



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: September 16, 2024

Re: Approval of a Real Estate Contract for purchase of a portion of the property at 2510 Vandiver Drive and lot 501 of Mid-Missouri Industrial Park Plat 5 to be used to construct a stormwater detention facility.

Executive Summary

This resolution would authorize the City Manager to sign a contract to purchase the two properties described as follows: Lot Five Hundred One (501) of Mid-Missouri Industrial Park Plat Five (5) in the City of Columbia, Boone County, Missouri, to be used to construct a regional stormwater detention basin, which will reduce the occurrence of flooding downstream and provide water quality improvement for the Hinkson Creek watershed.

Discussion

Little Dixie/Deer Park Investment Company, L.L.C. has indicated a willingness to sell the existing property located at Lot Five Hundred One (501) of Mid-Missouri Industrial Park Plat Five (5) in the City of Columbia, Boone County, Missouri, as shown by the Administrative Plat thereof recorded in Book 3385, Page 136, Records of Boone County, Missouri and property on 2510 Vandiver Drive (being adjacent to Lot 501 and being part of parcel 17-107-00-04-017.00 01) to the City. See attached diagram.

The purchase price for all property is \$172,524.00, which is consistent with the appraised values performed by Moore & Shryock Real Estate Appraisers and Consultants on March 28, 2024. The contract provides for closing to occur on or before March 31, 2025.

The Calvert Drive Stormwater Improvement Project is approved for \$2,219,928.00 in reimbursement from the American Rescue Plan Act (ARPA). The acquisition of the lots is critical to the Calvert Drive Stormwater Improvement Project. The land will be used to construct a regional stormwater detention basin, which will reduce the occurrence of flooding downstream and provide water quality improvement for the Hinkson Creek watershed. Providing water quality in the Hinkson watershed aligns with the Hinkson Creek Collaborative Adaptive Management goals.

Fiscal Impact

Short-Term Impact: Purchase Price is \$172,524.00

Long-Term Impact: No long-term fiscal impact due to agreement.



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: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
08/19/2024	B182-24 Authorizing the construction of stormwater improvements on Calvert Drive, Sylvan Lane, and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive; calling for bids through the Purchasing Division
03/18/2024	B52-24 Authorizing the acquisition of four (4) additional easements for construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive.
02/19/2024	B26-24 Authorizing the acquisition of easements for construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive.
12/18/2023	B302-23 Accepting a partial award of grants funds from the Missouri Department of Natural Resources for the Calvert Drive stormwater detention project; authorizing a financial assistance agreement; amending the FY 2024 Annual Budget by appropriating funds.
10/16/2023	PH36-23 Public Hearing: construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and proposed construction of sanitary sewer improvements on Calvert Drive.
09/05/2023	R2-23 Setting a public hearing: Proposed construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and proposed construction of sanitary sewer improvements on Calvert Drive.
04/17/2023	R61-23 Authorizing an agreement for professional engineering services with Thouvenot, Wade & Moerchen, Inc. for topographic and boundary surveys for the Calvert Drive storm water improvement project.

Suggested Council Action

Approval of the resolution.