



Legislation Text

File #: 23-548, **Version:** 1

A Resolution Authorizing the Acquisition of Real Property Located at 38 Bluestem Way, Fairplay, Colorado to be Used for a Watershed Caretaker Residence

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Summary:

Colorado Springs Utilities (“Utilities”) requests City Council approval of a resolution authorizing the acquisition of real property located at 38 Bluestem Way in Fairplay, Colorado owned by Seth Powell identified by Parcel Number 37073 in Park County, Colorado (“Property”) for a watershed caretaker residence.

Background:

Utilities’ needs to purchase a property for the Blue River watershed caretaker’s residence. The current caretaker, who is retiring, has lived in his privately owned residence during his tenure. By Utilities purchasing this property, Utilities will be able hire a new watershed operator that lives close to the watershed.

The Blue River Project collection system is located approximately 90 miles west of Colorado Springs. This watershed has a collection area of 22 sq. miles and all the diversion structures, pipelines, tunnels, and one storage reservoir are in Summit County. Montgomery Reservoir and the Blue River/Montgomery Pipeline are located in Park County with a portion of the pipeline in Teller County.

Watershed caretakers are required to be available 24/7 onsite under the Dam Safety Monitor Program. Watershed caretakers are essential for monitoring the security and operational maintenance of the watershed. This caretaker is responsible for providing support to the Blue River System-which is a transmountain system that moves water sourced from the Colorado River and South Platte River basins to the Arkansas River basin for use by Colorado Springs Utilities’ customers. The Blue River System has a collection area of 22 square miles.

Pursuant to the provisions of the Colorado Springs City Charter, the City is empowered to acquire real property within or without the City’s territorial limits to be used in connection with utilities. City Charter § 1-20. Sections 4.1 and 9.6 of The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 (the “RES Manual”) provide that if the total acquisition amount of real property is greater than \$100,000, City Council must approve the acquisition amount.

Utilities desires to purchase the Property, which consists of a single-family residence on approximately 2.48 acres of land. The Property owner desires to sell the property to the City and the

City desires to purchase the Property for an agreed upon purchase price of \$615,000. The purchase price is supported by an independent appraisal.

Staff is requesting authorization to acquire the Property for the total acquisition amount of \$615,000.

Previous Council Action:

N/A

Financial Implications:

Utilities has identified funds in the current budget to complete this acquisition.

City Council Appointed Board/Commission/Committee Recommendation:

Utilities Board will consider this acquisition at its regular meeting on November 15, 2023, and City Council will vote on it at its Regular Session City Council meeting on November 28, 2023.

Stakeholder Process:

Utilities and Real Estate Services, with the support of the City Attorney's Office, have worked closely with the property owner and his broker to reach the agreed terms. In addition, negotiations with property owners are conducted in accordance with the RES Manual, and all applicable laws.

Alternatives:

Approve the resolution.

Deny the resolution.

Proposed Motion:

Motion to approve the resolution authorizing the purchase of the real property located at 38 Bluestem Way in Fairplay, Colorado.

N/A