

Highline Transmission Main Land Acquisition

**A RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY OWNED
BY COLORADO DEPARTMENT OF TRANSPORTATION FOR THE POWERS
PUMP STATION**

Lyman Ho

Wayne Vanderschuerer, General Manager

December 9, 2014

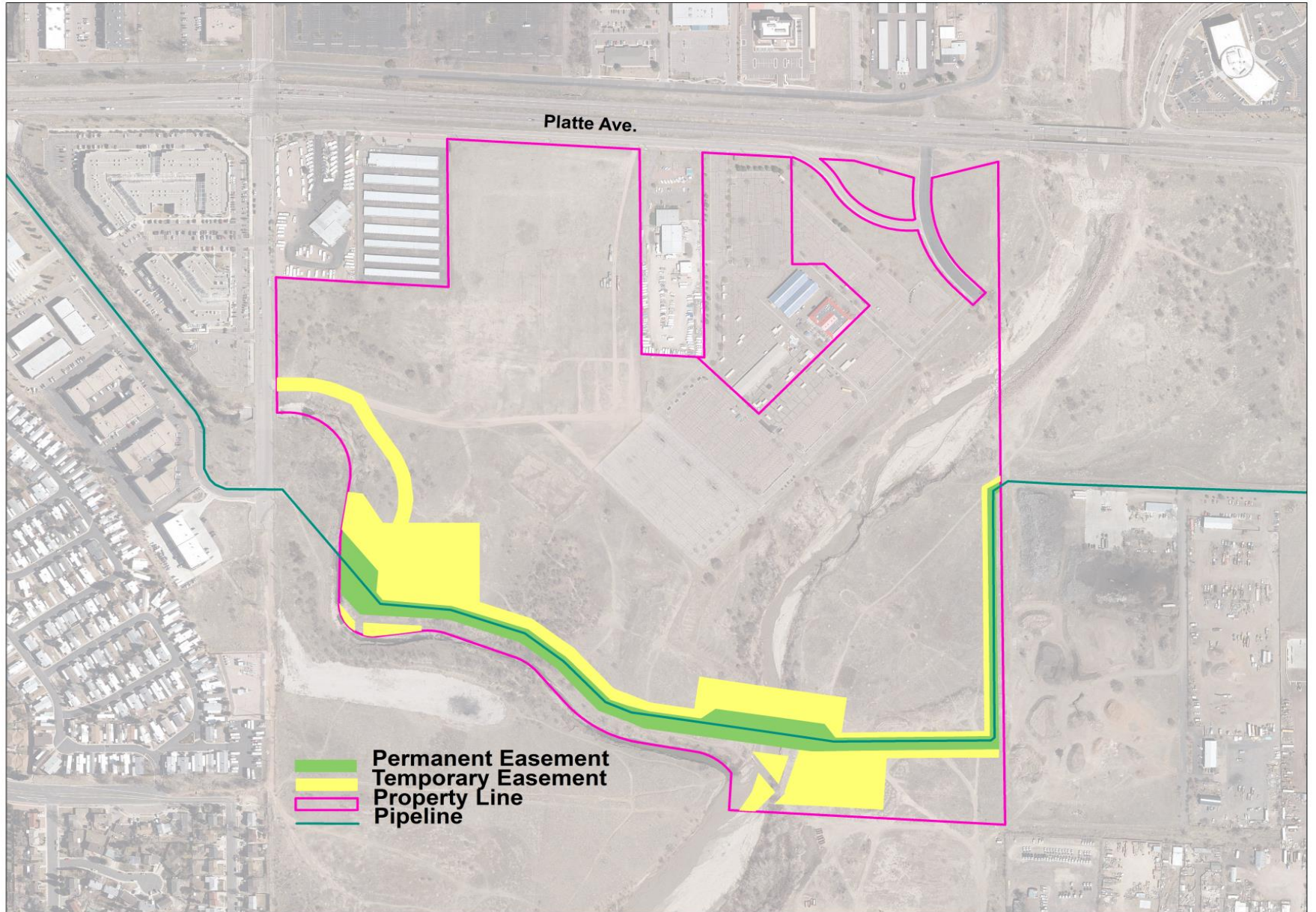
Highline Transmission Main Land Acquisition

- Finished water line of 4 and a half miles
 - From the Marksheffel Road Water Treatment Plant to Academy Blvd
 - Along or parallel to Platte Ave
 - 42-inch diameter to 24-inch diameter
- Two Phases:
 - Phase I Marksheffel Rd to Powers - is constructed
 - Phase II Powers Blvd to Academy Blvd – Construction in 2015

Land Acquisition Requirements

- Values over \$50,000 require City Council approval
- Permanent and temporary construction easements needed along corridor through property known as Colorado Springs Flea Market on Platte Ave
 - Property is 104 Acres
 - CSU requires approx 4.95 acres permanent and 9.69 acres temporary easements
 - Alignment and easement areas are acceptable to the parties

Map of Easements to be Acquired



Status of Negotiations

- Contact with owner on-going last two years
 - CSU performed appraisal
 - Property owner did not obtain appraisal
 - Corridor adjusted to reduce impact to property
 - Consensual purchase price of \$307,190 negotiated
 - Subject to City Council approval
 - Purchase price is approx 30% above CSU appraised value
 - Payment above appraised value is justified by not having to pay for owner's appraisal, avoiding delay of the project, and avoiding cost of eminent domain
 - Documents have been executed

HTM Easement Acquisition Questions

- Questions & Discussion

Request Approval of the Resolution

Item xx



A RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY OWNED BY COLORADO DEPARTMENT OF TRANSPORTATION FOR THE POWERS PUMP STATION