



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Acquisition of Two Parcels Located in The Gates Subdivision

Executive Summary

The Department of Parks & Recreation is requesting approval to acquire two parcels located in The Gates subdivision near High Point Lane and Route K. These parcels are owned by Michael Tompkins, et al. Staff negotiated a selling price of \$360,000 for the 60.81 acres of Parcel A. Additionally, Mr. Tompkins is willing to donate 5 acres of Parcel B to provide a neighborhood connection to the future park. The parcels are undeveloped and will be used to preserve natural areas; protect the Little Bonne Femme Creek; provide access for the future Little Bonne Femme Trail; and pending neighborhood involvement, provide small neighborhood park amenities, such as a playground, walking trails, and a small shelter. This acquisition does not impact any earlier agreements associated with the previous developments. Funding is from the 2010 Park Sales Tax park acquisition account.

Discussion

Park staff first became aware of the availability of this property in early 2013 during Columbia Public School District's site selection process for their new southwest elementary school. One of the tracts considered included a portion of the land that now represents The Gates subdivision. During this period, the potential for a combined school/park proposal was in the works. Ultimately, the school district selected property located at the corner of Scott Boulevard and Route KK for their school, which has been named Beulah Ralph Elementary School, and the possible land acquisition proposal was withdrawn.

In an email dated February 8, 2014, developer Mike Tompkins contacted Parks & Recreation Director Mike Griggs about the purchase of land for a natural area in his new subdivision called The Gates. Ongoing negotiations from that first email to now eventually led to a tentative agreement to purchase 60.81 acres for \$360,000 and accept a donation of approximately 5 acres. Staff has requested that Mr. Tompkins submit the property for platting; and during the platting process, easement for the future widening of High Point Lane accounts for approximately 5 acres. This explains why the platted acreage is shown as 54.76 acres.

The property was appraised by Moore & Shryock on May 13, 2015; and as shown on the attached appraisal, was valued at \$460,000 for the 60 acres and \$17,000 for the 5 acres.

The parcels are undeveloped and will be primarily used as land preservation, with a small area that in the future could be developed into a small neighborhood park. The property includes a portion of the Little Bonne Femme Creek and will provide future access for the



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development of the Little Bonne Femme Trail as shown in the department's 2013 Trails Master Plan. There is a small area that pending input from the future neighborhood residents could provide small neighborhood park amenities, such as a playground, walking trails, and a small shelter. If desired, funding for these amenities would likely come from a future park sales tax ballot issue and is not included as part of this Council action.

Working with the Greenbelt Land Trust (GLT) and other community partners, the Parks and Recreation Department collaborated on a plan for land preservation in Columbia and Boone County. This plan, called *Our Natural Legacy: A Plan for Columbia and Boone County* (ONL Plan) describes its mission to chart "a course for ensuring that our natural legacy continues to enhance the environmental, social, and economic well-being of our county. Purely voluntary in nature, it draws its implementation possibilities from the power of collaboration, an example of how the private sector and government at various levels can get behind an ambitious vision, pool resources around a concept, and achieve things for people and the nature that surrounds us in way that could never be achieved by organizations and individuals acting alone."

The GLT is responsible for organizing and coordinating the implementation phase of the ONL; and as part of the annual agreement GLT staff identifies, evaluates and assigns scores to potential properties. The scoring matrix focuses on key land and preservation attributes, including watershed buffer, public access, zoning, property costs, development pressure, historic preservation, strategic plan area, size, quality of habitat, scenic value, existing landscape, at-risk species, recreational facilities, and location.

Two properties located in The Gates subdivision were selected for scoring. As shown on the attached scoring plan, the two properties scored 37 points out of a total of 65 points and ranked in the top five of high priority land acquisition for natural preservation.

