

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY AND EASEMENTS FROM PHA STORES, INC USING PPRTA FUNDS FOR THE PSFB NORTH GATE ACCESS AND SAFETY IMPROVEMENTS PROJECT

WHEREAS, in connection with the PSFB North Gate Access and Safety Improvements Project (“Project”), the City of Colorado Springs Engineering Division of the Public Works Department (“City”) has identified the need to acquire real property, a public improvement easement, and a temporary construction easement (“Property”) from PHA Stores, Inc (“Property Owner”); and

WHEREAS, the acquisition of the Property will allow the reconfiguration of the interchange at US Hwy 24 and Peterson Road to replace the existing signalized intersections with roundabout intersection controls as proposed within the Project; and

WHEREAS, the goal of the Project is to provide a safer, more secure, and more efficient transition to the North Gate of Peterson Space Force Base and the surrounding community; and

WHEREAS, the City was awarded a grant from the Department of Defense, Office of Local Defense Community Cooperation (“OLDCC”) who provides funding opportunities to defense communities to address deficiencies in community infrastructure supportive of a military installation; and

WHEREAS, the grant terms and conditions require the City to demonstrate ‘site control’ prior to the OLDCC issuing a Notice to Proceed to the City the timing of which is critical to retaining the grant; and

WHEREAS, the City has negotiated with the Property Owner for the acquisition of approximately 769 square feet of right-of-way, 1,085 square feet of public improvement easement, and 1,466 square feet of temporary construction easement more particularly described as RW-4, PE-4, and TE-4 on the attached Exhibits A and depicted on the attached Exhibits B, respectively; and

WHEREAS, this acquisition meets the requirements under the real property acquisitions procedures provided in the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 (“RES Manual”) and the federal and state laws, regulations, and guidelines; and

WHEREAS, the total acquisition price, including the cost to relocate personal property, is \$150,000, which is supported by an independent real estate appraisal; and

WHEREAS, acquisitions over \$100,000 must be approved by City Council pursuant to section 9.6 of the RES Manual.

**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 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, Revised 2021 ("Real Estate Manual"), City Council hereby authorizes the acquisition of the Property for the amount of \$150,000.

Section 3. City Council authorizes the Real Estate Services Manager and the Director of Public Works Department to execute all documents necessary to complete the acquisition.

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

Dated at Colorado Springs, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Randy Helms, Council President

ATTEST:

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