

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

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

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

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

Council Bill No. B 83-11

**AN ORDINANCE**

declaring the need to acquire land for park purposes; authorizing acquisition by negotiation; 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 acquire and maintain any real property, for all public uses or purposes, including park purposes; 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 for park purposes.

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 park purposes:

THE EAST 140 FEET OF THE NORTH 60 FEET OF LOT TWO (2) IN COOK'S ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

Source: Mike Hood 

**TO: City Council**  
**FROM: City Manager and Staff**  
**DATE: March 14, 2011**  
**RE: Douglass Park Lot Acquisition: 407 5<sup>th</sup> St**



**FISCAL and VISION NOTES:**

<b>City Fiscal Impact</b> Enter all that apply:	
\$70,000	City's current net FY cost.
\$70,000	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$60,000 acq plus \$10,000 clean-up \$	Estimated 2 yr net costs: One-time
	Operating / On-going
<b>Program Impact:</b>	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
<b>Resources Required:</b>	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
<b>Mandates:</b>	
N	Federal or state mandated? (Y/N)
<b>Vision Implementation Impact</b> Enter Below All That Applies: Refer to Website:	
Yes	Vision Impact? (Y/N or if N, go no further)
12.1	Primary Vision, Strategy and/or Goal Item#
Item #	Secondary Vision, Strategy and/or Goal Item#
	FY10/FY11 Implementation Task#

**EXECUTIVE SUMMARY:**

The Department of Parks and Recreation is requesting approval to purchase a single lot located at 407 N. Fifth Street. This lot is adjacent to Douglass Park, just east of the baseball field (see Attachment A). The *Parks, Recreation and Open Space Master Plan, 2002 Facility Needs Update*, identifies this lot, along with several others, for potential acquisition provided they become available for purchase. The owner, Janice V. Hayes, is deceased and representatives of her family contacted the Department and indicated an interest in selling the lot for the appraised value of \$60,000. Staff estimates that up to an additional \$10,000 is needed to demolish the buildings, remove existing utilities and restore the grounds. The City of Columbia's Fiscal Year 2011 budget includes an appropriation of \$150,000 for park land acquisition and there is a current balance of \$1,014,836 in the Department's acquisition account. This is funded from the 2005 Park Sales Tax.

**DISCUSSION:**

The *Parks, Recreation and Open Space Master Plan, 2002 Facility Needs Update*, identifies a number of private lots adjacent to both Douglass Park and Field Park and targets those lots for potential acquisition provided they become available for purchase from willing sellers. In most instances, the Department relies on the owner of a specific property to make an initial contact. Two lots have been acquired since 2006, including 411 N. Fifth Street in 2006 and 413 N. Fifth Street in 2010.

The proposed lot at 407 N. Fifth Street is adjacent to Douglass Park just east of the baseball/softball field. The acquisition of this lot is critical to providing more green space in central Columbia. If this lot becomes part of the park, the potential for future park development greatly increases as the possibilities for a shelter, playground, gardens, or other park amenities become possible. The older house located on the lot would be demolished thus opening up additional views into the park providing added security by police and the park ranger while on patrol.

The owner, Ms. Janice V. Hayes, is deceased and representatives of the family recently contacted the Department and indicated an interest in selling the lot for the appraised value. The 60 year old, single story three bedroom house is listed as being 1,011 square feet in size with an unfinished walkout basement. An appraisal conducted by Moore & Shyrock, LLC. values the property at \$60,000. Mr. Melvin Hayes, son of Janice Hayes, agreed to sell the property at the appraised value.

Funding for this purchase would come out of the 2005 Park Sales Tax park acquisition account. Should this acquisition be approved, the Department, after the City takes ownership, will begin

demolition of the building and improve the grounds. Anything that can be salvaged will be used to offset the cost of the demolition and ground improvements.

**FISCAL IMPACT:**

The City of Columbia's Fiscal Year 2011 budget includes an appropriation of \$150,000 for park land acquisition and there is a current balance of \$1,014,836 in the Department's acquisition account.. Funding for this program comes from the 2005 Park Sales Tax. The purchase of this lot will not impact negotiations regarding other potential park properties near the new high school. It is estimated that the cost to remove utilities, demolish the house, seed and straw the site will be approximately \$8,000-\$10,000 depending on what can be salvaged. Funds for this work will come out of the acquisition account and the P&R Department's horticulture budget.

**VISION IMPACT:** This acquisition, if approved, supports Vision Goal 12.1: A variety of attractive, well-maintained parks throughout Columbia-including neighborhood parks, regional parks, nature parks, and urban parks-will ensure all residents have access to a full range of outdoor and indoor recreational opportunities.

**SUGGESTED COUNCIL ACTIONS:**

If the Council concurs that the acquisition of the described park land is appropriate, than it is requested that Council approve the ordinance authorizing the land acquisition to proceed.

Attachment A



Douglass Park boundary shown in conjunction with 407 N 5th St. property.



Detail of 407 North Fifth Street showing location east of baseball field.  
Note: Buildings shown at 413 5<sup>th</sup> Street have been demolished.