Funding is from the 2010 Park Sales Tax. Due to economic concerns regarding revenue predictions for the 2015 Park Sales Tax, staff has adopted the policy of delaying park acquisition until the end of the ballot cycle. The 2010 Park Sales Tax officially ends March 31, 2016 and the 2015 Park Sales Tax revenue begins to collect starting April 1, 2016. This allows the department to make sure that the identified projects from the 2015 Park Sales Tax ballot are completed; and if the sales tax does not generate the revenue as predicted, it primarily impacts the amount of funds that are available for land acquisition. Following the acquisition of this property and other obligations, there will be a balance of approximately \$940,000 in the park land acquisition accounts for remaining high priority properties per Council direction.



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Fiscal Impact

Short-Term Impact: The proposed purchase price for this property is \$360,000. Funding set aside for land acquisition from the 2010 Park Sales ballot issue is available to cover the cost of this acquisition. Since the land is primarily a natural area, there will be no development costs at this time.

Long-Term Impact: This land is purchased primarily for natural land preservation so on-going maintenance will be minimal, probably at less than \$1,000 per year. Staff anticipates that when S. High Point Lane is improved, there will be a need to develop sidewalks which will come with additional maintenance costs.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Environment, Tertiary Impact: Development

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Environmental Management, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
11/02/2015	Ordinance: Agreement with the Greenbelt Land Trust of Mid-Missouri for the implementation phase of the Our Natural Legacy Plan. https://www.gocolumbiamo.com/Council/Commissions/downloadfile.php?id=19484

Suggested Council Action

If the Council concurs that the acquisition of the described park land is appropriate, the ordinance authorizing the land acquisition to proceed should be approved.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 52-16

AN ORDINANCE

authorizing a contract for sale of real estate with Gates Real Estate, LLC for the acquisition of property in The Gates subdivision located near High Point Lane and Route K for land preservation and neighborhood park purposes; directing the City Clerk to have the agreement recorded; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Manager is hereby authorized to execute a contract for sale of real estate with Gates Real Estate, LLC for the acquisition of property in The Gates subdivision located near High Point Lane and Route K for land preservation and neighborhood park purposes. The form and content of the agreement shall be substantially in the same form as set forth in "Exhibit A" attached hereto.

SECTION 2. The City Clerk is authorized and directed to have a copy of the agreement recorded in the office of the Boone County Recorder of Deeds.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

CONTRACT FOR SALE OF REAL ESTATE

This agreement is dated this _____ day of _____, 2016, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter referred to as "CITY") and Gates Real Estate, LLC, a Missouri Limited Liability Company (hereinafter referred to as "Sellers").

WITNESSETH:

1. City agrees to buy and Seller agrees to sell the following described real property being:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 AS SHOWN BY THE SURVEY RECORDED IN BOOK 2404, PAGE 56, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4333, PAGE 151 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2 AND WITH THE SOUTH LINE THEREOF, N 88°57'30"W, 940.15 FEET; THENCE LEAVING THE SOUTH LINE OF SAID TRACT 2, N 1°02'30"E, 222.59 FEET; THENCE N 4°47'10"W, 605.61 FEET; THENCE N 25°25'30"W, 242.60 FEET; THENCE N 72°05'25"E, 232.65 FEET; THENCE N 29°17'30"W, 298.33 FEET; THENCE S 89°37'50"W, 578.37 FEET; THENCE N 6°57'50"E, 318.10 FEET; THENCE N 52°26'35"W, 329.34 FEET; THENCE N 14°14'00"E, 402.83 FEET TO THE NORTH LINE OF SAID TRACT 2; THENCE WITH THE LINES THEREOF S 79°54'30"E, 2.85 FEET; THENCE S 9°15'40"E, 260.94 FEET; THENCE S 45°22'05"E,

220.39 FEET; THENCE N 80°02'10"E, 222.86 FEET; THENCE N 30°33'45"E, 270.85 FEET; THENCE S 75°49'05"E, 779.84 FEET; THENCE N 52°41'55"E, 189.95 FEET; THENCE N 73°54'40"E, 295.75 FEET THE EAST LINE OF SAID TRACT 2; THENCE WITH THE EAST LINE OF SAID TRACT 2, S 0°52'40"W, 2162.38 TO THE POINT OF BEGINNING AND CONTAINING 56.25 ACRES.

on the following terms and conditions set out herein.

