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/1/2015	R91-15: Resolution authorizing the execution of a temporary construction easement agreement with The Islamic Center of Central Missouri, Inc. for property located along the eastern edge of Flat Branch Park https://www.como.gov/Council/Commissions/downloadfile.php?id=17630
11/13/2013	R237-13: Resolution authorizing the execution of a temporary construction easement agreement with The Islamic Center of Central Missouri, Inc. for property located along the eastern edge of Flat Branch Park http://www.gocolumbiamo.com/ParksandRec/Council_Agenda_Items/councilagendaitems_2011-2015.php#fbeasement

Suggested Council Action

Approve the legislation granting a temporary construction easement to the Islamic Center.