

RESOLUTION NO. 84-17

A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 85.61 ACRES OF REAL PROPERTY FOR THE EXPANSION OF 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 has through its Trails, Open Space and Parks Program ("TOPS"), identified a parcel of land adjacent to the Corral Bluffs Open Space as an important asset for preservation; and

WHEREAS, the Parks, Recreation and Cultural Services Department has negotiated the acquisition of the parcel of land adjacent to the Corral Bluffs Open Space, comprised of approximately 85.61 acres, known as TSN 4400000017, legally described on Exhibit A and depicted on Exhibit B (the "Property"), which is currently owned by Monty and Latroy Kyle, (the "Kyles"); and

WHEREAS, the Property has been identified as an Open Space Candidate Area within the Colorado Springs Open Space Master Plan; and

WHEREAS, the acquisition of the Property by the City will ensure and preserve unique open space values and critical archeological and paleontological artifacts; and

WHEREAS, to fulfill the City's Open Space Master Plan and facilitate the City's acquisition of the Property, the Trust for Public Land ("TPL") desires to partner with the TOPS Program by purchasing the 85.61-acre Property from the Kyles in September 2017; and

WHEREAS, TPL has agreed to sell the Property to the City once it has acquired the Property from the Kyles for a total purchase price of \$570,000; and

WHEREAS, TPL has obtained an appraisal for the Property that supports the purchase price of \$570,000; and

WHEREAS, proposed land acquisitions are subject to the procedures of The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests ("Real Estate Manual"); and

WHEREAS, pursuant to Section 4.1 of the Real Estate Manual and City Code §7.7.1802, City Council must approve property acquisitions if the total acquisition amount of for the property interest acquired in the transaction exceeds \$50,000; and

WHEREAS, the Parks, Recreation and Cultural Services Department requests City Council's approval of the purchase of the Property.

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 for open space purposes to be in the best interests of the citizens of Colorado Springs.

Section 2. Pursuant to the Real Estate Manual, Section 4.1, City Council hereby authorizes the acquisition of the Property from the Trust for Public Land for a purchase price of \$570,000.

Section 3. The City of Colorado Springs Real Estate Manager and the Parks, Recreation and Cultural Services Director are hereby 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 25th day of July, 2017.



Council President

ATTEST:



Sarah B. Johnson, City Clerk



EXHIBIT A
Legal Description

LOTS THREE AND FOUR IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE
6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

General Location Map

Kyle Parcel
+/-80.77 acres

CORRAL BLUFFS
+/-553.83 acres

DAVIS RD

BOUCHER RD

CORRAL VALLEY RD

WEST LN

94

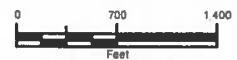
ST HWY 94



Department of
Parks, Recreation
& Cultural Services



Kyle Parcel
Corral Bluffs Open Space



Map Version Date: 6/2/2017