2. The total purchase price for the property shall be Three Hundred Sixty Thousand Dollars (\$360,000.00) payable to Sellers at closing, by check drawn on the City of Columbia, MO.
3. Merchantable title of record and in fact shall be conveyed by general warranty deed, free and clear of all encumbrances in fee simple title as defined by the standards of the Missouri Bar.
4. Seller shall, within thirty (30) days from the date of this contract, deliver to City a commitment from a company authorized to issue titles in Missouri agreeing to issue title to the above described real estate in the name of the City and City shall have thirty (30) days from receipt of the title commitment to examine title and make any objections to the title exceptions in writing to seller. If City makes no written objections within that time period, City shall waive any right to make objections. In the event City notifies Seller of a lawful objection, Seller shall have sixty (60) days to remove the encumbrance or defect. If seller is unable to do so by closing, then City may terminate this contract and this contract shall be void. For purposes of title, merchantable title shall be defined by the Missouri Bar Title Examination Standards and any objections must conform to those standards. The cost of the title commitment policy shall be paid by Seller.
5. In order to establish whether any environmental contamination or hazard exists on any portion of the property, City may obtain, at City's expense, a Phase I Environmental Survey from a reputable environmental engineering firm as soon as reasonably possible after execution of this agreement. The environmental study shall reflect the presence or absence of any hazardous waste, biological or environmental hazard or unsafe condition within the meaning of federal or state environmental protection laws. If the survey reflects the possible existence of hazardous waste or any environmental hazard on the property, the closing date shall be delayed for a reasonable period of time (not to exceed one hundred twenty days). Within this period of time, City, at its expense, shall arrange for additional environmental tests and studies to establish to City's satisfaction that there is no environmental contamination of the soil or groundwater on the property which would impose any liability under any federal or state law for remediation of the condition by the City if City acquires the property. If such tests

reveal or recognize environmental condition or contamination on the property that requires remediation under federal or state law, City shall so notify Seller. Within ten (10) days of receipt of such notice, Sellers must notify City whether or not Sellers will remediate the contamination. If Sellers fail to notify City within the ten (10) days, Sellers shall conclusively be presumed to have decided not to remediate the contamination. If Sellers decide not to remediate the contamination, City shall have the option of either purchasing the property or declaring this agreement void.

6. This contract shall be closed on or before May 30, 2016, or at such other time when the parties may agree at the office of the Boone Central Title Company, 601 East Broadway, Columbia, MO, at which time title to the property shall be delivered to City and all monies and papers shall be delivered and transferred.
7. Possession of the property shall be delivered to City at closing.
8. Real estate taxes for 2016 shall be prorated between the parties and Sellers' portion of said taxes shall be paid to City at closing.
9. This contract shall be binding upon and inure to the benefit of the heirs, administrators, successors and assigns of the parties.
10. This contract shall be contingent upon the approval of the City Council of Columbia, Missouri.
11. This contract shall also be contingent upon the Seller donating to City, at no cost, a 5.04 acre tract described as follows:

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4545, PAGE 45 AND BEING ALL OF LOT C1 OF COBBLESTONE COTTAGES, RECORDED IN PLAT BOOK 49, PAGE 21 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT C1, AND WITH THE LINES THEREOF, S 9°16'30"E, 353.83 FEET; THENCE S 75°46'05"E, 196.93 FEET; THENCE S 14°14'00"W, 402.83 FEET; THENCE N 75°46'00"W, 238.13 FEET; THENCE S 55°21'55"W, 186.41 FEET; THENCE N 11°03'30"W, 125.00 FEET; THENCE N 1°20'20"W, 136.39 FEET; THENCE N 69°26'30"W, 185.95 FEET; THENCE N 33°54'45"W, 42.57 FEET; THENCE N 68°35'15"E, 59.18 FEET; THENCE S 37°55'05"E, 49.18 FEET; THENCE N 76°58'30"E, 194.62 FEET; THENCE S 56°19'55"E, 52.75 FEET; THENCE S 17°57'25"E, 67.24 FEET; THENCE N

