RESOLUTION NO. ____ – 25

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY AND A TEMPORARY CONSTRUCTION EASEMENT ON PROPERTY IDENTIFIED AS EL PASO COUNTY TAX SCHEDULE NUMBER 55000-00-380

WHEREAS, the City of Colorado Springs ("City"), by and through its enterprise, the Colorado Springs Municipal Airport ("Airport"), desires to purchase a portion of land in fee simple and a temporary construction easement from Cygnet Land, LLC, ("Cygnet") for the Airport Stormwater Channel Improvements Project ("Project"); and

WHEREAS, the fee simple portion of the property is described on Exhibit A and depicted on Exhibit B ("Property") and the temporary construction easement is depicted on Exhibit C ("Easement"); and

WHEREAS, the acquisition of the Property and the Easement is in the public's interest and is needed by the Airport for current and future development of the Airport and Peak Innovation Park; and

WHEREAS, pursuant to *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* ("Real Estate Manual") and City Code §7.7.1802, City Council must approve real property acquisitions if the total acquisition amount of the property interest acquired in the transaction exceeds $100,000; and

WHEREAS, an independent appraiser determined the fair market value ("FMV") of the Property and Easement is one hundred eighty-one thousand three hundred thirty dollars ($181,330.00); and

WHEREAS, the Airport desires to purchase and Cygnet desires to sell the Property and Easement to the City for $181,330.00.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. City Council finds that the acquisition of the Property and Easement, described and depicted on Exhibits A, B, and C are in the public's interest and complies with the Real Estate Manual, City Charter, City Code, and all other applicable laws.

Section 2. In accordance with Chapter 4 of the Real Estate Manual, City Council hereby authorizes the purchase of the Property and Easement by the Airport, for $181,330.00.

Section 3. Pursuant to the Real Estate Manual, Chapter 2, section 2.11, the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the conveyance

Section 5. This Resolution shall be effective immediately upon its adoption.

Dated at Colorado Springs, Colorado this ___ day of_____, 2025.

_____
Council President

ATTEST:

_____
Sarah B. Johnson, City Clerk

EXHIBIT A

A description of a parcel of land located South of Powers Boulevard within property owned by Cygnet Land LLC, El Paso County, Colorado.

LEGAL DESCRIPTION

A tract of land located in the Northwest ¼ of Section 8, Township 15 South, Range 65 West of the 6th P.M., El Paso County, Colorado described as follows:

(BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF POWERS BOULEVAD AS SHOWN ON THE RECORDED PLAT " POWERS BOULEVARD/NEW DRENNAN ROAD IMPROVEMENT DISTRICT RIGHT-OF-WAY" AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF EL PASO COUNTY COLORADO. SAID LINE BEING MONUMENTED BY NO. 5 REBAR W/ALUMN. CAP MARKED DB&CO FOR THE EAST PC AT STATION 168+81.55 AND A CDOT MONUMENT AT THE WEST PC AT STATION 236+60.61. SAID LINE HAVING A BEARING OF S89°48'46"W AND A MEASURED DISTANCE OF 6787.20 FEET)

Commencing(POC) at an east PC station 168+81.55, thence S89°48'46"W, 1579.97 feet along the south Right-of-Way line of said Powers Boulevard to the Northwest Corner of that tract of land describe in El Paso County Assessor Schedule Number 5500000333 and the TRUE POINT OF BEGINNING

Thence S00°11'14"E, 210.00 feet along the west line of said tract of land, El Paso County Assessor Schedule Number 5500000333;

Thence S89°48'46"W, 421.52 feet;

Thence N00°17'56"W, 210.00 feet to the South Right-of-Way line of said Powers Boulevard;

Thence N89°48'46"E, 421.93 feet along the South Right-of-Way line of said Powers Boulevard to the Northwest Corner of said tract of land, El Paso County Assessor Schedule Number 5500000333 and the TRUE POINT OF BEGINNING;

Area = 88,563.07 Square Feet, 2.03 acres, more or less.

