

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 199-12

AN ORDINANCE

declaring the need to acquire property located at 405 North Fifth Street 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:

LOT 2 OF COOKS ADDITION TO THE CITY OF COLUMBIA ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 35 PAGE 232 OF THE BOONE COUNTY RECORDS; EXCEPTING THEREFROM THE NORTH 60 FEET AND THE WEST 124 FEET THEREOF.

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 _____, 2012.

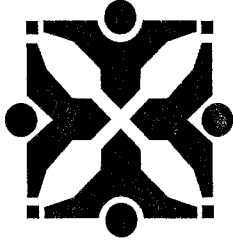
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Parks and Recreation *ML*

Agenda Item No:

To: City Council
From: City Manager and Staff *MM*

Council Meeting Date: Aug 6, 2012

Re: Douglass Park Lot Acquisition: 405 5th Street

EXECUTIVE SUMMARY:

The Department of Parks and Recreation is requesting approval to purchase a single lot located at 405 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 for potential acquisition provided it becomes available for purchase. Family representatives of the owner, William and Helen C. Sheley, contacted the Department and indicated an interest in selling the property due to a kitchen fire on May 14, 2012. Staff negotiated a selling price of \$42,500 and estimates that up to an additional \$15,000 is needed to demolish the buildings, remove existing utilities and restore the grounds. Funding is from the 2005 Park Sales Tax park acquisition account which has an uncommitted balance of \$246,270. Pending Council approval and final acquisition, work on restoring the lot to green space will begin immediately.

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 the initial contact. Three lots have been acquired since 2006, including 411 N. Fifth Street in 2006, 413 N. Fifth Street in 2010 and 407 N. Fifth Street in 2011. All of the owners of these lots first contacted the Parks & Recreation Department and were willing sellers.

The proposed lot at 405 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 house located on the lot will be demolished thus opening up additional views into the park providing added security by police and the park ranger while on patrol.

The owners, William and Helen C. Sheley authorized their adult children to contact the Department regarding their interest in selling the lot. The approximately 80 year old, single story three bedroom house is listed as being 1,367 square feet in size and sits on a lot that is 72-ft wide and 140-ft deep. Staff had an appraisal done by Moore & Shyrock, LLC which valued the property at \$30,000. This low amount is based on the assumption that the May 14 fire damaged the house beyond repair. Mr. Rodney Sheley, son of the owners, paid for a second appraisal which was done by Randall C. Bryson. Bryson's appraisal valued the property at \$55,000. The difference between the two appraisals relates to the value of the house on this property and houses on property used to establish comparable sales. One comparable sale analysis was the City's 2011 acquisition of 407 5th Street. The City paid \$60,000 for the property as it included a house that was in good condition. Bryson's appraisal indicated that all houses were subject to demolition as that was the City's final intent. After several rounds of negotiation, the final agreed upon selling price of \$42,500 was determined as it represented a mid-point between the two appraisals. Staff felt that there was justification for paying above the \$30,000 appraisal due to the high value of providing additional green space in the central city area.

FISCAL IMPACT:

Funding for the \$42,500 purchase amount will come out of the 2005 Park Sales Tax park acquisition account. The current balance of the acquisition account is \$927,550, however \$681,280 of that amount is committed to the purchase of the new park adjacent to Battle High School, leaving an uncommitted balance of \$246,270.

Should this acquisition be approved, the Department, after taking ownership, will begin demolition of the building and improve the grounds. It is estimated that the cost to remove utilities, demolish the house, seed and straw the site will be approximately \$10,000-\$15,000 depending on location of the sewer. Anything that

can be salvaged will be used to offset the cost of the demolition and ground improvements. Funds for the demolition will come out of the acquisition account and the landscape work will be funded by the department's operating budget.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

12.1: 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, the ordinance authorizing the land acquisition to proceed should be approved.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$42,500.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$42,500.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	12.1
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

Attachment A

Douglass Park Acquisition – 405 N. 5th Street