23°34'00"E, 250.13 FEET; THENCE N 10°47'50"W, 231.85 FEET; THENCE S 84°20'05"W, 285.72 FEET, THENCE S 8°19'30"W, 110.38 FEET; THENCE S 51°53'55"E, 9.10 FEET; THENCE 11.82 FEET ALONG A 41.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 29°50'35"W, 11.78 FEET; THENCE 19.61 FEET ALONG A 13.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 64°48'20"W, 17.81 FEET; THENCE 56.51 FEET ALONG A 226.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 79°08'15"W, 56.37 FEET; THENCE N 0°03'05"E, 16.50 FEET; THENCE 134.83 FEET ALONG A 425.00-FOOT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 32°02'50"E, 134.26 FEET; THENCE 44.00 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 54°28'15"E, 41.81 FEET; THENCE 260.14 FEET ALONG A 1482.39- FOOT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 80°57'15"E, 259.80 FEET; THENCE N 75°31 '35"E, 78.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.04 ACRES.

Pursuant to and in compliance with all terms and requirements of the Development Agreement for Cobblestone Cottages dated June 1, 2015, including but not limited to, preparation and submission of a final plat for said tract and completion of all required sidewalks, bridges and infrastructure. Transfer shall be by general warranty deed in fee simple title, free of liens and encumbrances on or before June 1, 2018.

12. The provisions of the Agreement shall survive the closing date.

IN WITNESS WHEREOF, the parties hereto have been duly authorized to execute this contract as of the day and year first above written.

[SIGNATURES ON FOLLOWING PAGES]

CITY:

CITY OF COLUMBIA, MISSOURI

BY:

Mike Matthes, City Manager

ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

STATE OF MISSOURI)
) ss
COUNTY OF BOONE)

On this ____ day of _____, 20__, before me appeared Mike Matthes, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Columbia, Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of the City and that this instrument was signed and sealed on behalf of the City by authority of its City Council and the City Manager acknowledged this instrument to be the free act and deed of the City.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal, at my office in Columbia, Boone County, Missouri, the day and year first above written.

Notary Public

My commission expires: _____.

CERTIFICATION: I hereby certify that this contract is within the purpose of the appropriation to which it is to be charged, Account No. _____, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor.

John Blattel, Director of Finance

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF Missouri)
) ss
COUNTY OF Boone)

On this _____ day of _____, 2016, before me, a Notary Public in and for said state, personally appeared, _____, to me personally known, who being by me duly sworn did say that he/she is _____ of _____, a _____, and that this instrument was signed on behalf of said limited liability corporation and further acknowledged that he/she executed the same as his/her free act and deed for the purpose therein stated and has been duly granted the authority by said limited liability corporation to execute the same.

