

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 37-14

AN ORDINANCE

declaring the need to acquire land for the expansion of the Columbia Regional Airport, in accordance with the Airport Master Plan 2009 Update; authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such land; and fixing the time when this ordinance shall become effective.

WHEREAS, the Constitution and Statutes of the State of Missouri and the Home Rule Charter for the City of Columbia, Missouri, authorize the City Council to exercise the power of eminent domain, within or without the City, and among other things, to acquire, and maintain any property, real or personal within or without the City for all public uses or purposes, and to acquire, receive and hold any estate or interest in any such property; and

WHEREAS, the Council deems it necessary for the welfare and improvement of the City and in the public interest that certain private property be acquired by negotiation or by condemnation for public improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby declares the need to acquire in fee simple the following described land for the expansion of the Columbia Regional Airport, in accordance with the Airport Master Plan 2009 Update:

James David Phillips,
Martha E. Hendricks, Rebecca Jane Martin, Laura Jean Koch and Artie M. Fisher, as
tenants in common
Parcel Numbers: 22-400-19-00-004.00, and 22-700-30-00-002.00

A tract of land containing 52.83 acres as per A Survey for the City of Columbia as recorded in Book 4264 at Page 2 of the Boone County Records.

Robert Douglas White and R. Douglas White Trust
Parcel Number: 22-700-30-00-004.00.

A tract of land containing 5.40 acres as per A Survey for the City of Columbia as recorded in Book 4264 at Page 3 of the Boone County Records.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

SECTION 3. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Section 1.

SECTION 4. If the City cannot agree with the owners, or those claiming an interest in the land described in Section 1, on the proper compensation to be paid for such land, or if the owner is incapable of contracting, is unknown, or cannot be found, or is a non-resident of the State of Missouri, the City Counselor is authorized to petition the Circuit Court of Boone County, Missouri, to acquire the land described in Section 1 by condemnation.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

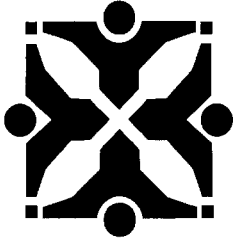
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Public Works

Josh

Agenda Item No:

To: City Council
From: City Manager and Staff

M

Council Meeting Date: Feb 3, 2014

Re: Land Acquisition for the Expansion of the Columbia Regional Airport in Accordance with the Airport Master Plan 2009 Update

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration legislation authorizing the acquisition of property for the expansion of the Columbia Regional Airport, as outlined in the Airport Master Plan 2009 Update. The proposed acquisition will consist of two partial acquisitions in fee simple from James Davis Phillips Life Estate (52.83 acres) and R. Douglas White, Trustee (5.40 acres).

DISCUSSION:

The Columbia Regional Airport Master Plan 2009 Update, developed through careful evaluation of community needs, plots a course for a 20 year plan for future development at the Columbia Regional Airport. As outlined in the Master Plan Update, the acquisition of property is required to obtain the runway protection zone for the extension of Runway 20, and future precision approach capabilities; as well as re-alignment of Rangeline Road and Highway H for the future extension of Runway 20, the replacement/installment of the approach lighting system, and to control property for potential tree clearing and environmental purposes. This is an approved capital improvement project budgeted in FY13 / FY14.

FISCAL IMPACT:

The total of all costs associated with the acquisition of this property is estimated at \$639,000. The project is eligible for 90% reimbursement from FAA, with a 10% local match to be paid from Transportation Sales Tax funds; however, state statute requires that price premium (roughly 50% more) would need to be paid for the Phillips "Heritage Farm" property due to the land belonging to the same family for over 100 years. The FAA will reimburse 90% of fair market value, but will not reimburse the price premium.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

Enhance the future use of the airport by improvement to the appearance and functionality.

SUGGESTED COUNCIL ACTIONS:

Approve the legislation authorizing the acquisition of property for the expansion of the Columbia Regional Airport, as outlined in the Airport Master Plan 2009 Update.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$11,173.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$639,000.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$639,000.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	7.2
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	7.2.1
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

