

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 340-14

**Department Source:** Parks and Recreation

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** November 3, 2014

**Re:** Acquisition of Three Lots adjacent to Albert-Oakland Park

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Site Maps

## Executive Summary

The Department of Parks & Recreation is requesting approval to acquire three lots located on Paw Print Lane adjacent to Albert-Oakland Park. These lots are owned by P&S Development Group and park staff was contacted by their representative with an offer to sell. Staff negotiated a selling price of \$15,500 for Lot 203 and the other two lots #301 and Tract 7, are being donated. The lots are undeveloped and will provide a buffer between the residents of Paw Print Lane and park users. Funding is from the 2005 Park Sales Tax park acquisition account which has an uncommitted balance of \$18,061.

## Discussion

The *2013 Parks, Recreation and Open Space Master Plan* identifies the need to acquire vacant lots adjacent to parks or trails whenever they become available for purchase or donation. In most instances, the Department relies on the owner of the specific property to make the initial contact which was the situation with the lots owned by P&S Development Group.

In May, 2013, Mr. Robert Siebert approached park staff with an offer to sell three lots adjacent to Albert-Oakland Park. Staff was primarily interested in Lot 203 which is the largest lot just north of Paw Print Lane. At the time, this lot appraised at \$13,000. Staff believed that the other two lots were owned by the neighborhood homeowners association and thus, were not candidates for acquisition.

However, staff met with Mr. Siebert on October 24, 2014 and found that the lots are not owned by the neighborhood association. Staff negotiated with Mr. Siebert for a final selling price of \$15,500 which included the donation of two lots.

## Fiscal Impact

**Short-Term Impact:** Funding for the \$15,500 purchase amount will come out of the 2005 Park Sales Tax park acquisition account. The current balance of the acquisition account is \$18,061 and the remaining funds will be transferred to the 2010 Park Sales Tax Neighborhood Park acquisition account. Should this acquisition be approved, the Department, after taking ownership will begin to maintain the property as part of Albert-Oakland Park.

**Long-Term Impact:** Minimal.

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## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Parks, Recreation and Greenways

Strategic Plan Impact: Health, Safety and Wellbeing

Comprehensive Plan Impact: Environmental Management

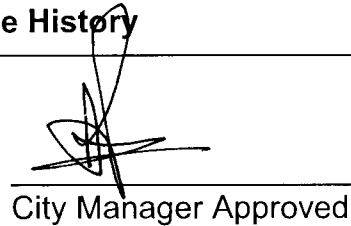
## Suggested Council Action

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.

## Legislative History

None.

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 340-14

**AN ORDINANCE**

declaring the need to acquire property located adjacent to Albert-Oakland Park to be used for public park and open space purposes; authorizing the City Manager to accept the donation of two parcels within Oakland Park Estates Plat 2, located on Paw Print Lane, from P&S Development Group; authorizing acquisition by negotiation of Lot 203 Oakland Park Estates Plat 2; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such property; 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 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 donation and negotiation for public improvement.

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

SECTION 1. The City Manager is authorized to accept the donation of two tracts within Oakland Park Estates Plat 2, located on Paw Print Lane, from P&S Development Group, more particularly described as follows:

LOT 301

ALL OF LOT 301 OF OAKLAND PARK ESTATES PLAT 2 AS RECORDED IN PLAT BOOK 38, PAGE 83.

TRACT 7

BEGINNING AT THE SOUTHEAST CORNER OF LOT 302 OF OAKLAND PARK ESTATES PLAT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT, N84°23'05"W, 532.43 FEET; THENCE N59°21'55"W, 82.77 FEET; THENCE N84°23'05"W, 233.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE WEST LINE OF SAID LOT, N00°00'35"E, 185.14 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE

ALONG THE NORTH LINE OF SAID LOT, N88°46'45"E, 141.04 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF PAW PRINT LANE; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT 49.00-FOOT RADIUS CURVE TO THE LEFT, 76.96 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S43°46'50"W, 69.29 FEET; THENCE S01°13'00"E, 25.01 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S88°47'00"W, 41.50 FEET; THENCE S01°13'00"E, 95.22 FEET; THENCE N85°13'55"E, 156.49 FEET; THENCE S88°31'55"E, 59.15 FEET; THENCE S81°14'00"E, 146.30 FEET TO THE SOUTHEAST CORNER OF LOT 206; THENCE S81°10'45"E, 92.84 FEET TO THE SOUTHWEST CORNER OF LOT 205; THENCE S81°29'05"E, 331.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAKLAND GRAVEL ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, S00°04'35"W, 60.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 64,525 SQUARE FEET.

SECTION 2. The City Council hereby declares the need to acquire in fee simple the following described land for park purposes:

**TRACT DESCRIPTION – OAKLAND PARK ESTATES PLAT 2**

LOT 203

ALL OF LOT 203 OF OAKLAND PARK ESTATES PLAT 2 AS RECORDED IN PLAT BOOK 38, PAGE 83.

SECTION 3. The City Manager is authorized to acquire the land described in Section 2 by negotiation.