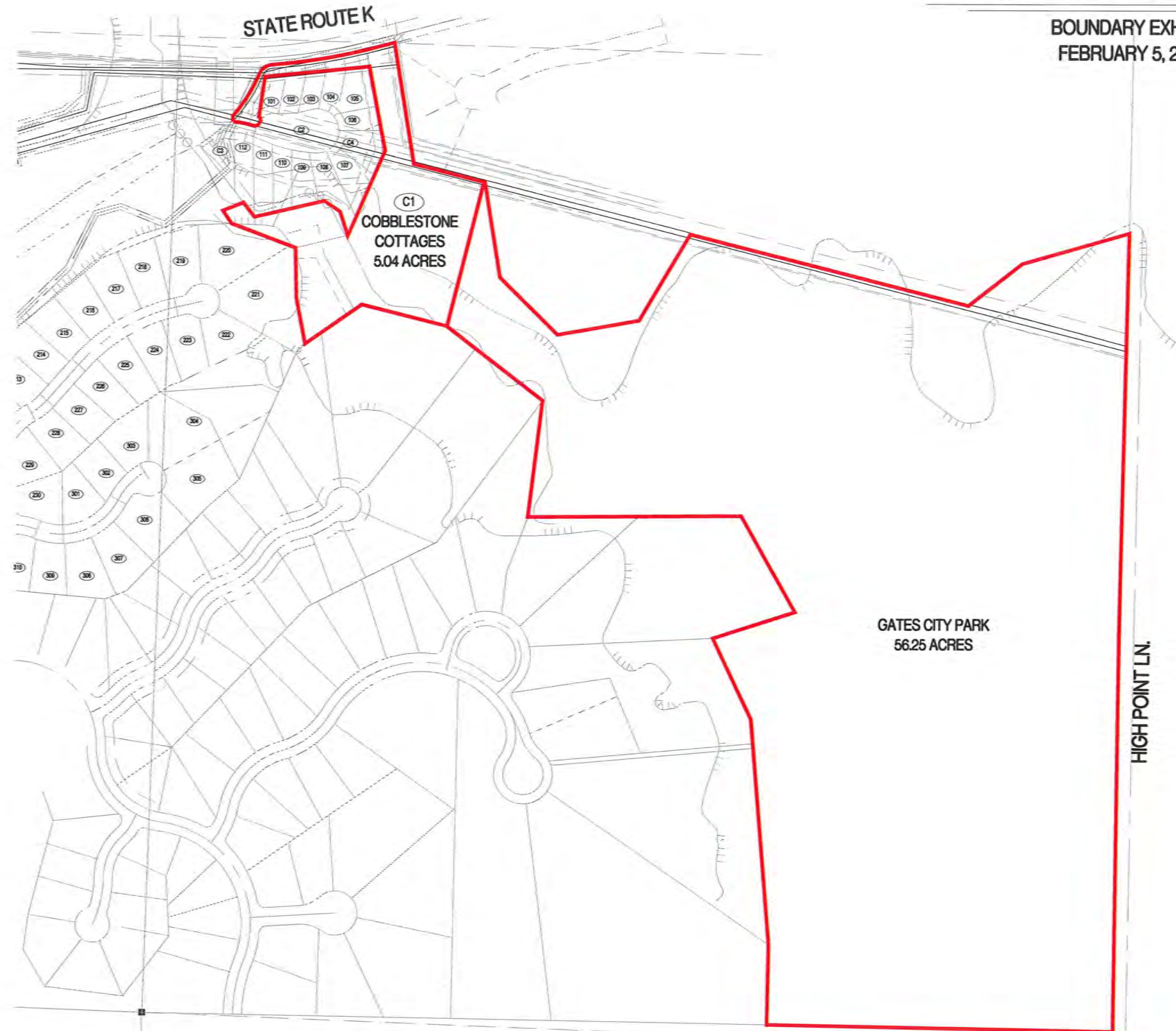
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal the day and year first above written.

Notary Public

My commission expires: _____.

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

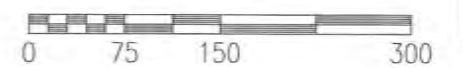
BOUNDARY EXHIBIT
FEBRUARY 5, 2016



CROCKETT
ENGINEERING CONSULTANTS

www.crocketengineering.com

SCALE: 1"=150'



MOORE & SHRYOCK

Real Estate Appraisers And Consultants

609 East Broadway
Columbia, Missouri 65201
Phone: (573) 874-1207
Fax: (573) 449-2791

2419 Hyde Park Rd., Ste. A
Jefferson City, MO 65109
Phone: (573) 635-4922



ALLAN J. MOORE, MAI †
JOHN D. MORAN, MAI †
KYLE D. NEWLAND, MAI †

KEVIN D. REYNOLDS †
THOMAS D. SHRYOCK ††
ALEX M. WESTCOTT
CLINTON K. COOPER
JENNIFER WHITNEY
DANIELLE REYNOLDS
KYLE ZANONE

