



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: Columbia Public School District Sinclair Road Property Acquisition

Executive Summary

The Parks and Recreation Department is requesting Council approval of an ordinance to acquire a 4-acre lot located on Sinclair Road adjacent to John W. Warner Middle School. The property is owned by Columbia Public School District No. 93 and the purchase price is \$195,500. This acquisition was negotiated in 2018 as part of the "Columbia Public School (CPS) Middle School Subdivision" Performance Contract which stipulates that CPS will pay for the cost of the Sinclair Road sidewalk contingent on the City purchasing a portion of the applicant's property. The total cost was up to \$300,000 or the actual cost of the sidewalk construction. Park planners had unsuccessfully applied for a Land and Water Conservation Fund grant to help offset the acquisition price and had to reduce the size of the park to 4 acres. It is anticipated that park planners and CPS staff will work together to plan the park and school grounds to avoid duplication of recreational services. Staff will propose funding for future development of the park as part of the renewal of the Park Sales Tax in 2021. The department currently has a total of \$281,852 in park acquisition accounts, all funded by the Park Sales Tax.

Discussion

During the development of *2013 Parks, Recreation and Open Space Master Plan*, staff had been negotiating with the University of Missouri for a potential park somewhere among the 450 acres that represented the former Sinclair Farms. Knowing that the University was marketing these acres for purchase, staff wanted to secure a park before development occurred. However, park staff was reluctant to purchase the large existing tracts that were available, especially at fair market price. Until development occurred, there was no need to identify a proposed park as it was already serving as a 450-acre green space.

In the fall of 2017, CPS purchased a 60.9 acre tract from the University of Missouri for the future development of new school facilities. At this time, CPS has opened the John Warner Middle School on the property and is expected to use a portion of the remaining land for future facility construction. The property address for this tract of land is 5550 Sinclair Road. There is a long history of the City of Columbia working with CPS on a joint school/park property development so park planners reached out to CPS staff about the possible acquisition of land for a neighborhood park. In January 2018, CPS submitted an offer to sell 11.35 acres of property within the CPS tract of land with a purchase price of \$46,000 per acre. This was the exact amount CPS paid for the land.

As CPS began submitting their plans through the City of Columbia's Community Development Department, discussions occurred between the City and CPS about the final



City of Columbia

701 East Broadway, Columbia, Missouri 65201

plat requirements of a sidewalk along Sinclair Road. On July 16, 2018, City Council approved the final plat and Performance Contract between the City and CPS. Specifically, section 2B of the Performance Contract stipulates that the applicant will pay the City \$300,000 or the actual costs of construction as a fee-in-lieu of sidewalk construction contingent on the City purchasing a portion of the applicant's property. This section further states that if no purchase were to occur the applicant would not have to pay the fee in lieu of payment. Section 2C of the Performance Contract provides acknowledgement that the City will complete construction of the sidewalk on the east side of Sinclair Road south of Chesterfield Drive to the northern boundary of the applicant's property. The applicant would be required to construct all sidewalk along its Sinclair Road frontage.

Park planners applied for a \$250,000 Land and Water Conservation Fund grant in February 2018 and, if the grant had been approved, would have allowed the City to purchase the 11.35 acres as offered by CPS. Unfortunately, staff was notified in late 2018 that the acquisition grant was not funded. Therefore, with only Park Sales Tax dollars available for acquisition, the size of the park was reduced to 4 acres which is equal to the cost of the sidewalk construction. This acquisition will satisfy the requirements of the CPS Middle School Subdivision Performance Contract.

The department currently has \$281,852 in park land acquisition funds with an additional \$599,648 in funding to be appropriated as part of the FY-2022 budget.

The 4-acre neighborhood park will provide recreational activities for the adjacent neighborhood, John Warner Middle School students and serve adjacent neighborhoods developed in the future. The location of the park is located within the #5 Primary Priority Park Acquisition Area on the 2013 Neighborhood Parks Plan. Park staff will work with CPS staff during the planning phase of the park property development in order to prevent duplication of recreational services and provide amenities that will be used by middle school staff, teachers and students.

Funding for the future development of the park will be included as a project in the 2021 Park Sales Tax renewal, which will be voted on by Columbia citizens on November 2, 2021. If the ballot passes, park staff will begin working with CPS staff and neighborhood residents on the park development plans so construction can be completed during the designated funding year in the 10-year implementation schedule for the Park Sales Tax. Columbia Public Schools and the City of Columbia have agreed to a new closing date than the one listed in the original agreement, as initialed by Board of Education President Helen Wade (HW).

Fiscal Impact

Short-Term Impact: The acquisition of the 4-acre property from Columbia Public School District No. 93 will cost \$195,500, funded by the Park Sales Tax.

Long-Term Impact: The maintenance expenses associated with the developed park are contingent upon the final design of park amenities with an approximate cost of \$1,000 to \$2,000 per year.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/16/18	Approving the Final Plat of CPS Middle School Subdivision located on the east side of Sinclair Road and south of Chesterfield Drive; authorizing a performance contract https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3541763&GUID=ED96C460-ACDE-4845-862B-644BAFD92336&Options=&Search=
2/5/18	Application for \$250,00 LWCF Grant for Sinclair Property Acquisition https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3334461&GUID=63F4B4A9-F75B-429F-AB3C-D7B03F6F105C&Options=&Search=

Suggested Council Action

Approve the ordinance authorizing the acquisition of the 4-acre property from Columbia Public School District No. 93.