



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: August 21, 2017

Re: Authorizing Lease with Boone County Historical Society for land at Nifong Park

## Executive Summary

The Parks & Recreation Department is requesting Council authorization to renew the lease of park property to the Boone County Historical Society (BCHS). For over 30 years, BCHS has leased approximately 3.63 acres in Nifong Park for the purposes of operating a public historical museum, gazebo, art gallery, visitor's center, and historical village. The rental fee is \$10/year and is scheduled to terminate on December 31, 2040. The lease will automatically renew for a period of one year unless either party gives written notice of termination.

## Discussion

The City of Columbia, specifically, the Parks & Recreation Department, has partnered with the Boone County Historical Society (BCHS) for over 30 years. The initial lease began with the construction of the Walters Boone County Museum, which includes the Montminy Art Gallery. In 1994, the lease was amended so that BCHS could construct an outdoor gazebo to enhance the services and events being offered at the museum. In 2003, the lease was amended again to include an additional .046 acre corner of land to provide an indoor exhibit space for the "Nikawa", the boat used by author William Least Heat-Moon in his cross country journey that he described in his book *River Horse*.

This lease incorporates previous amendments and specific details of the lease are highlighted below:

- Rental is \$10/year payable in advance on January 1 of each year.
- Lease will terminate on December 31, 2040 but includes an automatic renewal clause of 1 year each, unless either party gives notice of termination.
- BCHS shall use the rented premises only for managing, maintaining, and operating the facilities described.
- BCHS shall keep their property and other improvements in good repair and condition at all times, including keeping it secured, in good order and free from filth, danger of fire or explosion and any nuisance.
- Maintenance of the leased area, including the grounds, gardens, lawns, landscapes and other features of the grounds, is the responsibility of BCHS.
- BCHS will obtain written approval of other improvements and construction plans and costs prior to entering into any contracts for construction of any further improvements to the leased area.
- Since Nifong Park was partially purchased with federal funds from the Land and Water Conservation Fund, all applicable regulations and procedures relating to this grant shall be followed.



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BCHS had originally requested another expansion of the lease property, but due to a change in interpretation and leadership of managers of the federal Land & Water Conservation Fund, the expansion may require equal land reimbursement or simply may be denied. BCCHS and city staff felt it was better to renew the lease and then consider expansion at a later date.

## Fiscal Impact

Short-Term Impact: None. BCCHS currently has similar lease.  
Long-Term Impact: None.

## Strategic & Comprehensive Plan Impacts

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

| Date       | Action   |
|------------|--|
| 06/17/1985 | Ordinance 010611 - Authorizing construction and operation of historical museum and visitor's center at Nifong Park.                                    |
| 03/21/1994 | Ordinance 013987 - Lease amendment to construct and operate a gazebo at Nifong Park.   |
| 05/05/2003 | Ordinance 017679 - Lease amendment to construct a new historical exhibit pavilion which would provide exhibit space for the river boat called "Nikawa" |

## Suggested Council Action

Approve the resolution authorizing the City Manager to sign the lease with the Boone County Historical Society.