



November 24th 2020
Special Meeting, 12:00 pm
Virtual Zoom Meeting

AGENDA

A. Roll Call

B. Special Meeting items:

Canal Park Expansion

C. Next Regularly Scheduled meeting – 12 noon, December 22nd 2020

D. Adjournment

November 24, 2020

Updated information on purchase of the 2.1 acres, Circle Service Parcel

- 1) Appraisal mis-identified property as outside the 100 year flood plain, property actually in the Floodway. After talking with Melissa Speert, the appraiser from the Robert Weiler Company, she indicated that because this is an existing property, with improvements (house, barn, septic, well) , the property's value is not significantly impacted by being in the floodplain or floodway. Also, she indicated there currently exists a premium for improved properties of this size, under \$200,000. Folks looking to move out of the Columbus urban area for residential purposes or for a small weekend recreational get away.
Also, the appraised value was arrived at by viewing several comparative sales (2018) in the area that the appraiser believed supported the \$195,000 value. Although we are not real estate appraisers or agents, after some discussion with Franklin Metro Parks Planning & Design Manager, we think the comps may not have been as comparable as suggested and a somewhat lower value might be more appropriate.
- 2) Jere Marks, Environmental Health Administrator from the Pickaway County Health Dept. indicates he is unaware of any regulations that would prohibit us from building on this parcel, even though it is in the floodway. There are restrictions on how/where you build, i.e., you can't build on top of the existing septic system, the ground level of a structure must be designed to allow water to flow thru it, ...
- 3) American StructurePoint's preliminary assessment of the Canal Park Dam structure indicates "we do not feel there is eminent danger for dam failure". They will be recommending in their final report (not yet received), monitoring the dam to gage how fast it is deteriorating. They will be recommending patching of the concrete wall to stop the flow of flood water thru the wall (approx. \$50,000 - \$80,000), and making some suggestions for ideas/costs for improving the downstream stone work/wall.
- 4) Additional items seller is willing to agree too in an effort to increase the value of this agreement:
 - a. Provide a perpetual easement to his "right of way" under the railroad and under US 23 to Huston Ave. This would alleviate the need for the Park District to purchase property from NFS Railroad to get our trail corridor out of Circleville to the Scioto River.
 - b. Provide trail use agreements to his 300 acres of property along the Scioto River adjacent to our Pickaway Trail corridor on the east side of the Scioto River (see attached map)
- 5) Additional Park District reasons for making acquisition:
 - a. The availability of a water (existing well) for Canal park events, presentations, herbicide applications, possibly connect to restroom.
 - b. The availability of a storage barn for equipment specific to this park to minimize transportation to/from primary maintenance facility; i.e., mowing equipment, volunteer's equipment, equipment/materials for special events, trash removal location.

- c. Costs for trying to make the existing park area conducive for additional parking and handicap accessible restrooms probably much higher than the additional costs of this property.

Proposed Trails and Easement with Park Purchase

