



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: October 21, 2019

Re: Appropriating Funds to the Nifong Boulevard Corridor Improvement Project

Executive Summary

Appropriating funds from Jeffrey E. Smith Investment Co. L.C. to the Nifong Boulevard Corridor Improvement project to offset a portion of costs incurred by the City for the public improvement.

Discussion

On September 16, 2019, Council passed legislation to rezone property located on the southeast corner of the intersection of Nifong Boulevard and Bethel Street from District PD to District M-N. Included in that legislation was a developer agreement with Jeffrey E. Smith Investment Co. L.C. to guarantee a lump sum payment of \$100,000 to the City to offset a portion of the costs incurred by the for public improvement of the Nifong Boulevard Corridor Improvement project.

This lump sum payment offsets the costs for the following:

- Construction of sidewalk along the south side of Nifong Blvd
- Construction of a traffic signal at intersection of Aurora Drive and Nifong Blvd
- Design and construction of wedging at intersection of Aurora Drive and Nifong Blvd
- Construction of a portion of Aurora Drive and sidewalk on east side of roadway
- Evaluate stormwater improvements necessary upon completion of construction of Aurora Drive and Nova Way

The Nifong Boulevard Corridor improvement project between Providence Road and Forum Boulevard/Willowcreek Lane will be bid through the Purchasing division this fall with construction to begin in the spring of 2020.

Fiscal Impact

Short-Term Impact: Appropriating \$100,000 from Jeffrey E. Smith Investment Co. L.C. to the Nifong Boulevard Corridor Improvement project account. The total estimated project cost is \$12,300,000 for design, right of way, utilities and construction, and is being funded with 0.25% Capital Improvement Sales Tax, and developer fees.

Long-Term Impact: None related to this appropriation.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Tertiary

Legislative History

Date	Action
09/16/2019	B271-19-Rezoning property located on the southeast corner of the intersection of Nifong Blvd and Bethel Street from District PD to District M-N; approving a developer agreement guaranteeing installation of public improvements and irrevocable letter of credit with Jeffrey E. Smith Investment Co. L.C.
11/19/2018	B277-18-Authorizing a bid call through the Purchasing division for the Nifong Boulevard corridor improvement project between Providence Road and Forum Boulevard/Willowcreek Lane and construction of the Forum Boulevard improvement project between Green Meadows Road and Nifong Boulevard
11/19/2018	B278-18-Authorizing the acquisition of easements for the Nifong Boulevard corridor improvement project between Providence Road and Forum Boulevard/Willowcreek Lane and construction of the Forum Boulevard improvement project between Green Meadows Road and Nifong Boulevard
08/06/2018	B167-18-Authorizing an agreement with Forum Boulevard Christian Church to partially vacate an access restriction to Nifong Blvd and impose new limited access to Nifong Blvd.
01/16/2018	PH2-18- Public hearing for the proposed construction of the Nifong Boulevard corridor improvement project between Providence Road and Forum Boulevard/Willowcreek Lane
12/18/2017	R173-17-Setting a public hearing for the proposed construction of the Nifong Boulevard corridor improvement project between Providence Road and Forum Boulevard/Willowcreek Lane



City of Columbia

701 East Broadway, Columbia, Missouri 65201

10/26/2017	Interested Parties Meeting
07/27/2017	Targeted Outreach Meeting
11/07/2016	R166-16-Authorizing an agreement for professional engineering services with Engineering Surveys and Services for design services relating to improvements to Nifong Boulevard between Providence Road and Forum Boulevard

Suggested Council Action

Appropriating funds from Jeffrey E. Smith Investment Co. L.C. to the Nifong Boulevard Corridor Improvement project to offset a portion of costs incurred by the City for the public improvement.