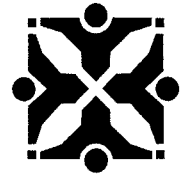


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 291-14

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: September 2, 2014

Re: Acceptance of a donation of 5 acres of land for a neighborhood park in West Lawn

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Maps

Executive Summary

The Parks & Recreation Department is seeking Council authorization to accept a donation of 5 acres of land in the West Lawn subdivision from F. Garland Russell Jr, and his wife Peggy Lee C. Russell. The land will be used as a neighborhood park and is contiguous to the 90 acre Bonnie View Nature Sanctuary, which was donated by the Russell family in 1999.

Discussion

Since late 2013, park planners and Mr. Garland Russell Jr. have been discussing the donation options of a neighborhood park for the West Lawn subdivision. After the initial discussion with Mr. Russell, park staff evaluated the potential of the property and determined that the property would meet the need for a neighborhood park in this area of the city. The five acres of land is located just south of the West Lawn subdivision near the intersection of Leland Ridge Road and Tiernan Drive. The land is contiguous to the 89.5 acre Bonnie View Nature Sanctuary. The land is fairly open and will make an excellent small neighborhood park for the residents of West Lawn. Typical amenities for a park of this size include a playground, small, non-reservable shelter, and basketball court. This park will also provide public access to Bonnie View for the West Lawn residents and staff anticipates constructing some type of natural surface trail. However, the final park master plan will be developed in conjunction with the residents of the neighborhood during future interested parties meetings.

If accepted as a park property, Council has the option of including the development of amenities at this site as a potential project for the 2015 Park Sales Tax ballot issue.

Staff is recommending that the Council accept a conveyance in fee simple for the donation of the West Lawn property.

Fiscal Impact

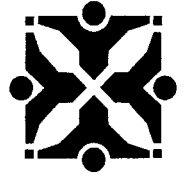
Short-Term Impact: Park staff estimates that the cost to accept the donation and remove old construction debris from the site to be less than \$750, and then an annual cost of \$1,000 to maintain it as required by city ordinances.

Long-Term Impact: If it's developed as a neighborhood park, the long term costs of the park will be addressed when staff returns to Council with approval and authorization to develop the park.

Vision, Strategic & Comprehensive Plan Impact

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Vision Impact: Parks, Recreation and Greenways

Strategic Plan Impact: Health, Safety and Wellbeing

Comprehensive Plan Impact: Livable & Sustainable Communities

Suggested Council Action

Approve the legislation accepting the conveyance and donation of the property.

Legislative History

Donation and Development of 89.5 acres for the Bonnie View Nature Sanctuary

http://www.gocolumbiamo.com/ParksandRec/Council_Agenda_Items/councilagendaitems_2011-2015.php#bonnieview



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 291-14

AN ORDINANCE

authorizing the acceptance of a donation of land located near the intersection of Leland Ridge Road and Tiernan Drive, contiguous to the Bonnie View Nature Sanctuary; providing that the land shall be used for a park or nature preserve open to the public; directing the City Clerk to have the deed 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 authorized to accept a donation of land from Francis Garland Russell, Jr. and Peggy Lee C. Russell located near the intersection of Leland Ridge Road and Tiernan Drive, more particularly described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING PART OF TRACT 1-A DESCRIBED BY THE SURVEY RECORDED IN BOOK 1681, PAGE 774 OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 406 OF WEST LAWN PLAT 4 AS RECORDED IN PLAT BOOK 47, PAGE 65, SAID POINT BEING ON THE EAST LINE OF SAID TRACT 1-A, THENCE ALONG THE EAST LINE OF SAID TRACT, S14°02'20"W, 140.13 FEET; THENCE S23°01'35"W 238.08 FEET: THENCE LEAVING SAID LINE N71°02'40"W, 526.93 FEET; THENCE N66°44'40"W, 209.62 FEET; THENCE N24°59'20"E, 196.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LELAND RIDGE ROAD AS SHOWN BY SAID WEST LAWN PLAT 4; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE S78°35'00"E, 21.64 FEET: THENCE ALONG A 541.00-FOOT RADIUS CURVE TO THE LEFT, 116.28 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S84°44'30"E, 116.05 FEET; THENCE ALONG A 991.00-FOOT RADIUS CURVE TO THE RIGHT, 263.31 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S83°17'10"E, 262.54 FEET; THENCE ALONG A 166.00-FOOT RADIUS CURVE TO THE LEFT, 134.59 FEET, SAID CURVE

