



Legislation Details (With Text)

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Title: A Resolution Amending City Council Resolution 84-17 Adjusting the Size and Value of Real Property for Expansion of the Corral Bluffs Open Space

Presenter:
Karen Palus, Director of Parks, Recreation and Cultural Services
Britt Haley, Parks Design and Development Manager

Sponsors:

Indexes:

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Attachments: 1. Corral Bluffs Addition Resolution Amendment_FINAL, 2. Corral Bluffs Addition Exhibits A and B, 3. Resolution No. 84-17, 4. Signed Resolution 118-17

Date	Ver.	Action By	Action	Result
11/14/2017	1	City Council	adopted	Pass
10/23/2017	1	City Council Work Session	referred	

A Resolution Amending City Council Resolution 84-17 Adjusting the Size and Value of Real Property for Expansion of the Corral Bluffs Open Space

Presenter:

Karen Palus, Director of Parks, Recreation and Cultural Services
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Summary:

On July 25, 2017, City Council authorized the acquisition of approximately 85.61 acres of real property ("Property") for the expansion of the Corral Bluffs Open Space through the Trails, Open Space and Parks (TOPS) program as evidenced by Resolution No. 84-17. The TOPS program imposes a voter approved sales tax. The TOPS Working Committee is responsible for setting priorities and making recommendations for the expenditures of TOPS funds. The TOPS Working Committee had identified the Property as having open space values that merit preservation. City staff worked with the Trust for Public Land ("TPL"), a national, nonprofit, land conservation organization that conserves land for people to enjoy as parks and open spaces to acquire this property. TPL secured ownership of the Property with the intent to subsequently sell the Property to the City for open space purposes. During the acquisition process, an updated survey of the Property revealed that the Property was more accurately 80.688 acres. Because the Resolution No. 84-17 identified the Property as being 85.61 acres and that acreage has been reduced to 80.688 acres as a result of the routine due diligence work conducted as part of the acquisition process, staff requests that City Council adopt an updated Resolution correctly identifying the final acreage and purchase price of the

Property.

Previous Council Action:

On July 25, 2017, City Council adopted a Resolution authorizing acquisition of 85.61 acres of real property for the expansion of the Corral Bluffs Open Space.

Background:

A prior survey concluded the acreage of the Property was approximately 85.61 acres. The Property lies along the western boundary of the Corral Bluffs Open Space, north of Highway 94.

The 2014 Park System Master Plan identified this area as an open space candidate area meriting conservation. The 1997 Open Space Master Plan identified this area as containing significant natural resource values of National importance. The Property has been identified as an important parcel for acquisition to preserve the open space values at the Corral Bluffs / Jimmy Camp Creek Area. The TOPS Program has received open space applications requesting acquisition of the Property from the Trails and Open Space Coalition (TOSC) and the Corral Bluffs Alliance (CoBA). The TOPS Working Committee has toured the Property on several occasions.

TPL partnered with the TOPS Program in fulfilling the City's Open Space Master Plan to acquire the Property for open space. To facilitate the City's acquisition of the Property, TPL obtained a letter of intent from the Sellers to sell the 85.61-acre Property to TPL in September, 2017. Title work, surveys, and a Phase 1 environmental report were completed and approved by both the City and TPL prior to any land transaction. Based on the updated survey concluding the Property size to be 80.688 acres, and the corresponding value per acre identified by an updated appraisal, TPL agreed to sell the Property to the City for \$540,000, under the Open Space Category. As a result, the City paid \$540,000 to acquire the Property.

This item supports the City's strategic goal relating to investing in infrastructure by increasing its green infrastructure along the community's eastern edge.

Financial Implications:

Acquisition of the Property required less funding which translated to \$540,000 from the TOPS Open Space Committee available fund balance.

Board/Commission Recommendation:

The TOPS Working Committee voted to recommend acquisition of the Property on July 12th and the Parks and Recreation Advisory Board voted to recommend purchase of the Property at their July 13th meeting.

Stakeholder Process:

The TOPS Working Committee meetings (June 7th and July 12th) and Parks and Recreation Advisory Board meetings (June 8th and July 13th) provided opportunities for public comment. In addition, TOPS Staff has met with the Corral Bluffs Alliance.

Alternatives:

City Council could decline to approve the adjustment of the acreage and purchase price.

Proposed Motion:

Move to approve the Resolution Amending City Council Resolution 84-17, adjusting the size and value of Real Property for Expansion of the Corral Bluffs Open Space.

N/A