

RESOLUTION NO. \_\_\_\_\_ - 20

A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 40 ACRES OF PROPERTY AS AN ADDITION TO THE CORRAL BLUFFS OPEN SPACE THROUGH THE TRAILS, OPEN SPACE, AND PARKS (TOPS) PROGRAM

WHEREAS, the City of Colorado Springs ("City") Parks, Recreation and Cultural Services Department, through its Trails, Open Space and Parks Program ("TOPS"), has identified for acquisition a privately owned 40 acre property which shares a property boundary on three sides with the Corral Bluffs Open Space; and

WHEREAS, the Parks, Recreation, and Cultural Services Department has negotiated the acquisition of the approximately 40 acres of property (the "Property"), legally described in Exhibit A, which is currently owned by Phil Greco (the "Seller"); and

WHEREAS, the Property is located within a candidate open space area previously identified in the 2014 Park System Master Plan; and

WHEREAS, the Property which includes a residence, utilizes the main entrance road into the Corral Bluffs Open Space from State Highway 94 and its acquisition would allow the TOPS Program to enhance the security of the remainder of the Corral Bluffs Open Space; and

WHEREAS, the City has obtained an appraisal for the Property that supports the negotiated purchase price of four hundred seventy thousand dollars (\$470,000) from the fund balance in the Trails, Open Space, and Parks (TOPS) Open Space Category as authorized by the City Code of the City of Colorado Springs, § 4.6.101, et seq. and § 4.6.201, et seq. to complete the real estate transaction.

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

Section 1. City Council finds the acquisition of the Property as a strategic addition to the Corral Bluffs Open Space to be in the best interest of the citizens of Colorado Springs.

Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests ("Real Estate Manual"), Section 4.1, City Council hereby authorizes the acquisition of the Property for a purchase price of four hundred seventy thousand dollars (\$470,000) which supports the negotiated purchase price of the Property.

Section 3. The City of Colorado Springs Real Estate Manager and the Parks, Recreation, and Cultural Services Director are authorized to execute any and all documents necessary to complete the acquisition, in accord and compliance with the Real Estate Manual.

Section 4. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

ATTEST:

\_\_\_\_\_  
Sarah B. Johnson, City Clerk

Exhibit A: Legal Description

PT OF NE4NW4 SEC 17-13-65 LY NLY OF TRS CONV BY REC# 202132906 & 202132907,  
EX THAT PT CONV BY REC# 204142950, TOG W/THAT PT CONV BY REC# 204142953, EX  
PT PLATTED TO DUBLIN BOULEVARD FIL NO 4 & PETERSON ROAD AT INDIGO RANCH  
FIL NO 1, EX THAT PT CONV BY REC #208010540

El Paso County Tax Schedule Number

53172-00-023