



## Legislation Details (With Text)

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**On agenda:** 5/12/2020      **Final action:** 5/12/2020

**Title:** A Resolution Authorizing the Acquisition of a 1.651 Acre Parcel using PPRTA funds from the Gelles Family Trust, and the Gail C. Gelles 2002 Revocable Trust, for the Black Forest Road Widening Project

**Presenter:**  
Mike Chaves, P.E., Engineering Manager

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Gelles Resolution - Clean 3-19-2020, 2. Black Forest South-Gelles Presentation-2, 3. Signed Resolution 28-20.pdf

Date	Ver.	Action By	Action	Result
5/12/2020	1	City Council	adopted	Pass
4/27/2020	1	City Council Work Session	referred	

A Resolution Authorizing the Acquisition of a 1.651 Acre Parcel using PPRTA funds from the Gelles Family Trust, and the Gail C. Gelles 2002 Revocable Trust, for the Black Forest Road Widening Project

**Presenter:**  
Mike Chaves, P.E., Engineering Manager

**Summary:**

The attached Resolution authorizes the City's Real Estate Services Manager to enter into a Real Estate Purchase Agreement with Gelles Family Trust, and the Gail C. Gelles 2002 revocable Trust, and to execute all documents necessary to complete the purchase.

**Background:**

The Black Forest Road Widening Project is a Pikes Peak Rural Transportation Authority (PPRTA) II "A List" Project. The improvements funded in Phase 1 include widening the portion of Black Forest Road from Woodmen Road to Research Parkway from two (2) lanes to four (4) lanes. The existing and proposed development requires more capacity along this portion of Black Forest Road than the current two-lane section provides. The land being acquired is needed to build a Water Quality/Detention Pond on the downstream end of the widening in order to meet current City Stormwater requirements. The permanent easement is needed for public improvements on the east side of Black Forest Road north of Woodmen Road on the property remaining after the land purchase.

Pursuant to The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests (“RES Manual”) Chapter 8, an appraisal for the parcel was obtained, which together with an administrative settlement, supports the purchase price of \$1,058,101. Pursuant to City Council direction, City Council must approve property acquisitions if the total acquisition amount of the property interest acquired in the transaction exceeds \$100,000, even if funds are being provided by a third party (PPRTA in this instance) for the acquisition.

The City Engineering Division of the Public Works Department requests that City Council adopt the attached Resolution for acquisition of the Parcel and Easement Donation from the Gelles Family Trust and the Gail C. Gelles 2002 revocable Trust. Additionally, the attached Resolution authorizes the City’s Real Estate Services Manager to execute all documents necessary to complete the acquisition.

This item supports the City’s strategic goal of investing in infrastructure.

**Previous Council Action:**

On August 14, 2012, City Council endorsed the extension of the Pikes Peak Rural Transportation Authority Capital Program in Resolution No. 109-12. Subsequently, on November 6, 2012, the region’s voters approved Ballot Issue 5A extending the sales tax until December 31, 2024. Priority “A” Projects include the Black Forest Rd. Roadway Improvements: Woodmen Rd. to Research Parkway.

**Financial Implications:**

This land acquisition cost is accounted for in the PPRTA project budget.

**City Council Appointed Board/Commission/Committee Recommendation:**

N/A

**Stakeholder Process:**

On February 27, 2020, a public meeting was held to present the results of the Black Forest Road Widening Corridor Plan from Woodmen Road to Old Ranch Road. The presentation included discussion that Phase 1 of the project would build improvements from Woodmen Road to Research Parkway and that future phases are not yet funded. Approximately 220 people attended the meeting.

**Alternatives:**

- To disapprove of the Resolution and not authorize the City to acquire the property.
  
- To approve the Resolution and authorize the property acquisition.

**Proposed Motion:**

Move approval of the proposed Resolution.

N/A