† Missouri State Certified General Real Estate Appraisers
†† Missouri State Certified Residential Real Estate Appraisers

May 27, 2015

Mr. Michael B. Griggs, Director
City of Columbia-Parks & Recreation Department
P.O. Box 6015
Columbia, MO 65205-6015

Re: Real estate appraisal of two parcels of land: (Parcel A) 60.81 acres on High Point Lane with an access point to Route K and (Parcel B) 4.5 acres on Old Plank Road, Columbia, Missouri, under the ownership of Michael Tompkins, etal.
File # C504016

Dear Mr. Griggs:

In fulfillment of our agreement as outlined in the letter of engagement, we are pleased to transmit herewith the appraisal report of the above property, including our opinion of the "as is" market value of the fee simple estate in the referenced parcels of real estate (Parcel A: 60.81 acres and Parcel B: 4.50 acres), as of May 13, 2015. Our opinion of market value is:

Parcel A:	\$460,000
Parcel B:	\$ 17,000

The value opinion reported is qualified by certain definitions, assumptions, limiting conditions, and certifications, which are set forth within the attached report.

The appraisal is subject to the following extraordinary assumptions:

1. The subject parcels are part of a larger parcel of land held under the same ownership. No survey was provided. A site plan was provided showing the land area to be 60.81 acres for Parcel A. We have assumed that Parcel B is approximately 4.50 acres per interview with the owner and site lines provided on the site plan. Should a survey prove this information to be inaccurate, it may be necessary for this appraisal to be revised.

The appraisal is subject to the following hypothetical conditions: None.

The use of extraordinary assumptions or hypothetical conditions might have affected the assignment results.

The following report sets forth the supporting data and reasoning which form the basis of our opinion. The appraisal report has been prepared in accordance with our interpretation of the client's guidelines, Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and the *Uniform Standards of Professional Appraisal Practice* (USPAP).

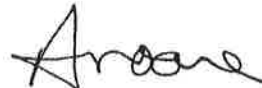
This letter is invalid as an opinion of value if detached from the report.

The client and intended user of this appraisal is the City of Columbia-Parks and Recreation Department. If you have any questions concerning the report, please call me. Thank you for the opportunity to be of service.

Sincerely yours,

A handwritten signature in black ink, appearing to read "J.D. Moran".

J.D. Moran, MAI

A handwritten signature in black ink, appearing to read "Allan J. Moore".

Allan J. Moore, MAI

EXECUTIVE SUMMARY

PROPERTY LOCATION:	High Point Lane, Columbia, Missouri
OWNERSHIP:	Michael Tompkins, etal
APPRAISAL CLIENT:	City of Columbia-Parks and Recreation Department
PURPOSE OF APPRAISAL:	Develop an opinion of the market value of the fee simple estate of each parcel.
DATE OF APPRAISAL:	May 13, 2015
TYPE OF PROPERTY:	Vacant land
LAND AREA:	60.81 acres (Parcel A) 4.50 acres (Parcel B)
BUILDING AREA:	None
CURRENT ASSESSED VALUE:	Not assessed individually
ZONING:	R-1, single-family residential
SALES COMPARISON APPROACH:	Parcel A: \$460,000 Parcel B: \$ 17,000
VALUE BY INCOME APPROACH:	Not used
VALUE BY COST APPROACH:	Not used
CONCLUSION OF MARKET VALUE:	Parcel A: \$460,000 Parcel B: \$ 17,000
ESTIMATED EXPOSURE TIME:	One year
EXTRAORDINARY ASSUMPTIONS:	See letter of transmittal
HYPOTHETICAL CONDITIONS:	None

LAND ACQUISITION SCORING EVALUATION FORM
Parks and Recreation Department, City of Columbia, Missouri

