



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: July 21, 2025

Re: Appropriating funds for the Spring Brook Roundabout

Executive Summary

Appropriating funds for Spring Brook Roundabout

Discussion

On June 30, 2023, City Council approved a development agreement with Mid-Am Development, LLC. This agreement required the developer to construct a single-lane roundabout on Veteran's United Drive where it intersects with entrances to the Veterans United campus (i.e., the Spring Brook subdivision entrance) and the MU Health Providence South Medical Park.

The developer has encountered difficulties acquiring easements for the roundabout on property owned by JDM II SF National, LLC, the owner of the underlying real estate leased by State Farm and sublet to Veterans United. Mid-Am Development, LLC requested the assistance of the City to acquire the easements. The City was willing to assist Mid-Am Development, LLC in the acquisition of easements through negotiation or the use of eminent domain.

Mid-Am Development, LLC, agreed to deposit \$76,000 with the City to cover the costs associated with acquisition of the easements, ordering title work and filing the cause of action.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Safe Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Land Use & Growth Management



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Legislative History

Date	Action
02/03/2025	B17-25 Authorizing the Acquisition of Easements for the Spring Brook Roundabout at Veterans United Drive.
07/15/2024	B157-24 Approving the Final Plat of "Spring Brook Park, Plat No. 1" located on the west side of State Farm Parkway and north of Veterans United Drive; authorizing a performance contract (Case No. 130-2024)
11/20/2023	B274-23 Approving the Final Plat of "Spring Brook, Plat No. 2" located on the east side of Providence Road and south of Veterans United Drive; authorizing a performance contract (Case No. 211-2023).
11/06/2023	B248-23 Approving the Final Plat of Spring Brook, Plat No. 1 located southeast of the Providence Road and Veterans United Drive intersection; authorizing a performance contract (Case No. 164-2023).
06/20/2023	B124-23 Approving the Preliminary Plat of "Spring Brook" located on the southeast corner of Providence Road and Veterans United Drive; authorizing a development agreement; directing the City Clerk to record the development agreement (Case No. 95-2023).
05/04/2023	TMP-24301 Case # 95-2023 A request by Crockett Engineering (agent), on behalf of Mid-Am Development, LLC (owner), for approval of a 13-lot preliminary plat to be known as "Spring Brook" subdivision. A concurrent request (Case # 96-2023) seeking to rezone 18.32 acres of the site from M-OF (Mixed-use Office) to M-C (Mixed-use Corridor) is presented under separate cover. The subject 24.49-acre site is located at southeast corner of S. Providence Road and Veterans United Drive.

Suggested Council Action

Appropriate the funds to the Spring Brook Roundabout project.