



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: November 6, 2023

Re: Land Acquisition – 8850 South Stanley Poe Road

Executive Summary

The Parks and Recreation Department is requesting City Council approval to acquire a 120-acre property owned by Barry and Linda Stuart and for the City Manager to execute the agreement for sale and donation of real estate. The property is located at 8850 South Stanley Poe Road in Boone County, Missouri. The Stuart family has a desire to complete a 50/50 sale and donation of the property. The appraised value of the 120-acre property is \$1,240,000 and staff has negotiated a final sale price of \$653,000. As part of the property transaction, the family has requested that the property be designated as a park in perpetuity and be named Stuart Park. The park will be maintained as a combination of greenspace and nature area in order to preserve the wildlife and natural landscape of the property. The property will be acquired using funds from the Park Sales Tax land acquisition account.

Discussion

The Parks and Recreation Department is requesting approval of an ordinance to acquire a 120-acre property, located at 8850 S. Stanley Poe Road, and authorize the City Manager to sign an agreement for sale and donation of real estate. Staff is also requesting City Council approval to name the property "Stuart Park."

Park staff began discussions about the potential sale and donation of the 120-acre property with Barry and Linda Stuart in January 2023. The discussions focused on the development of a park that would preserve the existing site conditions, protect the wildlife within the property and provide recreational access to nature for Columbia citizens. Park staff had multiple meetings with Barry and Linda Stuart and discussed potential park uses, maintenance of the property and desires of the family related to the potential park property. After these discussions, Barry and Linda Stuart made the decision to proceed with the 50/50 sale and donation of the 120-acre property to the City of Columbia with the following stipulations:

1. The land shall be used as a City park in perpetuity;
2. The park shall be named Stuart Park.
3. The park shall be maintained as a greenspace with shelters, restrooms, trails, parking lots and other recreational amenities as opposed to being developed into athletic fields, aquatic facilities or sports courts. Wildlife shall be protected as much as possible;
4. No new hard surface traffic roads shall be constructed but nature walking and biking trails may be established.
5. No motor vehicles are allowed beyond the designated parking areas.



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The Stuart family and park staff negotiated a final sale price of \$653,000 for the 120-acre property. The appraised value of the property is \$1,240,000 and the final sale price represents a 50/50 sale and donation of land to the City of Columbia. The final sale price also includes the purchase of multiple pieces of equipment and tools located in the 50-foot by 35-foot metal building located at the property. The property will be acquired using funds from the Park Sales Tax land acquisition account.

The sale and donation of land to the City of Columbia impacts key areas of the City's strategic plan related to Columbia's natural and built environments and the City of Columbia Climate Action and Adaptation Plan through preservation of greenspace and maintaining diverse native communities. While the property currently is located in Boone County, it will fill a large void in the Department's Natural Area Plan as the community continues to grow in southwest Columbia. Once initial development is completed, the park will provide citizens from throughout Columbia with the opportunity to access different types of nature with 80 acres of wooded forest land and 40 acres of open greenspace.

After the acquisition of the property, park staff will explore funding opportunities to begin the development of the park to provide park access for citizens. Staff has met with representatives from the Missouri Department of Conservation and private donors to discuss funding options and possible uses of the park. Staff will return to City Council at a later date to discuss funding options, approval of the park master plan and proposed phase I improvements after the public input process is completed and a recommendation is made by the Parks and Recreation Commission.

Fiscal Impact

Short-Term Impact: The 120-acre property will be purchased by the City of Columbia for \$653,000 and represents a 50/50 sale and donation of the property. The property will be purchased with Park Sales Tax land acquisition funds.

Long-Term Impact: At the time of purchase, the cost to maintain the property will be minimal and staff will provide updated costs for maintenance once the master plan is approved for the park.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Environmental Management, Tertiary Impact: Infrastructure



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Legislative History

| Date | Action |
|------|--------|
| None | None |

Suggested Council Action

Approve the legislation allowing the city to acquire a 120-acre property owned by Barry and Linda Stuart and authorize the City Manager to execute the agreement for sale and donation of real estate. In addition to these items, approve "Stuart Park" as the official name of the property.