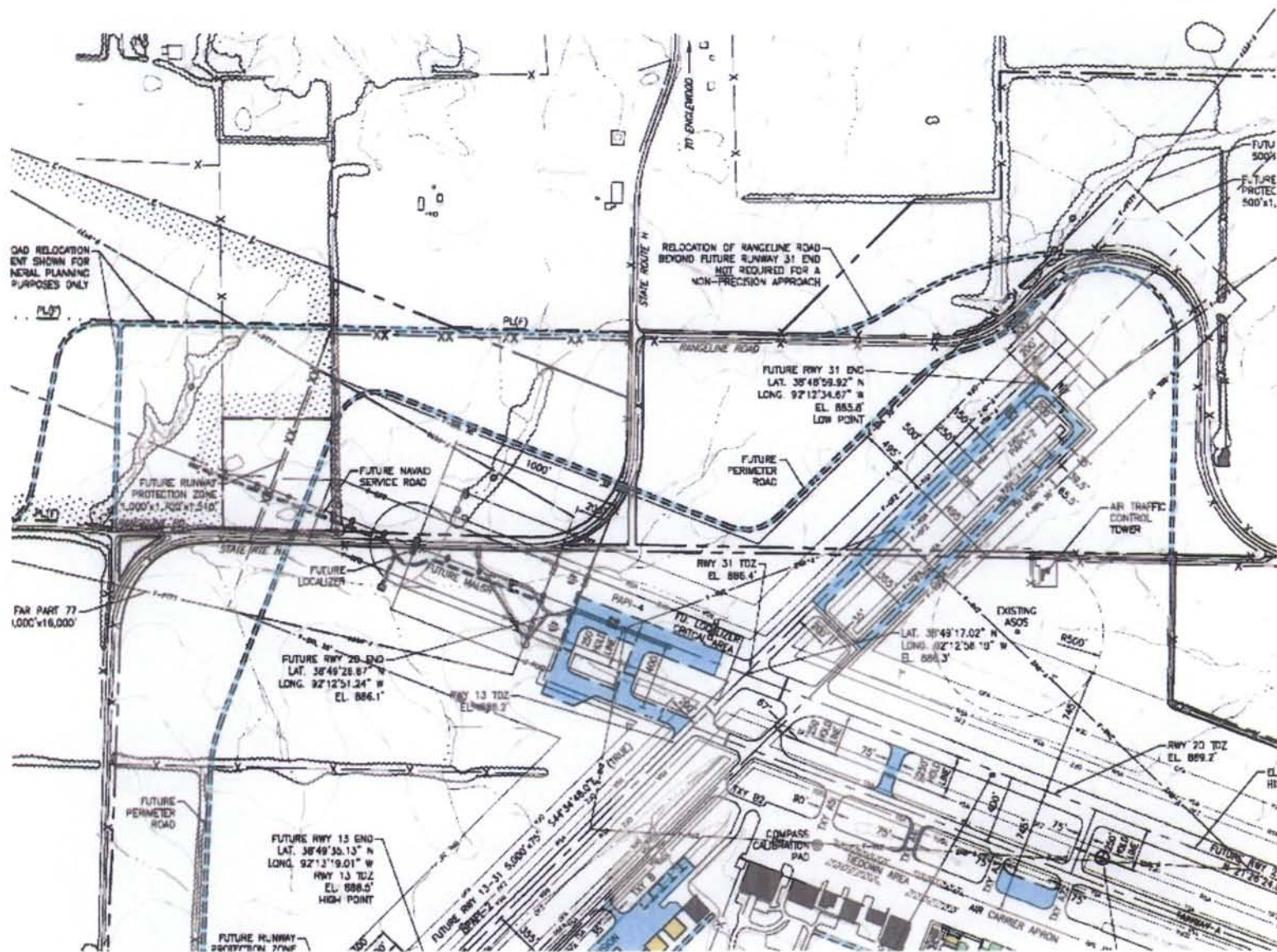
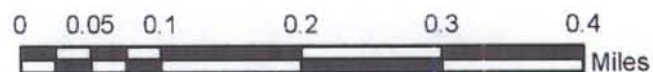


Figure 4-1
LAND ACQUISITION



Legend

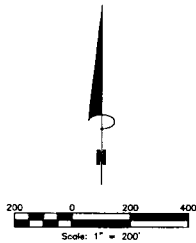
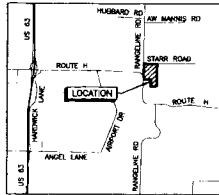
- Property Parcel Lines
- Existing Airport Property
- Proposed Land Acquisition
- Realigned Section of Route H



SOURCE: Boone County Assessor's Office (2010), ESRI, Columbia Regional Airport ALP, 2011
PREPARED BY: RS&H, 2011

