

A RESOLUTION AUTHORIZING THE ACQUISITION OF UP TO 223.25 ACRES, 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 two parcels of land adjacent to and surrounded by the Corral Bluffs Open Space as important assets for acquisition and preservation; and

WHEREAS, the Colorado Springs Park System Master Plan identifies the parcels as within an Open Space Candidate Area; and

WHEREAS, this acquisition will protect the City’s investment in the Corral Bluffs Open Space by securing the parcel that forms the interior area of the existing Corral Bluffs Open Space property; and

WHEREAS, the Parks, Recreation and Cultural Services Department has negotiated the acquisition of the two parcels (the “Property”), identified as Tax Schedule Numbers 44000-00-016 and 44000-00-506, legally described on Exhibit 1 and map depicted on Exhibit 2, which are currently owned by Larry Bishop and Loretta L. Branham as co-executors of the estate of Everett Bishop (the “Sellers”); and

WHEREAS, on June 6, 2018, the TOPS Working Committee, through the City’s TOPS program, voted unanimously to support the acquisition of the Property and the Parks, Recreation and Cultural Services Advisory Board voted unanimously to recommend approval of the acquisition at its July 12, 2018 meeting; and

WHEREAS, the two parcels include unique natural and recreational resources including scenic views from mesas and bluffs, wildlife habitat, prairie grasslands and beautiful box canyons; and

WHEREAS, the acquisition of this property is in the public interest, because it provides additional open space on the City of Colorado Springs’ eastern boundary and protects existing open space assets; and

WHEREAS, the City has obtained an appraisal for the Property that supports the purchase price of \$1,046,000 and funding will be required for the acquisition of the Property in the amount of up to \$1,078,000 from 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, and secure 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 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 \$1,046,000 or the associated per acre value as appraised.

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 _____, 2018.

Council President

ATTEST:

Sarah B. Johnson, City Clerk

Exhibit 1: Legal Description
El Paso County Tax Schedule Numbers
44000-00-016 and 44000-00-506

Exhibit 2: Parcel Map