

RESOLUTION NO. 21-16

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:**

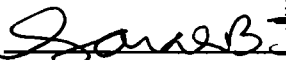
Section 1. City Council hereby approves the acquisition of the Watkins Property, as legally described on Exhibit 1 and depicted on Exhibit 2, from Joanne R. Watkins for the purchase price of \$980,000 pursuant to the Real Estate Manual.


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 23<sup>rd</sup> day of February, 2016.

ATTEST:

  
Sarah B. Johnson, City Clerk



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

Legal Description  
El Paso County Tax Schedule Numbers 7500000243 and 7500000061

PARCEL A:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF AS HERETOFORE CONVEYED TO WILLIAM MCCAN BY DEED RECORDED MARCH 25, 1914 IN BOOK 524 AT PAGE 509.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC ROADWAY KNOWN AS ROCK CREEK CANYON ROAD AS CREATED BY DEED RECORDED OCTOBER 29, 1964 IN BOOK 2041 AT PAGE 767, AND BY DECLARATION OF MUTUAL GRANTS OF EASEMENTS RECORDED MARCH 23, 1982 IN BOOK 3545 AT PAGE 155.

PARCEL C:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 IN TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, RUN THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 TO THE EAST SIDE LINE OF JAMES CANON, THENCE SOUTHERLY ALONG THE EAST SIDE LINE OF JAMES CANON TO A POINT WHERE ROCK CREEK TRAIL INTERSECTS JAMES CANON, THENCE WESTERLY ALONG ROCK CREEK TRAIL TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, THENCE NORTH ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, EL PASO COUNTY, STATE OF COLORADO

PARCEL D:

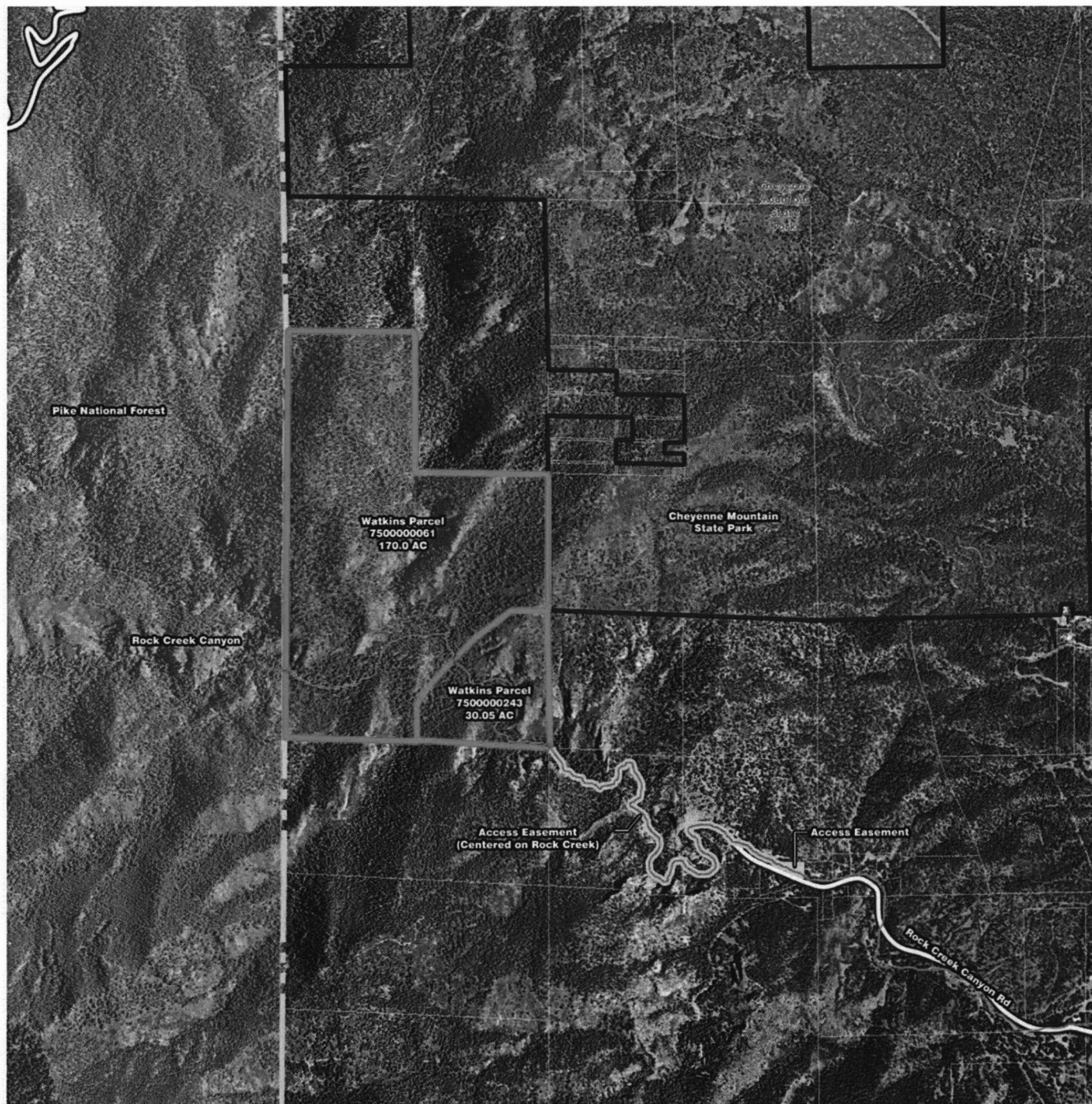
THE SOUTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 26, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

RES File #17666  
Resolution No. \_\_\_\_\_

Seller Ints: \_\_\_\_\_ City Ints: \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

Exhibit 1

Exhibit 2: Parcel Map



Watkins Property Acquisition