A Survey for the City of Columbia

JANUARY 2014



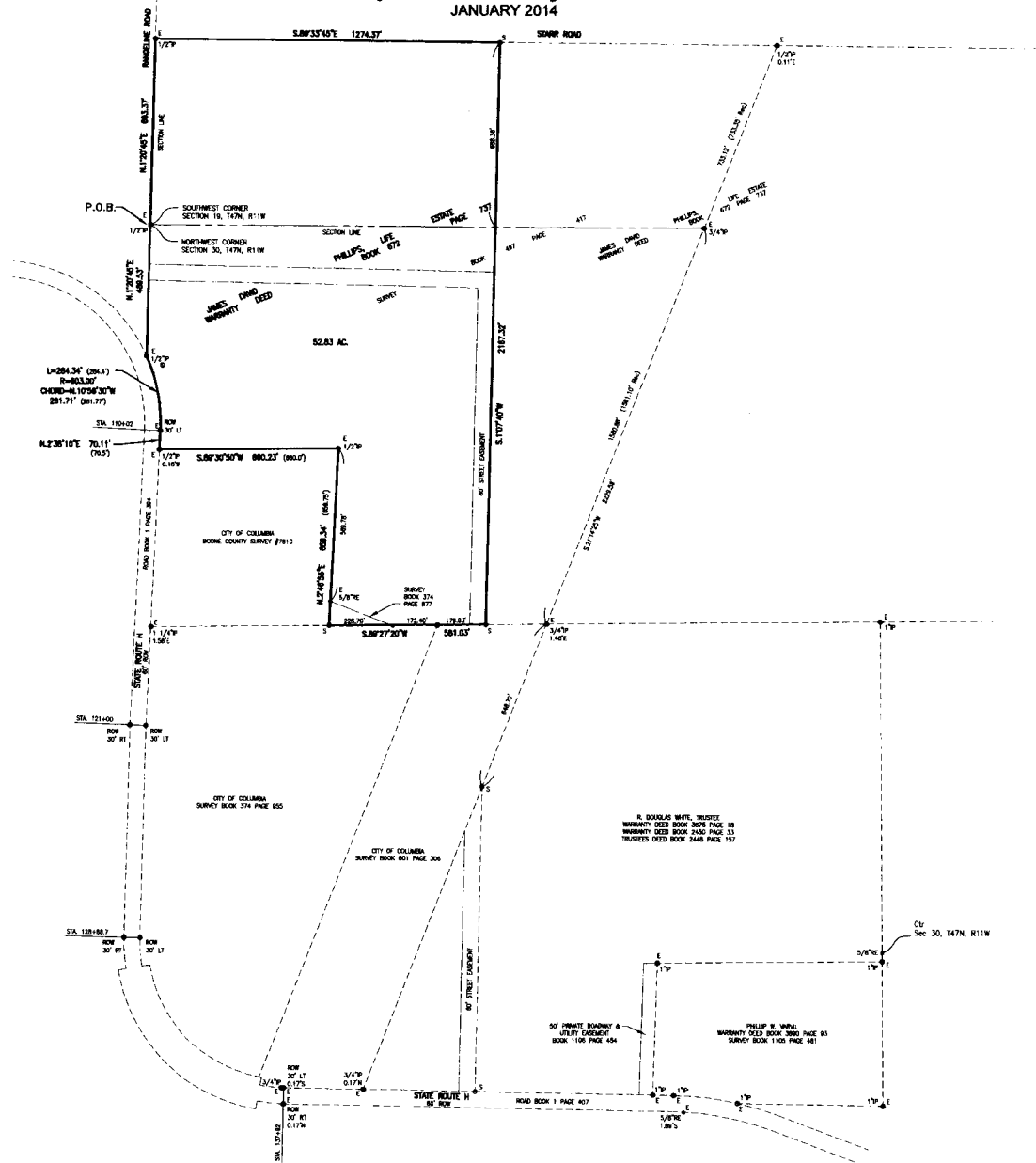
Bearings are referenced to Grid North,
of the Missouri State Plane Coordinate
System (Central Zone), obtained from
GPS observation.

LEGEND

- SP IRON PIPE
- RE REBAR
- ROW RIGHT-OF-WAY MARKER
- S SET (3/4" IP WITH CITY CAP)
- E EXISTING
- () RECORD DISTANCE

NOTES

- As per the Flood Insurance Rate Map
Community Panel Number 29019 00400 D, no
part of this plot lies within the 100 year flood
plain as adopted by the City of Columbia.
- As per the USGS Topo Map of the Columbia
Quadrangle, no Stream Buffer is required.
- Property is zoned Agricultural A-1.



DESCRIPTION

A tract of land in the northwest quarter (1/4) of the northwest
quarter (1/4) of Section 30, and the southeast quarter (1/4) of the
southwest quarter (1/4) of Section 19 both of Township 47 North,
Range 11 West, in Boone County, Missouri, said tract being part
of the Warranty Deed in Book 672 at Page 737 and the survey as
recorded in Book 497 at Page 417, both of the Boone County
Records.

