



Legislation Text

File #: 25-030, **Version:** 1

A Resolution authorizing the acquisition of real property, permanent easements and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project.

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager

Summary:

The acquisition proposal would authorize the City of Colorado Springs Real Estate Services Manager and the Public Works Director to enter into Real Estate Purchase and Sale Agreements with the property owners for real property and easements as set forth in the table below:

Property Owner	Right-of-way (Square Feet)	Permanent Public Improvement Easement (Square Feet)	Utility Easement CSU (Square Feet)	Temporary Construction Easement (Square Feet)
Gerald M. and Sharon A. Oleszek	128,502			
Duane A. and Diane M. Van Der Wege	15,587	4,572	14,280	49,436
Gerald M. and Sharon A. Oleszek	28,340	5,054	16,735	11,286
TOTAL	172,429	9,626	31,015	60,722

known as (the “Properties”) in connection with the Marksheffel Road - North Carefree to Dublin Project (the “Project”).

The negotiated purchase price, based on appraisals, of the Properties is shown below:

Property Owner	TSN	Acquisition Amount
Gerald M. Oleszek	5321001006	\$706,770.00
Duane A. and Diane M. Van Der Wege	5316002018	\$118,400.00
Gerald M. Oleszek	5316002005	\$160,400.00
	TOTAL	\$985,570.00

Background:

The Project was identified by the Pikes Peak Rural Transportation Authority (“PPRTA”) as an “A-list” priority project. The PPRTA committed funding for the Project, which commenced construction in May 2023, and is anticipated to be completed in December 2026.

The Properties to be acquired will allow for the widening of Marksheffel Road and for the construction of the corresponding infrastructure (see attached Location Map for Project location).

Included in the acquisition of the Properties for the Project are permanent easements to be acquired on behalf of Colorado Springs Utilities. The costs of acquiring those easements will be reimbursed to PPRTA pursuant to an existing agreement.

Pursuant to Chapter 9 of The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 ("RES Manual"), an appraisal for the Properties and affected improvements was obtained, which supports the total purchase price of \$985,570.00. Pursuant to the RES Manual, City Council must approve property acquisitions if the total acquisition amount of the property interest acquired in the transaction exceeds \$100,000.

The PPRTA Board is expected to approve the expenditure for the Properties, contingent upon City Council approval, on January 8, 2024.

Staff requests that City Council approve the Resolution for acquisition of the Properties. Additionally, the attached Resolution authorizes the City's Real Estate Services Manager and the Public Works Director to execute all documents necessary to complete the acquisition.

Previous Council Action:

On August 23, 2022, City Council endorsed the extension of the Pikes Peak Rural Transportation Authority Capital Program in Resolution No. 121-22. Subsequently, on November 2022, the citizens approved Ballot Issue 5A extending the PPRTA Capital Program until December 31, 2034, and the issue included this Project.

Financial Implications:

This acquisition cost for the Properties is accounted for in the Project budget.

City Council Appointed Board/Commission/Committee Recommendation:

N/A

Stakeholder Process:

The Property Owners have been engaged with the Project throughout the engineering phase and property acquisition phase.

Alternatives:

To disapprove of the Resolution and not authorize the City to acquire the Properties.

To approve the Resolution and authorize the City to acquire the Properties.

Proposed Motion:

Move approval of the proposed Resolution authorizing purchase of the Properties needed for the Marksheffel Road - North Carefree to Dublin Project.

N/A