Parcel No.: 16609000800100 (subdivide) Property Address: n/a

Parcel Size (acres): 65.31 acres

For Sale (Yes/No): Yes

Cost: \$ unknown

Evaluator(s): Mike Powell, Gene Gardner

Date: 7/28/15

Part 1: Scoring Matrix

Scoring Category*	Parcel Score – GIS Model	Parcel Score – Interpretation
General Factors		
Waterway Buffer	7	
Public Access (see Part 2, A1)		2
Zoning		2
Acquisition Cost		1
Development Pressure (see Part 2, A2)		5
Historic/Cultural Preservation (see Part 2, A3)		0
Environmental Hazard (see Part 2, A4)		0
Other Public Benefits (see Part 2, A5)		0
Subtotal	7	10
Natural Resources Factors		
Quality of Habitat (see Part 2, B1)		4
At-risk Species	0	
Under-represented Natural Features (see Part 2, B2)		0
Scenic Value (see Part 2, B3)		5
Proximity to Protected Land (see Part 2, B4)	3	
Subtotal	3	9
Neighborhood Parks		
Strategic Plan Priority	0	
Subtotal	0	
Community or Regional Parks		
Size	3	
Recreational Facilities and Infrastructure (see Part 2, D1)		1
Location	1	
Subtotal	4	1
Special Purpose Parks		
Special Purposes		0
Subtotal	0	0
Trails		
Master Plan Priority	1	
30-Mile Loop Trail	0	
Existing Interests		0
Connectivity (see Part 2, F1)		1
Trail Length (see Part 2, F2)	2	
Bridge Detractor (see Part 2, F3)		-1
Subtotal	3	0
Total Score (add both columns)		
		37
*Refer to back for key to point scores Greyed-out blocks indicate scoring method unobtainable		

LAND ACQUISITION SCORING EVALUATION FORM
Parks and Recreation Department, City of Columbia, Missouri

Key to Assigning Points to Parcels

[see Public Land Acquisition Scoring Matrix and Report, May 27, 2015, for detailed descriptions of each factor]

General Factors

Waterway Buffer: amount of shoreline protected; 7=>0.5 mi. (>66,000 sq. ft.); 5=>0.25 mi. but <0.5 mi. (>33,000 - <66,000 sq. ft.); 3=>0 but <0.25 mi. (>0 - <33,000 sq. ft.); 0=0

Public Access: is public access feasible; 2=yes; 0=no

Zoning: is zoning compatible with intended use: 2=yes; 0=would require zoning variance

Acquisition Cost: 6=donation or no cost; 5=partial donation; 3=cost sharing; 1=fair market value; 0=not for sale

Development Pressure: 5=imminent threat; 3=possible threat; 0=no known threat

Historic/Cultural Preservation: 5=significant features known; 0=no known significant features

Environmental Hazard: 0=no known risks; minus 5=potential or known minor risks; minus 10=major hazard known requiring remediation

Other Public Benefits: 1-3=add 1 for each additional public benefit, max. of 3

Natural Resources Factors

Quality of Habitat: 7=restored or undisturbed native habitat, few to no invasive spp.; 4=some restoration needed, significant invasive spp. control needed; 0=complete restoration required

At-risk Species: 7=observed on-site; 5=habitat present, spp. observed within 0.5 mi.; 3=habitat present, no record of nearby sightings; 0=no apparent benefit

Under-represented Natural Features: 7=natural features of note; 0=widely conserved natural features in Boone Co.

Scenic Value: 5=sig. scenic features visible; 3=sig. scenic features not visible; 0=none present

Proximity to Protected Land: 4=adjacent to protected land; 3=protected land within 0.25 mi.; 2=protected land within 0.5 mi.; 0=no protected land in proximity

Neighborhood Parks

Strategic Plan Priority: acquisition priority ranking; 10=primary area; 7=secondary area; 4=tertiary area; 0=no priority

Community or Regional Parks

Parcel Size: 6=>200 ac.; 5=70-200 ac.; 3=40-70 ac.; 1=15-40 ac.; 0=>15 ac.