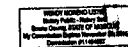
BEGINNING at the southwest corner of said Section 19; thence along
the west line of said Section 19, 693.37 feet to the
northwest corner of said survey; thence along the north line of said
survey, 5.89'33'45"E, 1,274.37 feet; thence leaving said line
S.1'07'40"W, 2,167.32 feet to the south line of said survey; thence
along said line S.89'27'20"W, 581.03 feet to the southwest corner of
said survey at the southeast corner of Boone County Survey #7810;
thence along the lines of said surveys N.2'46'55"E, 659.34';
S.89'30'50"W, 660.23 feet to the west Right-of-Way line of Missouri
State Route H; thence leaving said survey lines and along said
Right-of-Way line N.2'38'10"E, 70.11 feet at a point 30 feet left (or
west) of P.T. station 110+00; thence continuing along said
Right-of-Way line along a curve to the left having a radius of
603.00 feet a distance of 284.34 feet (the chord of said curve
having bearing and distance of N.10'54'30"W, 281.71 feet) thence
leaving said line along the west line of said Section 30 N.1'20'45"E,
489.53 feet to the POINT OF BEGINNING and containing 52.83 acres
inclusive of 3.48 acres of permanent street easement.

CERTIFICATION

I hereby certify that the above description and attached survey
correctly portray a survey of rural property made under my direction
in January of 2014 for the City of Columbia, and that said survey
conforms to the current Missouri Minimum Standards for Property
Boundary Surveys of the Missouri Department of Insurance, Financial
Institutions and Professional Regulation.

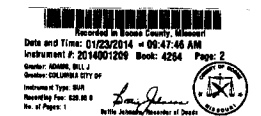
Beth J. Adams
Beth J. Adams, PLS 2285
City Land Surveyor

Subscribed and affirmed before me this 23rd Day of
January, 2014.
Beth J. Adams Notary Public
My commission expires 11/21/15



Approved for recording this 23rd day of January, 2014.

Steve Johnson by Heidi Hoth
Steve Johnson
Director of Resource Management
Heidi Hoth