HAVING A CHORD WHICH BEARS N81°05'55"E, 130.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406: THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE SOUTH LINE OF SAID LOT, S75°57'40"E, 214.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.02 ACRES.

SECTION 2. This land shall be used for a park or nature preserve open to the public.

SECTION 3. The City Clerk is authorized and directed to have the deed, attached hereto as "Exhibit A," recorded in the office of the Boone County Recorder of Deeds.

SECTION 4. 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

DEED

This deed made and entered into this _____ day of _____, 2014 by and between Francis Garland Russell, Jr. and Peggy Lee C. Russell, husband and wife, hereinafter Grantors, and the City of Columbia, Missouri, a municipal corporation chartered under the laws of the State of Missouri, hereinafter Grantee, Grantee's mailing address is: Post Office Box 6015, Columbia, MO 65205-6015.

WITNESSETH, that the Grantors do by these presents hereby remise, release and forever quitclaim unto the Grantee all right title and interest in the following described real estate situated in the County of Boone, State of Missouri, to wit:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING PART OF TRACT 1-A DESCRIBED BY THE SURVEY RECORDED IN BOOK 1681, PAGE 774 OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 406 OF WEST LAWN PLAT 4 AS RECORDED IN PLAT BOOK 47, PAGE 65, SAID POINT BEING ON THE EAST LINE OF SAID TRACT 1-A, THENCE ALONG THE EAST LINE OF SAID TRACT, S14°02'20"W, 140.13 FEET; THENCE S23°01'35"W 238.08 FEET; THENCE LEAVING SAID LINE N71°02'40"W, 526.93 FEET; THENCE N66°44'40"W, 209.62 FEET; THENCE N24°59'20"E, 196.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LELAND RIDGE ROAD AS SHOWN BY SAID WEST LAWN PLAT 4; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE S78°35'00"E, 21.64 FEET; THENCE ALONG A 541.00-FOOT RADIUS CURVE TO THE LEFT, 116.28 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S84°44'30"E, 116.05 FEET; THENCE ALONG A 991.00-FOOT RADIUS CURVE TO THE RIGHT, 263.31 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S83°17'10"E, 262.54 FEET; THENCE ALONG A 166.00-FOOT RADIUS CURVE TO THE LEFT, 134.59 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N81°05'55"E, 130.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE SOUTH LINE OF SAID LOT, S75°57'40"E, 214.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.02 ACRES.

To have and to hold the same to the said City of Columbia, Missouri, together with all rights and appurtenances to the same belonging, subject to the following condition which shall be binding upon and observed by the Grantee; the land shall forever be used by the City of Columbia, Missouri for a park or nature preserve open to the public. In the event that any portion of the land ceases to be so used by the Grantee, the Grantors shall have the right to terminate the estate granted and to reenter and retake said premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

Francis Garland Russell, Jr.