Randall D. Hency, PLS Colorado 27605
for and on behalf of
Polaris Surveying, Inc.
1903 Lalaray Street, Suite 102
Colorado Springs, Co. 80909
Job No. 240108

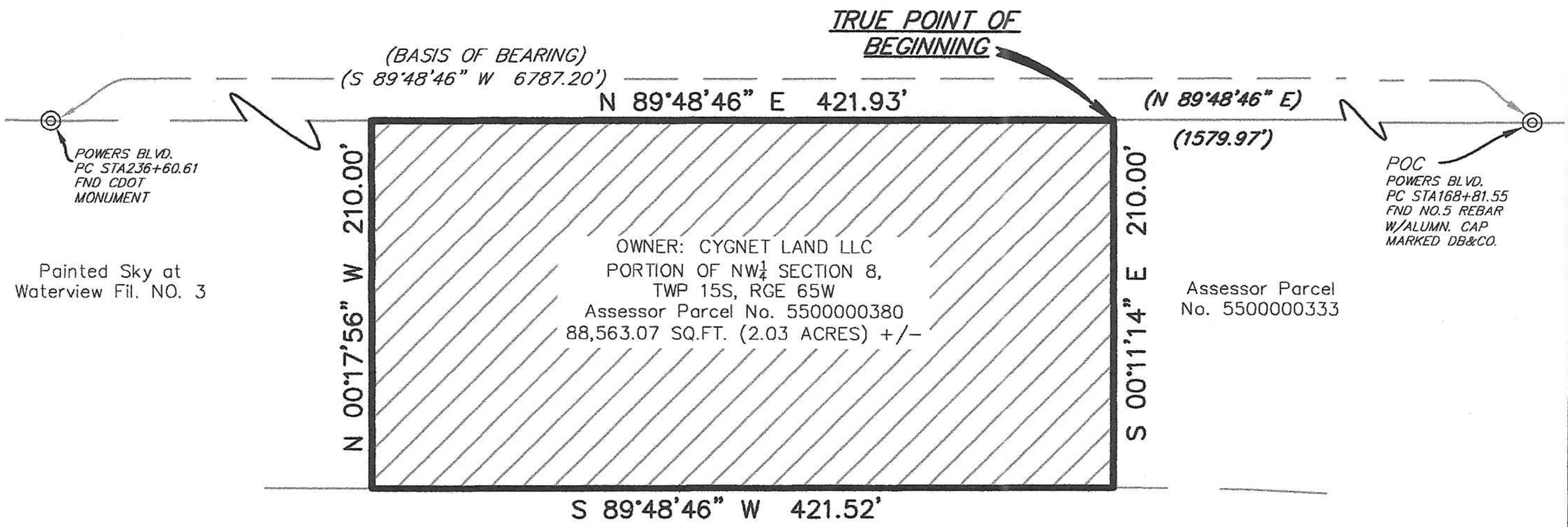
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
RANDALL D. HENCY
1-29-25
27605

Date 01/22/25

Exhibit B

SCALE 1" = 60'

SOUTH POWERS BOULEVARD
(BOOK 5307, PAGE 1472 – ROW VARIES)