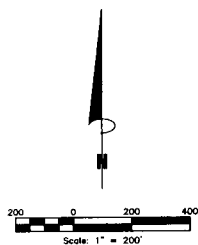


A Survey for the City of Columbia

JANUARY 2014



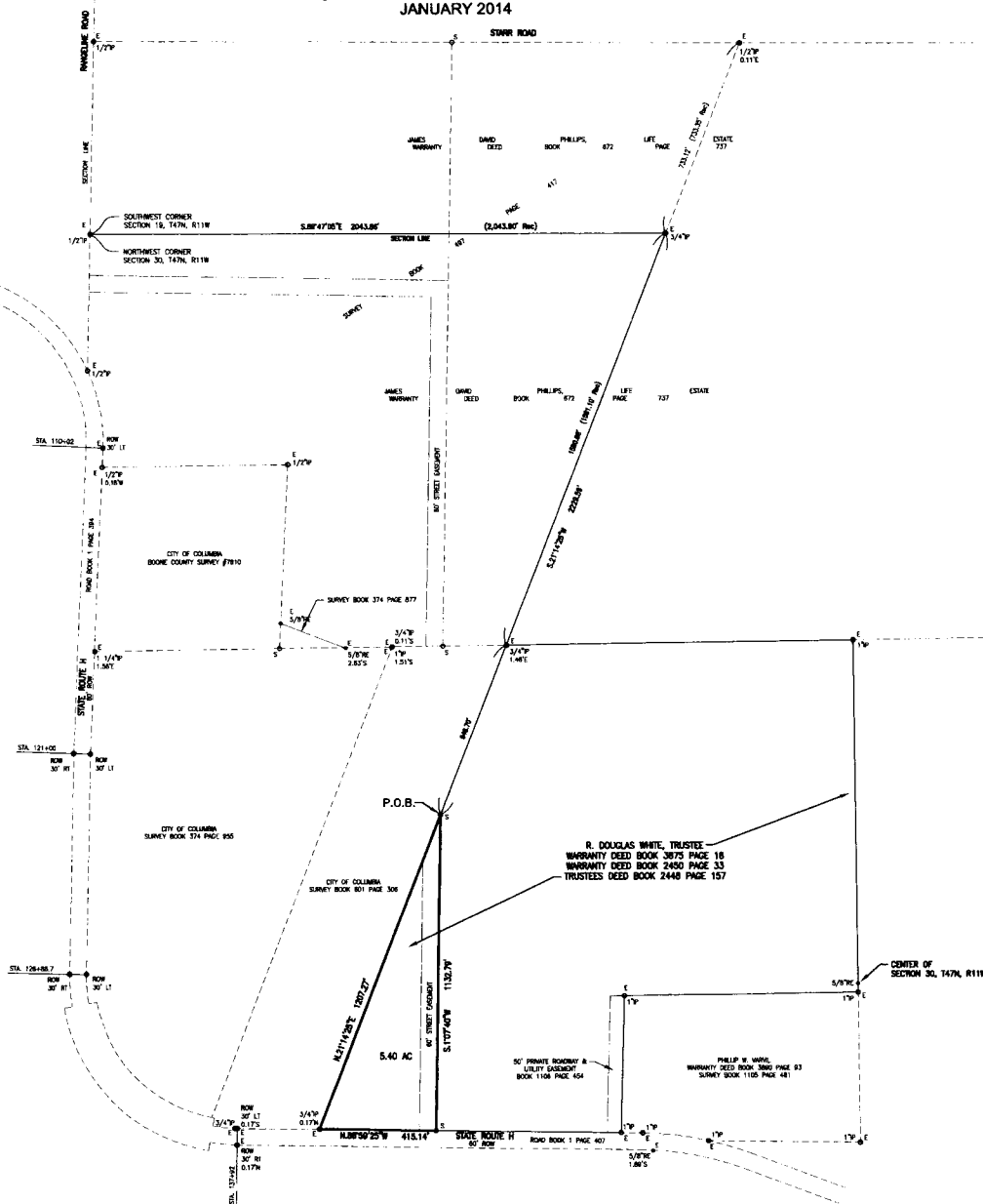
LOCATION MAP
Not to Scale



Bearings are referenced to Grid North, of the Missouri State Plane Coordinate System (Central Zone), obtained from GPS observation.

- LEGEND**
- IP IRON PIPE
 - RE REBAR
 - ROW RIGHT-OF-WAY MARKER
 - S SET (3/4"IP WITH CITY CAP)
 - EXISTING
 - () RECORDED DISTANCE

- NOTES:**
- As per the Flood Insurance Rate Map Community Panel Number 28019 C0400 D, no part of this plot lies within the 100 year flood plain as adopted by the City of Columbia.
 - As per the USGS Topo Map of the Columbia Quadrangle, no Stream Buffer is required.
 - Property is zoned Agricultural A-1.



DESCRIPTION

A tract of land in the southwest quarter (4) of the northwest quarter (1) and the northwest quarter (1) of the southwest quarter (4) of Section 30, Township 47 North, Range 11 West, in Boone County, Missouri. Said tract being part of the Trustee's Deed in Book 2448 at Page 157, the Warranty Deed in Book 2450 at Page 33 and the Warranty Deed in Book 3875 at Page 15, all of the Boone County Records.

Starting at the Northwest corner of said Section; thence along the north line of said Section 5.894705'E, 2,043.86 feet to the southeasterly line of a survey as recorded in Book 487 at Page 417 of said Records; thence along said southeasterly line and the southeasterly line of a survey as recorded in Book 501 at Page 306 of said Records S.21°14'25"W, 2,229.58 feet to the POINT OF BEGINNING; thence leaving said line S.107°40'W, 1,132.79 feet to the north Right-of-Way line of Missouri State Route H; thence along said line N.88°58'25"W, 415.14 feet to the southeast corner of said survey as recorded in Book 501 at Page 306; thence along said line N.21°14'25"E, 1,207.27 feet to the POINT OF BEGINNING and containing 5.40 acres inclusive of 1.45 acres of permanent street easement.

CERTIFICATION

I hereby certify that the above description and attached survey correctly portray a survey of rural property made under my direction in January of 2014 for the City of Columbia, and that said survey conforms to the current Missouri Minimum Standards for Property Boundary Surveys of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

B. J. Adams
B. J. Adams, PLS 2285
City Land Surveyor

Subscribed and affirmed before me this 23rd Day of January, 2014.
B. J. Adams Notary Public
My commission expires 1/24/15

Boone County, Missouri
Survey Public: B. J. Adams
Boone County Survey Number 30, 848
Commenced 21/1/2014

Approved for recording this 23rd day of January, 2014.

Stan Shawyer
Stan Shawyer
Director of Resource Management

Recorded in Boone County, Missouri
Date and Time: 01/23/2014 at 08:48:30 AM
Instrument #: 2014001210 Book: 4264 Page: 3
Book: COLUMBIA CITY OF
Instrument Type: BULL
Bearing Fee: \$10.00
No. of Pages: 1
Belle Johnson, Recorder of Deeds