

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FROM THE HEIRS OR DEVISEES OF TERESA PALLAS AND EUGENE D. ODDONE, DECEASED, SUBJECT TO ADMINISTRATION BY THE PERSONAL REPRESENTATIVE OF THE ESTATE OF EACH DECEDENT; AND JOSEPHINE IDA BRENNER, AS THEIR INTERESTS MAY APPEAR TO BE USED FOR THE KELKER TO SOUTH PLANT TRANSMISSION PROJECT

WHEREAS, certain real property located in the southwest quarter of Section 19, Township 14 South, Range 66 West of the 6th PM, El Paso County, as more particularly described in attached Exhibit A ("Property") located in the City of Colorado Springs and owned by the heirs or devisees of Teresa Pallas and Eugene D. Oddone, deceased, subject to administration by the Personal Representative of the estate of each decedent; and Josephine Ida Brenner, as their interests may appear, has been identified as necessary for the Kelker to South Plant Transmission Project ("Project"); and

WHEREAS, the City of Colorado Springs on behalf of its enterprise Colorado Springs Utilities ("Utilities") desires to purchase the Property, which is approximately 5.187 acres, and the property owner desires to sell the Property to the City for a purchase price of \$116,200, which is supported by a real estate appraisal conducted by an independent real estate appraiser; and

WHEREAS, the acquisition of the Property is in the public interest and is necessary for the Project; and

WHEREAS, pursuant to 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* ("RES Manual"), City Council approval is required for acquisition of real property interests if the purchase price exceeds \$100,000; and

WHEREAS, Utilities requests the approval of City Council to purchase the Property for a purchase price of \$116,200.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. That City Council hereby finds the acquisition of the Property to be in compliance with the RES Manual, the City Charter, City Code, and all other applicable laws.

Section 2. That in accord with the RES Manual, the City Council hereby authorizes the acquisition of the Property for the purchase price of \$116,200.

Section 3. That Utilities and the City's Real Estate Services Manager are authorized to execute all documents necessary to complete the acquisition of the Property as contemplated herein.

Section 4. This Resolution shall be in full force and effect immediately upon its adoption.

DATED at Colorado Springs, Colorado, this _____ day of _____, 2026.

ATTEST:

Lynette Crow-Iverson, Council President

Sarah B. Johnson, City Clerk

EXHIBIT A
Legal Description of the Property

PARCEL I:

All that portion of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 19, Township 14 South, Range 66 West of the 6th P.M., El Paso County, Colorado described as follows, to wit:

Beginning at the Southwest corner of the Northwest Quarter of said Section 19;
thence North on the West line of said Northwest Quarter of said Section 19, a distance of 474.2 feet;
thence South 67°40' East 675.7 feet to a point;
thence South, parallel to the first course, a distance of 236.7 feet to a point on the South line of said Northwest Quarter of said Section 19;
thence West on the South line of said Northwest Quarter of said Section 19, a distance of 625 feet to the place of beginning.

EXCEPT that part conveyed to The Department of Highways, State of Colorado by Special Warranty Deed recorded January 3, 1957 in [Book 1609 at Page 129](#).

PARCEL II:

The South 198 feet of the East 660 feet of the Southwest Quarter of the Northwest Quarter of Section 19, Township 14 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado,

EXCEPT that part conveyed by Deed recorded October 1, 1953 in [Book 1400 at Page 53](#).