



Legislation Details (With Text)

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Title: A Resolution Authorizing the Acquisition of Property to be used in Support of the Lower Williams Creek Site Projects

Presenter:
Jessica Davis, Land Resource Manager, Colorado Springs Utilities
Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Sponsors:

Indexes:

Code sections:

Attachments: 1. CC-AcquisitionCorundumPropertyRES-2020-09-28.pdf, 2. Exhibits A and B_Signed, 3. Signed Resolution 99-20

Date	Ver.	Action By	Action	Result
11/10/2020	1	City Council	adopted	Pass

A Resolution Authorizing the Acquisition of Property to be used in Support of the Lower Williams Creek Site Projects

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities
Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Summary:

Colorado Springs Utilities (“Utilities”) is requesting approval to acquire approximately 73 acres of real property in fee needed to access the Lower Williams Creek Site (“LWC Site”) east of the City of Fountain and south of Squirrel Creek Road. In 2011, as part of the Southern Delivery System project, Utilities purchased approximately 5750 acres for the LWC Site to build a reservoir and construct a pump station. To access this large property, Utilities also purchased an access easement to the LWC Site. Utilities desires to add a large solar and battery project and a substation to the LWC Site. Utilities recently entered in a power purchasing agreement and lease for solar to be installed at the LWC Site. The access road purchase will provide Utilities unrestricted access rights to the LWC Site. The property to be purchased is a portion of the property located at 0 Squirrel Creek Road, Colorado Springs, Colorado, also known as El Paso County Tax Schedule Number 56000-00-153 in the records of the El Paso County Assessor (the “Property”).

Background:

Utilities infrastructure and future projects on the LWC Site include:

- Williams Creek Pump Station
- Williams Creek Substation and future expansion

- Future installation of large solar and battery project
- Future installation of Lower Williams Creek Reservoir

Utilities currently has access to the LWC Site through an easement agreement, which has some restrictions, but with the future plans for this site, Utilities believes because of the increased use and necessary maintenance of the access road, it would be beneficial to own the access road in fee. Utilities and the current property owner have negotiated a purchase price of \$500,000 for approximately 73 acres, which purchase price is supported by an appraisal.

Previous Council Action:

Council approved Resolution No. 16-11 a Resolution Granting Permission to Close Consensual Transactions for the Acquisition of Properties for the Southern Delivery System Project Improvements.

Financial Implications:

The funds necessary to complete the land acquisition are included in the 2020 Utilities' budget. If City Council does not approve the Resolution, Utilities will continue to use the access road through the existing easement agreement which has some restrictions and may result in future disagreements with current property owner.

City Council Appointed Board/Commission/Committee Recommendation:

N/A

Stakeholder Process:

N/A

Alternatives:

Approve the attached Resolution authorizing the acquisition of the Property or do not approve the attached Resolution.

Proposed Motion:

Motion to approve the proposed Resolution authorizing the acquisition of the Property to be used for access to the Lower Williams Creek Site.

N/A