

A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 200 ACRES OWNED BY JOANNE R. WATKINS FOR THE PURPOSE OF PUBLIC OPEN SPACE AND TRAILS AS AN EXTENSION OF CHEYENNE MOUNTAIN STATE PARK

WHEREAS, the Parks, Recreation and Cultural Services Department desires to acquire approximately 200 acres of real property, located near the western end of Rock Creek Canyon Road, adjacent to Cheyenne Mountain State Park, which is owned by Joanne R. Watkins and is legally described on Exhibit 1 and depicted on Exhibit 2, both of which are attached hereto and made a part hereof, ("Watkins Property"); and

WHEREAS, the current 2015 Park System Master Plan identifies the Watkins Property as a Candidate Open Space and a critical link for the Cheyenne Mountain Heritage Trail; and

WHEREAS, on June 3, 2015, the TOPS Working Committee, through the City's Trails, Open Space and Parks Program, voted unanimously to support the acquisition of the Watkins Property; and

WHEREAS, on October 8, 2015, the City Parks and Recreation Advisory Board voted unanimously to support the acquisition of the Watkins Property as an extension of Cheyenne Mountain State Park; and

WHEREAS, the acquisition of the Watkins Parcels includes unique natural and recreational resources including a perennial stream, mature forests, wildlife habitat, and unique geologic formations; and

WHEREAS, the acquisition of the Watkins Parcels is in the public interest, provides additional open space and is needed for the future Cheyenne Mountain Heritage Trail; and

WHEREAS, the Parks, Recreation and Cultural Services Department and Colorado State Parks will amend the current Cheyenne Mountain Operations and Management Agreement whereby Colorado State Parks will provide operations, management and stewardship of the Watkins Property as an extension of Cheyenne Mountain State Park; and

WHEREAS, pursuant to *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests* ("Real Estate Manual") and City Code Section 7.7.1802, City Council must approve property acquisitions if the total acquisition amount of the property interest acquired in the transaction exceeds \$50,000; and

WHEREAS, the City obtained an appraisal of the Watkins Property which shows a fair market value in excess of the \$980,000 purchase price; and

WHEREAS, the Parks, Recreation and Cultural Services Department requests City Council's approval of the purchase of the Watkins Property for a purchase price of \$980,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. City Council hereby approves the acquisition of the Watkins Property, as legally described on Exhibit 1 and depicted on Exhibit 2, from Joanne R. Watkins for the purchase price of \$980,000 pursuant to the Real Estate Manual.

Section 2. The City's Real Estate Services Manager and Parks Director are authorized to execute all documents necessary to complete the acquisition of the Watkins Property in accord with the Real Estate Manual.

Section 3. City Council hereby recognizes the acquisition is in compliance with the Trails, Open Space and Parks Ordinance.

DATED at Colorado Springs, Colorado, this _____ day of _____, 2016.

ATTEST:

City Council President

Sarah B. Johnson, City Clerk