SDS/Bostrom Land Acquisition Consensual Transactions

Lyman Ho
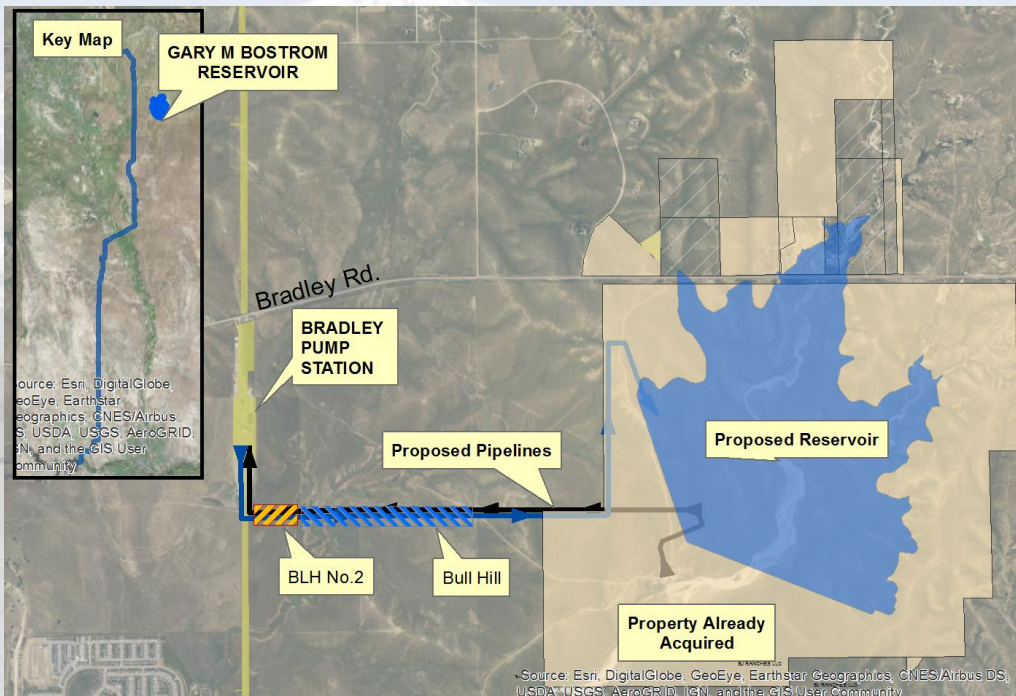
SDS Land Acquisition Manager

December 11, 2017

City Council approval requested for:

- Authorization to close on two consensual transactions:
  - APN 55000-00-324 (Bull Hill, LLC)
  - APN 55000-00-225, nka 55000-00-408 (BLH #2, LLC)
- Acquisition of easements needed for the Gary M. Bostrom Reservoir (formerly known as the Upper Williams Creek Reservoir - UWCR).

Vicinity Map

Summary of Acquisitions

- Bostrom Reservoir acquisitions total 2,188.5 acres in fee ownership at present

- Four properties are still being negotiated for acquisition of fee ownership

- These easement acquisitions complete the needed connection between the reservoir and pump station

- All easement compensation has been negotiated consistent with SDS acquisitions and City's Real Estate Manual

SDS/Bostrom Land Acquisition

APN 55000-00-225 nka 55000-00-408

- Easement is needed for "drain and fill" pipelines connecting reservoir with pump station

- Valuation is based on CSU appraisal with administrative settlements.   Owners are waiving their right to appraisals

- Proposed settlement is $65,000.00. CSU appraised value is $58,400.00, a difference of $6,600.00.

- Following construction of the pipelines within the easement area, the easement width will be reduced to eliminate the land needed for construction

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APN 55000-00-324

- Easement is needed for "drain and fill" pipelines connecting reservoir with pump station

- Easement was previously authorized to be acquired through eminent domain

- Proposed settlement is for $178,086.20 with CSU appraisal at $164,949.00 a difference of $13,137.20

- Easement width is proposed to be reduced from 150 feet to 100 feet following construction of the two pipelines

Recommendation

- Colorado Springs Utilities requests the approval of City Council to purchase the easement across the Bull Hill Property for a purchase price of $178,086.20 and the easement across the BLH Property for a purchase price of $65,000.

Colorado Springs Utilities
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Questions?