SECTION 4. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Sections 1 and 2.

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

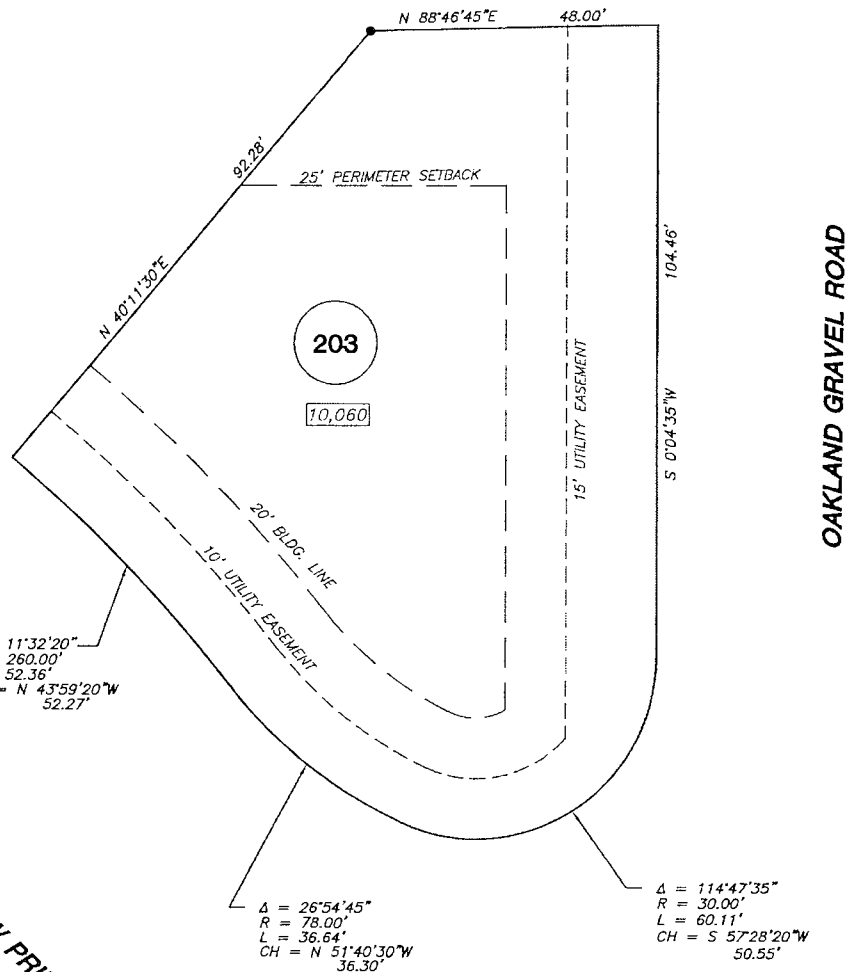


## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Site Maps

# OAKLAND PARK ESTATES LAND ACQUISITION





PAW PRINT LANE

OAKLAND GRAVEL ROAD

$\Delta = 11^{\circ}32'20''$   
 $R = 260.00'$   
 $L = 52.36'$   
 $CH = N 43^{\circ}59'20''W$   
 $52.27'$

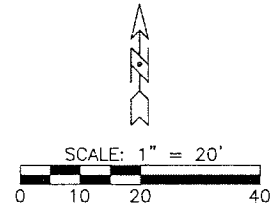
$\Delta = 26^{\circ}54'45''$   
 $R = 78.00'$   
 $L = 36.64'$   
 $CH = N 51^{\circ}40'30''W$   
 $36.30'$

$\Delta = 114^{\circ}47'35''$   
 $R = 30.00'$   
 $L = 60.11'$   
 $CH = S 57^{\circ}28'20''W$   
 $50.55'$

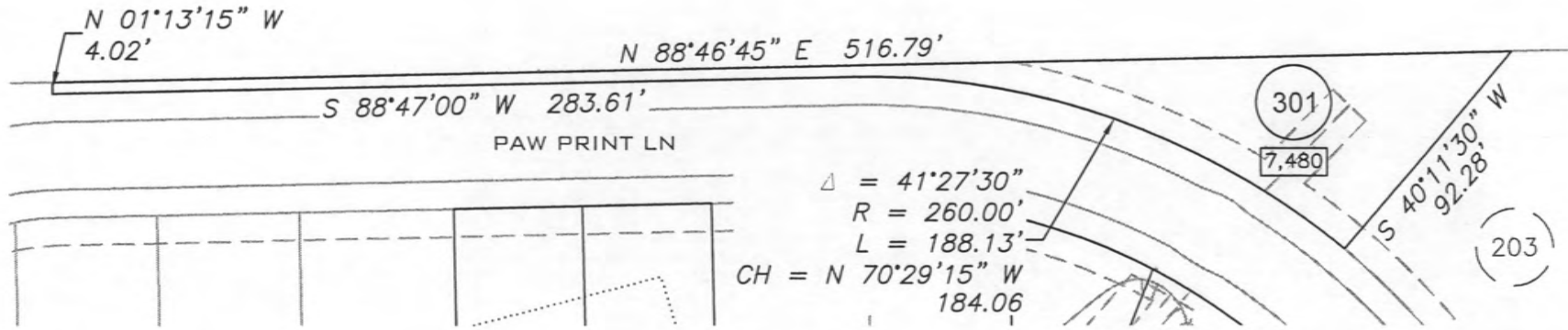
THE MINIMUM RECOMMENDED FLOOR ELEVATION FOR THIS LOT IS 724. THIS ELEVATION IS GIVEN TO HELP PREVENT FUTURE FLOODING PROBLEMS. THIS WILL NOT PREVENT LEAKAGE DUE TO IMPROPER CONSTRUCTION, LANDSCAPE, OR DRAINAGE ON THIS OR SURROUNDING PROPERTIES.

