



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: December 16, 2024

Re: Authorizing the acquisition of easements for a sewer extension project to serve properties located along the North Fork of Grindstone Creek to the east side of Route Z, north of Interstate 70.

Executive Summary

Staff has prepared for Council consideration an ordinance authorizing the acquisition of easements necessary for the construction of public sewer infrastructure along the North Fork of Grindstone Creek. This sewer will serve properties tributary to the North Fork of Grindstone Creek to the east side of Route Z, north of Interstate 70, as shown on the attached Project Graphic.

Discussion

On June 3, 2024, City Council authorized an ordinance for a sewer extension agreement with Setzer Properties, LLC, to extend public sanitary sewer along the North Fork of Grindstone Creek to the east side of Route Z, north of Interstate 70. This agreement has since been assigned to KW COU LLC and conforms with Section 22-229 of the City Code of Ordinances. The sewer extension project will serve properties tributary to the North Fork of Grindstone Creek to the east side of Route Z and north of Interstate 70. The project will consist of construction of approximately 6,800 linear feet of 8 inch to 12 inch sewer pipe and approximately twenty (20) sanitary structures that will be dedicated to the City for public use.

The sewer extension agreement requires the developer of the project to obtain all necessary easements following appropriate notice, appraisals, good faith offers, counteroffers, and negotiations. If after that, the developer is unable to obtain the necessary easements, then the City shall attempt to obtain them. This ordinance authorizes the City to proceed with obtaining those easements not able to be acquired by the developer. The sewer extension agreement requires the developer to reimburse the City for the costs to obtain the easements. The remaining easements to be acquired include three (3) permanent sanitary easements and three (3) temporary construction easements from three (3) parcels/property owners. See individual project graphics of the proposed easements to be acquired.

Fiscal Impact

Short-Term Impact: Costs associated with easement acquisition are paid by the developer.
Long-Term Impact: There are no costs for maintenance of the sewer anticipated for at least five years. Routine cleaning is included in the annual budget for the sewer division.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
11/18/2024	B265-24 Authorizing a first amendment to the sewer extension agreement with KW COU, LLC, successor in interest to Setzer Properties, LLC, to serve property located on the east side of Route Z and north of I-70
11/04/2024	B253-24 Authorizing a consent to assignment of a sewer extension agreement with Setzer Properties, LLC and KW COU, LLC serving property located on the east side of Route Z and north of I-70
10/21/2024	B241-24 Authorizing assignment of easement rights from BCRSD relating to a sewer extension project located on the east side of Route Z and north of I-70
06/03/2024	B124-24 Authorizing a sewer extension agreement with Setzer Properties, LLC to serve property located on the east side of Route Z and north of I-70

Suggested Council Action

Approval of the ordinance