Recreational Facilities and Infrastructure: are they present; 3=existing, usable; 2=requires minor repair or improvement; 1=lacking; 0=not feasible; minus 1=represent nuisance or excessive costs

Location: 1=regional park >5 mi. from another regional park or community park >3 mi. from another community park; 0=distance less than above

Special Purpose Parks

Special Purposes Fulfilled: 10=fulfills purpose not fulfilled by other parks; 5=fulfills similar purpose to existing special purpose park; 0=does not fulfill special purpose

Trails

Master Plan Priority: acquisition priority ranking; 3=primary; 2=secondary; 1=tertiary; 0=no priority

30-Mile Loop Trail: contribution to completion; 2=contributes; 0=no contribution

Existing Interests: 1=trail would utilize existing legal interest; 0=no existing interest

Connectivity: 1=provides connectivity; 0=does not provide connectivity

Trail Length: 3=would provide \geq 0.5 mi.(2,640 ft.) of trail; 2=between 500 – 2,640 ft.; 1=<500 ft.; 0=none

Bridge Detractor: 0=no bridge requirements; minus 1=for each bridge required

LAND ACQUISITION SCORING EVALUATION FORM
Parks and Recreation Department, City of Columbia, Missouri

Part 2: Additional Information

Waterway Name (if known): Little Bonne Femme Creek Restoration Priority: _____

A1. Description of Potential Public Access:

Property is located on High Point Lane

A2. Development Pressure:

South Columbia is high growth area, land immediately adjacent has been developed.

A3. Description of Historic/Cultural Features:

n/a

A4. Known/Potential Environmental Hazards:

n/a

A5. Justification for Other Public Benefits:

n/a

B1. Description of Habitat/Vegetation:

Property topography has likely prevented major disturbance to forest, but a need for some restoration and invasive control would be likely. Stream quality is unknown.

B2. Under-represented Natural Features:

Property contains low-quality forest, which is common in Boone County.

B3. Description of Scenic Feature(s):

Streams and forest visible from planned trail and High Point Lane.

B4. Name of Protected Land in Proximity (if applies):

Cascades Park

D1. Description of Existing Recreational Facilities and Infrastructure (e.g., buildings if present):

No current facilities, hiking trail development is feasible.

F1. Description of Existing Interests (e.g., easement):

n/a

F2. Priority Acquisition for Trail Connectivity [name of trail(s) if applies]:

Provides connectivity for multi-use, tertiary priority section of Bonne Femme Trail.

F3. Bridge Detractor (if required, approximate length and number):

One bridge will be required to cross an unnamed creek that flows into Little Bonne Femme on the Property.

Mike Tompkins
mike@tompkinsconstruction.com
Cell 573.881.2433
Office 573.441.8189
6000 S, Highway KK
Columbia MO, 65203

12/7/15

Dear Mike, This letter is confirmation of our verbal agreement to allow the City of Columbia through the Parks dept. to purchase approximately 60 acres of land that I own in South Columbia fronting on to High Point Lane. The agreed price is to be \$360,000.

This 60 acre parcel is part of Boone County Assessor parcel 20-200-00-00-021.00 and all Boone County Assessor parcel 20-200-00-12-013.01 01 and all of Boone County Assessor parcel 20-200-00-12-013.00 01.

No improvements are to be made by the seller on the property and it is being sold as undeveloped property with no sidewalk or other infrastructure improvements installed by the seller. If platting is required prior to sale, any costs of improvements in relation to platting will be paid by The City of Columbia. It is our intention to close this property to the City as soon as reasonably possible in January or February of 2016 after acceptance to the Cities acquisition list approved by City Council.

A handwritten signature in black ink, appearing to read "Mike Tompkins", with a stylized flourish at the end.

Mike Tompkins