

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 116-10

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 North ½ of the East 140' of Lot 3 and the South 6' of the East 140' of Lot 4 of Cook Addition to the City of Columbia as shown in Plat Book 35, Page 232 of the Boone County, Missouri 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. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2010.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

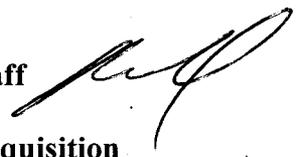
Source: Mike Hood 

FISCAL and VISION NOTES:

Agenda Item No. _____

City Fiscal Impact Enter all that apply:	
\$76,000	City's current net FY cost.
\$76,000	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$67,000 acq plus \$9,000 clean-up \$	Estimated 2 yr net costs: One-time
	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact 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#

TO: City Council
FROM: City Manager and Staff
DATE: May 10, 2010
RE: Douglass Park Lot Acquisition



EXECUTIVE SUMMARY:

The Department of Parks and Recreation is requesting approval to purchase a single lot located at 413 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, Ms. Pauletta Gresham, contacted the Department and indicated that she is interested in selling the lot for the appraised value of \$67,000. The City of Columbia's Fiscal Year 2010 budget includes an appropriation of \$100,000 for park land acquisition and there is a current balance of \$932,102 in the Department's acquisition account. Funding for this program comes 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. One lot (411 N. Fifth Street) which lies immediately to the south of the current proposed acquisition was previously acquired in 2006.

The proposed lot at 413 N. Fifth Street is adjacent to Douglass Park and is currently an in-holding property as it is surrounded on three sides by park land. 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. Pauletta Gresham, recently contacted the Department and indicated that she is interested in selling the lot for the appraised value. She currently uses it as a rental unit, and it is currently occupied by a tenant with a month-to-month lease. The single story 2 bedroom house appears to have been constructed in the early 1900's and is listed as being 816 square feet in size with a crawl space. An appraisal conducted by Moore & Shyrock, LLC. values the property at \$67,000. Ms. Gresham, in a phone call on April 30, 2010, 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 2010 budget includes an appropriation of \$100,000 for park land acquisition and contains a total balance of \$932,102. Funding for this program comes from the 2005 Park Sales Tax. It is estimated that the cost to remove utilities, demolish the house, seed and straw the site will be approximately \$7,500-\$9,000 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 413 North Fifth Street property.



Detail of 413 North Fifth Street showing Douglass Park on three sides of property.