

RESOLUTION NO. _____ -25

A RESOLUTION DECLARING THE REAL PROPERTY KNOWN AS TELLER COUNTY TAX SCHEDULE NUMBER R0014623 / 3745.074000090 AND LOCATED ALONG COUNTY ROAD 421 SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF SUCH PROPERTY

WHEREAS, the City of Colorado Springs ("City") on behalf of its enterprise Colorado Springs Utilities ("Utilities") is the owner of a parcel located along 1763 County Road 421 in Florissant, Colorado, also known by Teller County Tax Schedule Number R0014623 / 3745.074000090 (the "Property") as identified in Exhibit A and depicted on Exhibit B; and

WHEREAS, Utilities has determined that fee ownership of the Property is not needed for Utilities' business or operational purposes and that Utilities' need for the Property can be satisfied by means of an easement; and

WHEREAS, in accordance with the process set forth in Section 5.2 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* (the "RES Manual"), the City's Real Estate Services Office has consulted with other City departments and enterprises to determine whether any other City department or enterprise has a need for the Property, and no other City department or enterprise has expressed interest in maintaining fee ownership of, or reserving easements on, the Property; and

WHEREAS, pursuant to Chapters 5 and 9 of the RES Manual, an independent appraiser determined the Fair Market Value of the Property to be \$45,000; and

WHEREAS, Section 5.3 of the RES Manual provides that City Council must determine that City-owned property is surplus before the property may be disposed; and

WHEREAS, Utilities will reserve a utility easement across a portion of the Property; and

WHEREAS, pursuant to section 5.7 of the RES Manual, the Property may be disposed of by listing it for sale with a real estate consultant for not less than the Fair Market Value.

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

Section 1. City Council hereby finds the Property to be surplus and the disposal of the Property to be in compliance with City Code and the RES Manual.

Section 2. Pursuant to the RES Manual, Chapter 2, § 2.11, the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the disposition of the Property and to obtain the Mayor's signature on the Quitclaim Deed to convey the Property in accord with this Resolution.

Dated at Colorado Springs, Colorado, this _____ day of _____, 2025.

ATTEST:

Lynette Crow-Iverson, Council President

Sarah B. Johnson, City Clerk