COLORADO REGISTERED
RANDALL D. HENCY
1-29-25
27605
PROFESSIONAL LAND SURVEYOR

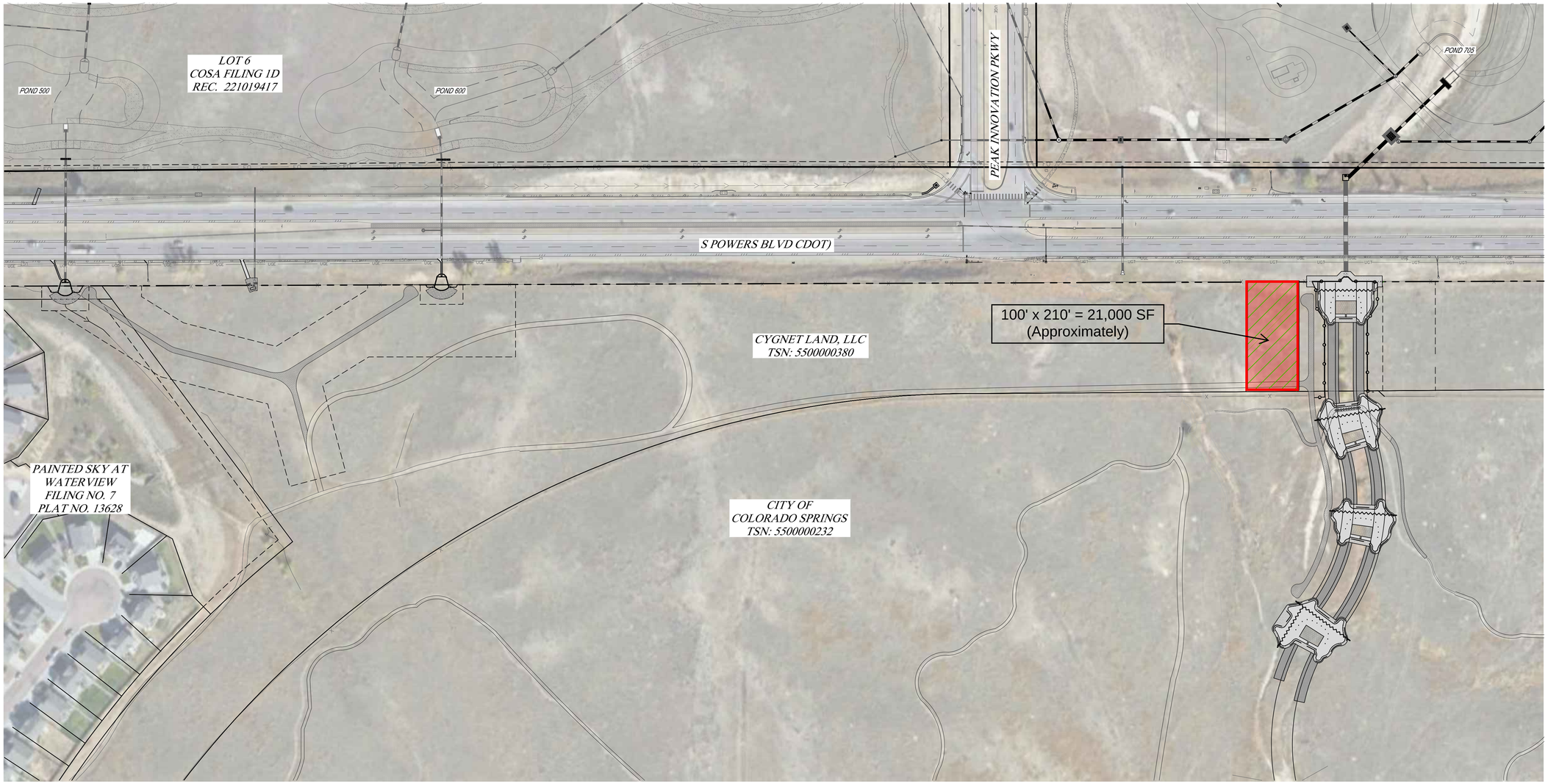
Date: 01/22/25
Enertia Job No. 240108

EXHIBIT B

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448–0844 FAX (719)448–9225

COLORADO SPRINGS AIRPORT
DOWNSTREAM BIG JOHNSON CHANNEL IMPROVEMENTS
CYGNET PROPERTY CONSTRUCTION EASEMENTS
SEPTEMBER 9, 2024

Exhibit C



Temporary Construction Easement

N

0' 50 100 200

SCALE: 1"=100'

ENERTIA CONSULTING GROUP LLC

PEAK INNOVATION PARK

COLORADO SPRINGS AIRPORT

Q:\COLORADO SPRINGS AIRPORT\07-CADD\EXHIBITS\PA7\POND 500 & 600\DOWNSTREAM IMPROVEMENT EASEMENT EXHIBITS-EXH.DWG