Peggy Lee C. Russell

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this ____ day of _____, 2014 before me personally appeared Francis Garland Russell, Jr. and Peggy Lee C. Russell, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

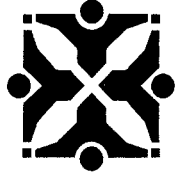
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

Notary Public, State of Missouri

My commission expires:

City of Columbia

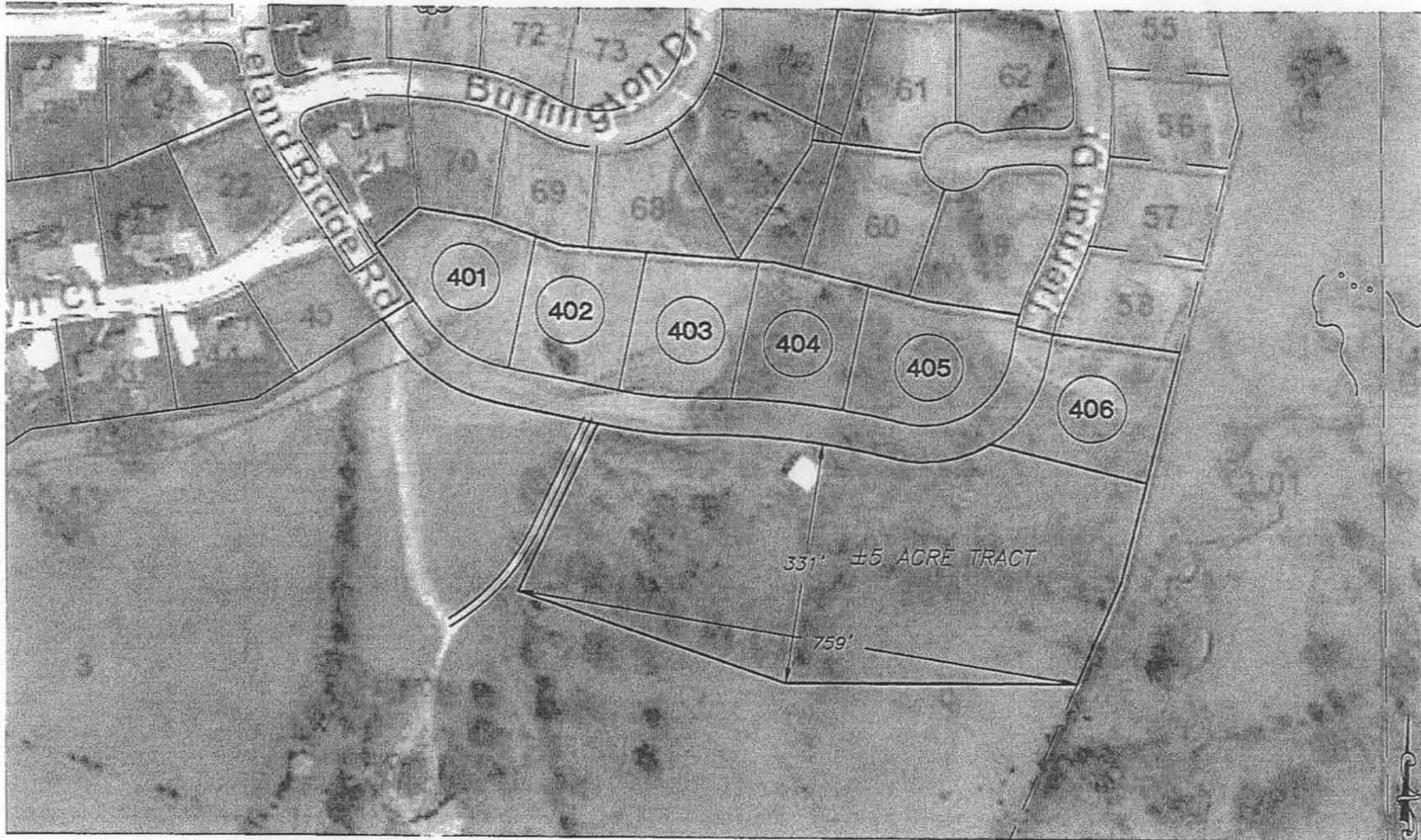
701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps

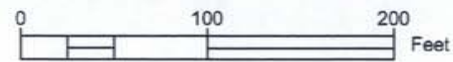
WEST LAWN EXHIBIT



1=200



WEST LAWN DONATION SITE



8/25/14