



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: April 20, 2020

Re: Agreement with Boone County, Missouri Relating to the Transfer of Ownership of the County Fairgrounds Property

Executive Summary

At the January 6, 2020 meeting, Council approved a memorandum of understanding that established guidelines that would allow Boone County to transfer the County Fairgrounds Property to the City of Columbia. This legislation makes the transfer official and after closing, approximately 135 acres will become part of the park system managed by the Columbia Parks and Recreation Department. As a part of the transaction, the P&R Department will also assume maintenance responsibility for a portion of the MKT trail which is currently maintained by the County. The existing leases between Veterans United and UPS will transfer to the City with lease payments going to the Parks & Recreation Department to offset operating costs of the property. The leases will expire in three years and public use of the property will be limited to the Boone County Fair. For the next three years, park planning staff will be conducting meetings to determine a final park master plan of proposed recreational amenities. The property will be annexed into the City at a future date.

Discussion

An agreement has been negotiated with Boone County which, pending Council approval, would result in the transfer of the County Fairgrounds Property (approximately 135 acres) to the City for use for "public recreation purposes." Public recreation purposes includes staff offices for the Parks and Recreation Department, the Convention and Visitors Bureau, facility maintenance and/or other recreation or tourism-related activities. The Parks & Recreation Department also agrees to accept and maintain the County portion of the MKT Trail, from Jay Dix Station to the Katy Trail State Park.

With regard to the Fairgrounds Property, the agreement allows continued use of 23 acres of the property for the Boone County Fair for a period of at least ten (10) days per year. The City will need to enter into an operating agreement with Boone County Fair, Inc. regarding the use and operation of the County Fair. Additionally, the Boone County Sheriff Department will be able to utilize indoor spaces at a time agreeable to Veterans United.

There are also existing leases with Veterans United and UPS that are in effect through December 31, 2022. The City will accept assignment of those leases and honor those lease terms at least through the current expiration date of December 31, 2022. After closing on the property, the lease payments will transfer to the Columbia Parks and Recreation Department to offset dusk-to-dawn utility payments, maintenance costs and demolition of hazardous structures. It is anticipated that with the exception of 10 days for the Boone



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County Fair, public recreation, primarily use of the indoor spaces, will not be allowed until the leases expire. Copies of those leases are provided as supplemental information.

The transfer does not include Tract #2 as shown on the survey. The County will retain ownership of Tract #2 and there are no restrictions on the County's use and development of Tract #2 except that if developed in the future, such development will be done in conformity with City Code. The County has also agreed that at the time of sale and/or development, Tract #2 will be incorporated into the city limits. It will be the responsibility of the City to annex Tract #1 into the city limits.

Fiscal Impact

Short-Term Impact: Existing revenue of leases in the amount of approximately \$40,000 per year will offset operating costs.

Long-Term Impact: There will be revenue generated in year 3 of the leases, but beyond that development of the tract will dictate revenue and expenses.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Operational Excellence, Secondary Impact: Infrastructure, Tertiary Impact: Economy

Comprehensive Plan Impacts:

Primary Impact: Inter-Governmental Cooperation, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

Legislative History

Date	Action
01/06/20	<p>B390-19: Authorizing a memorandum of understanding with Boone County, Missouri relating to the transfer of ownership of the County Fairgrounds Property located east of Highway 63 and Oakland Gravel Road.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4280714&GUID=C3C142B4-EA4E-4D69-9FE2-95A78DDDE0D7&Options=&Search=</p>

Suggested Council Action

Passage of the ordinance authorizing an agreement with Boone County, Missouri relating to the transfer of ownership of the Boone County Fairgrounds property.