



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2022

Re: Authorizing the Acquisition of Property in Fee Simple for the Construction of City of Columbia Fire Station #10.

## Executive Summary

Staff has prepared for Council consideration an ordinance authorizing the acquisition of necessary property in fee simple for the construction of City of Columbia Fire Station #10. An Interested Parties (IP) meeting was held on October 27, 2021, and a Public Hearing was held December 6, 2021. City staff has obtained appraisals for both properties and now requests authorization to begin negotiations.

## Discussion

With the growth in the east side of the City of Columbia, it has been determined that an additional fire station is required to provide coverage in that area. The original property search began in late 2018, as the project was approved by Council with the fiscal year 2019 budget. Fire Chief Andy Woody, along with City of Columbia Public Works staff began a search for property in this area in 2020.

Two (2) tracts of land that meet the needs of the Columbia Fire Department (CFD) both immediately, and when future growth in the area takes place, have been identified in the area of St. Charles Road and East Richland Road. The first tract being Lot 1 of St. Charles Landing Plat 1 being 4.31 acres +/-, and the other being 6.45 acres +/- in the E ½ of the SW ¼ of Section 9, Township 48 North, Range 12 West in the City of Columbia and described as Tract 5 of a survey filed as Boone County Survey No. 7485 with exceptions.

The location of the proposed facility is in an optimal location that will allow for more timely responses for all areas of the City as well as placing residents within a more proximate location to a fire station, potentially allowing for a reduction in their insurance rates. It is anticipated that the proposed fire station will respond as the primary, or first due fire company to about 1,000 calls for service annually, and will serve as the backup fire company to about 500 additional calls.

Due to the topography of the site, both tracts are necessary to balance grading and construct the fire station. This additional area will have the added bonus of assisting with intersection improvements when traffic impacts require that. Currently, there is not an intersection improvement project funded. The fire station will be designed in such a way to ensure that it meets the needs of the CFD both at the time of construction and into the future following intersection improvements.

The total project investment is anticipated to be \$3,205,722.59, which includes acquisition, design, utilities, construction, and construction administration. The project will be funded with Capital Improvement Sales tax (CIST). The purchase of the property and construction of Fire



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Station #10 has been budgeted for the previous three (3) years, but it has been difficult to find the right location and come to terms with property owners regarding acquisition of property for a fire station in this area.

An Interested Parties Meeting was held in Conference Room 1A of City Hall on October 27, 2021. Five (5) property owners in the area of the proposed fire station attended, along with City Council Ward 6 representative Betsy Peters and several Public Works and CFD staff. One property owner is opposed to the Fire Station being located so close to their residence, while one of the owners of property needed for the acquisition was amenable to the acquisition, while her contract for deed purchasers were not. A Public Hearing was held on December 6, 2021.

## Fiscal Impact

Short-Term Impact: The total project investment is anticipated to be \$3,205,722.59 and will be funded with Capital Improvement Sales Tax.

Long-Term Impact: Maintenance

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Safe Neighborhoods, Secondary Impact: Organizational 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
12/06/2021	PH48-21 Proposed construction of Fire Station #10 to be located north of and west of St. Charles Road, at the bend with the intersection of E. Richland Road.
12/06/2021	B378-21 Authorizing the acquisition of property for the proposed construction of Fire Station #10 to be located north of and west of St. Charles Road, at the bend with the intersection of E. Richland Road.
11/15/2021	R177-21 Setting a Public Hearing; Proposed construction of Fire Station #10 to be located north of and west of St. Charles Road, at the bend with the intersection of E. Richland Road.



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10/27/2021

Interested Parties meeting was held.

## Suggested Council Action

Approve the ordinance authorizing the acquisition of property in fee simple for the construction of City of Columbia Fire Station #10 and future growth.