I HEREBY CERTIFY THAT IN JULY 2005, I COMPLETED A SURVEY OF LOT 203, OAKLAND PARK ESTATES PLAT 2, RECORDED IN BOOK 38, PAGE 83, COLUMBIA, BOONE COUNTY, MISSOURI. THIS LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAPS.

JAY GEBHARDT  
 JAY GEBHARDT  
 LS 2001001909  
 REGISTERED LAND SURVEYOR



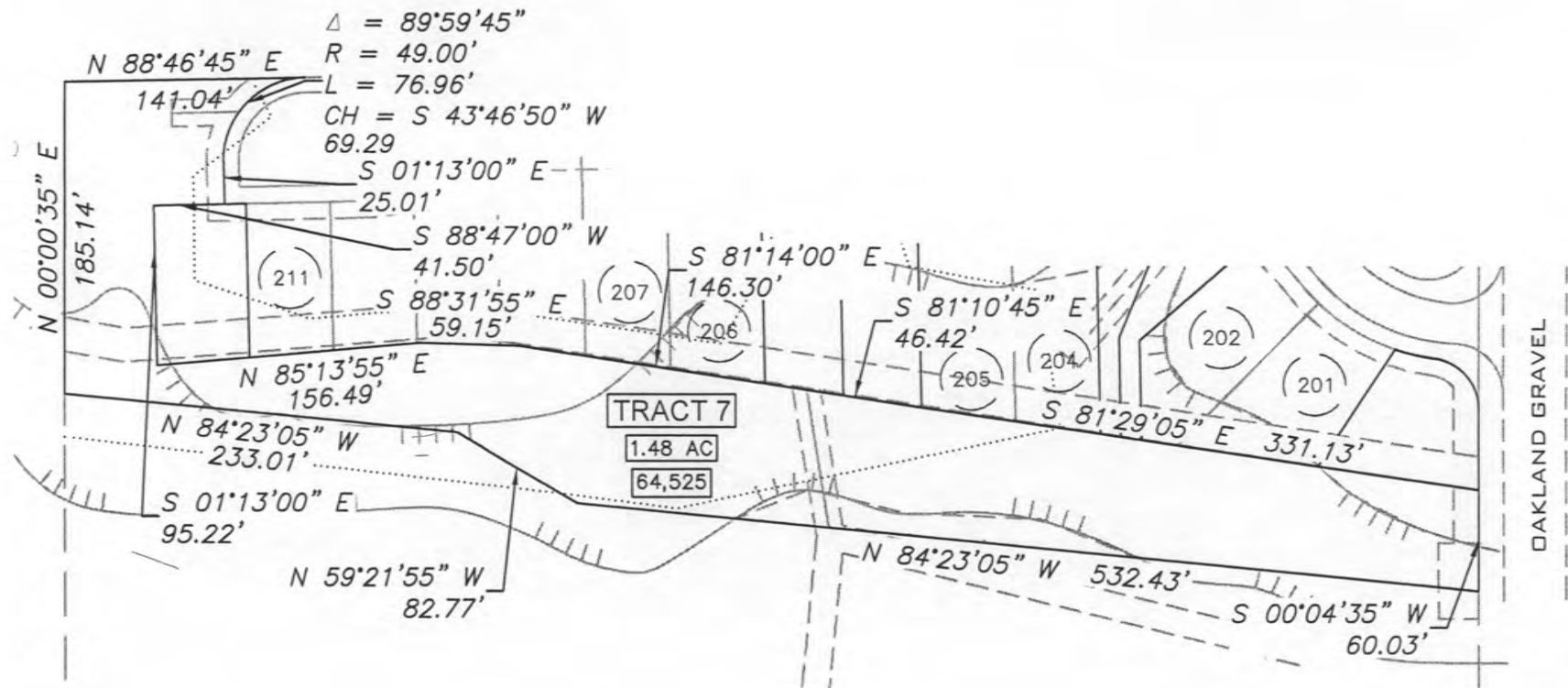
OAKLAND PARK ESTATES  
PLAT 2  
LOT 301 EXHIBIT



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OAKLAND PARK ESTATES  
 PLAT 2  
 TRACT 7 EXHIBIT



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