



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: Acquisition of Two Parcels Located in The Vineyards Subdivision

Executive Summary

The Parks and Recreation Department is requesting Council approval to acquire two parcels located in The Vineyards subdivision located south of East Highway WW. These parcels are owned by Vineyards Columbia, LLC. Vineyards Columbia, LLC, as required from a previous development agreement, is donating a parcel of 18 acres, and the department is requesting approval to purchase an additional 24.8 acres that include a small lake and is adjacent to the donated track. Park staff has negotiated a selling price of \$33,728 for the 24.8 acres, or \$1,360/acre. The two parcels of land can be accessed by the El Chaparral neighborhood to the west and will have access to the east from The Vineyards neighborhood once final construction of the neighborhood infrastructure is completed by the development group. The parcels are undeveloped and will be used to preserve natural areas; provide citizen access to a 15 acre lake on the property; and pending neighborhood involvement, provide neighborhood park amenities, such as a playground, small shelter, parking, and walking trails. Funding for the land acquisition is from the 2010 Park Sales Tax park acquisition account.

Discussion

The request for authorization to acquire the property in The Vineyards subdivision is based on the identified need for a future neighborhood park in this area of the city. This need was identified in the City's *2013 Parks, Recreation, and Open Space Master Plan*, which evaluated future needs for neighborhood park acquisitions. The proposed acquisition is located in east Columbia and can be accessed from Eldorado Drive in the El Chaparral neighborhood and will have access from The Vineyards neighborhood upon completion of the western portion of the neighborhood.

Park staff first became aware of the availability of this property in 2005 during the annexation of the 160.87 acre property into the city by the original developers of the property, Property Development Inc. and Billy and Glenda Sapp. As part of the development agreement, dated August 22, 2005, the developer was required to convey 18 acres of land to the Parks and Recreation Department located south of the dam of the lake for park purposes.

Since the original development agreement, the property has been sold and is now owned by Vineyards Columbia, LLC, and Lindall and Jane Ann Perry. In February 2015, park staff met with Lindall and Jane Ann Perry to discuss the donation of the property and potential sale of additional acres of land adjacent to the donated land. Ongoing negotiations from the first meeting to now eventually led to a tentative agreement to purchase 24.8 acres for \$33,728 and accept a donation of 18 acres.



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The two undeveloped parcels will eventually be used as a neighborhood park for The Vineyards and El Chaparral neighborhoods and for land preservation on the east side of Columbia. The southern portion of the donated property also includes a portion of the south fork of the Grindstone Creek and will provide future access for the development of the south fork of the Grindstone Creek Trail as shown in the department's 2013 Trails Master Plan. As part of the 2015 Park Sales Tax funding, park staff allocated \$75,000 for the development of the property in FY-2021. Pending input and consensus from neighborhood residents, the funding would allow for the construction of a small parking lot at the end of Eldorado Drive in the El Chaparral neighborhood and the construction of a walking trail around the lake on the 24.8 acre property to be purchased by the Parks and Recreation Department. The construction of these amenities will provide access to the park from the El Chaparral neighborhood.

Park staff will return to Council at a future date to request Council authorization to acquire one lot on the east side of the lake. This acquisition will take place after the developer submits final plat plans for the subdivision adjacent to the park property. Staff has requested one lot that will allow access for the Vineyards neighborhood to the east, as well as the possible construction of a small parking lot and neighborhood park amenities. Staff will conduct interested parties meetings with the neighborhoods to gather input regarding what type of park amenities should be included in the park development, including but not limited to, a playground, shelter, outdoor fitness equipment and other general park features.

Funding for the acquisition is from the 2010 Park Sales Tax. Due to economic concerns regarding revenue predictions for the last two Park Sales Tax ballot issues, staff has adopted the policy of delaying park acquisition until the end of the ballot cycle. The 2010 Park Sales Tax officially ends March 31, 2016 and the 2015 Park Sales Tax revenue begins to collect starting April 1, 2016. This allows the department to make sure that the identified projects from the 2015 Park Sales Tax ballot are completed; and if the sales tax does not generate the revenue as predicted, it primarily impacts the amount of funds that are available for land acquisition. Following the acquisition of this property and other obligations, there will be a balance of approximately \$940,000 in the park land acquisition accounts for remaining high priority properties per Council direction.

Fiscal Impact

Short-Term Impact: The proposed purchase price for the 24.8 acre property is \$33,728. Funding set aside for land acquisition from the 2010 Park Sales ballot is available to cover the cost of this acquisition.

Long-Term Impact: Staff allocated \$75,000 from the 2015 Park Sales Tax for the initial development of the property. The proposed improvements are scheduled to take place in FY-2021. Prior to development, the property will require periodic mowing to allow for limited public use of the site. Estimated annual cost for mowing is approximately \$1,000.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Environment, Tertiary Impact: Development

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Environmental Management, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
08/22/2005	Annexation of 160.87 acre property into the city by the original developers of the property, Property Development Inc. and Billy and Glenda Sapp and development agreement, dated August 22, 2005, required a donation of approximately 18 acres of land to the Parks and Recreation Department.

Suggested Council Action

If the Council concurs that the acquisition of the described park land is appropriate, the ordinance should be approved authorizing the land acquisition to proceed and the City Manager to execute the Contract for Sale of Real Estate.