



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Fire

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: Contract for the Sale of Real Estate with The Gathering, Inc. for the purchase of 4.64 acres of Lots one (1) and two (2) of El Chaparral Subdivision

## 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 The Gathering, Inc. for the purchase of 4.64 acres of Lots one (1) and two (2) of El Chaparral Subdivision. The purchase price for the property is \$748,000.00 and will be charged to Capital Improvement Project #40173 – Fire Station Sites. Additional funding of \$75,000.00 will need to be appropriated to CIP Project #40173 to finalize the purchase and closing costs.

## Discussion

With rapid growth along the east-central corridor of the City of Columbia, it has been determined that an additional fire station is required to provide coverage in this area. With continued annexation in this area, many locations are now 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 "Standards of Cover" document. Fire Chief Randy White, other fire department staff members as well as City of Columbia staff began a search for property in this area in late 2014. The project was approved by City of Columbia Council for the fiscal year 2015 budget.

During this time, property was located along St. Charles Road near Richland Road. Two lots totaling 10.76 acres were identified as a suitable site for a fire station as well as a Public Works roadway improvement through use of a roundabout. Ultimately, because of the uncertainty, if ever, of roadway improvements to better connect this area to nearby population centers dissuaded the fire department from pursuing this site.

Staff is recommending purchase of Lots one (1) and two (2) of El Chaparral Subdivision for the purpose of constructing Fire Station 10. The negotiated purchase price is \$748,000.00 and will be charged to Capital Improvement Project #40173 – Fire Station Sites for which additional funding in the amount of \$75,000.00 will need to be appropriated.

This project will complete recommendations established by CPSE, will substantially reduce the response time of the first due fire company to this area and it could allow for lower insurance rates for residential and business owners in the area. The addition of this fire station will specifically address a need identified by the City of Columbia City Council and the Columbia Fire Department, more than 50 weaknesses identified in the 2018 CFD Strategic Plan specifically related to City growth and long response times to the periphery of the City, and



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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: \$748,000.00  
Long-Term Impact: Maintenance cost to the building and land once it is constructed.

## 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 |
|------|--------|
| N/A  | N/A    |

## Suggested Council Action

Staff recommends Council approve an ordinance authorizing the City Manager to execute a Contract for Sale of Real Estate with The Gathering, Inc. for the purchase of 4.64 acres of Lots one (1) and two (2) of El Chaparral Subdivision as well as appropriating \$75,000.00 to the CIP Fire Station Site account.