

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 20

DATE: February 21, 2006

STAFF: Lindsay Kuntz
Matt Baker

SUBJECT

Second Reading of Ordinance No. 024, 2006, Authorizing the Conveyance of a Portion of the Timberline Substation Site Property to the Public Service Company.

RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY

Ordinance No. 024, 2006, which was unanimously adopted on First Reading on February 7, 2006, authorizes a land exchange between the Utilities Department and the Public Service Company, with each conveying the other 6,237 square feet of land. This conveyance grants the City the necessary property interests for the ultimate design of Timberline Road. The Utilities Department and Public Service have agreed to this exchange.

**AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL**

ITEM NUMBER: 23

DATE: February 7, 2006

**STAFF: Lindsay Kuntz
Matt Baker**

SUBJECT

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First Reading of Ordinance No. 024, 2006, Authorizing the Conveyance of a Portion of the Timberline Substation Site Property to the Public Service Company.

RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

FINANCIAL IMPACT

This transaction is an even exchange of properties between the City of Fort Collins and Public Service Company. However, since the property being exchanged is part of the City utility system, the Timberline Project will compensate the Utilities Department \$25,500. This compensation is based on the appraised value.

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EXECUTIVE SUMMARY

The Timberline Road Street Oversizing Project requires the acquisition of 6,237 square feet of the Public Service Company ("Public Service") meter site located on Timberline Road which is surrounded by the substation site parcel that is part of the City utility system. This conveyance grants the City the necessary property interests for the ultimate design of Timberline Road. Instead of purchasing the needed property along with the improvements on site, Matt Baker, the project manager, has proposed a reconfiguration of the land owned by Public Service. The improvements will be able to stay where currently located and some fixtures will be relocated to the north of the building.

Staff is proposing a land exchange between the Utilities Department and Public Service, with each conveying the other 6,237 square feet of land. Conveying this land to Public Service will provide them the land necessary to continue the operation of the site without relocating. If Public Service had relocated, the City would need to purchase its building and improvements. The exchange is a more cost effective approach because Street Oversizing will compensate Utilities for the value of vacant land only. The compensation, as set by the appraiser for this project, is \$25,500, or \$4 per square foot.

Staff from Real Estate Services and Street Oversizing has met with all affected parties. The Utilities Department and Public Service have agreed to this exchange.

ATTACHMENTS

1. Attachment 1 - Draft survey of the planned exchange.
2. Location Map of the Public Service Company Land Exchange Timberline Road Street Oversizing Project.

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ORDINANCE NO. 024, 2006
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE CONVEYANCE OF A PORTION OF THE TIMBERLINE
SUBSTATION SITE PROPERTY TO THE PUBLIC SERVICE COMPANY

WHEREAS, the City of Fort Collins, Colorado (the "City") is the owner of the property known as the Timberline Substation Site located on Timberline Road in Fort Collins, Colorado (the "City Property"); and

WHEREAS, the City is constructing the Timberline Oversizing Project (the "Project") to widen Timberline Road and improve the intersection of Timberline and Prospect Roads; and

WHEREAS, in order to construct the Project, the City needs to acquire a portion of the meter station site owned by Public Service Company (the "Meter Station"), as described in Exhibit "A", attached hereto; and

WHEREAS, the City wishes to convey a portion of the City Property adjacent to the Meter Station, as described in Exhibit "B", attached hereto, in exchange for the land being acquired for the Project; and

WHEREAS, the estimated fair market value of the City Property is \$25,500, based on an appraisal acquired by the City for the Project; and

WHEREAS, based on staff's review, it has been determined that the conveyance of the City Property will not have any adverse effects on the Timberline Substation Site; and

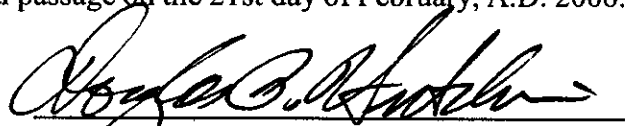
WHEREAS, Section 23-111 of the City Code provides that the City Council is authorized to sell, convey, or otherwise dispose of real property owned by the City, provided the Council first finds by ordinance that any sale or other disposition of that real property owned by the City will not materially impair the viability of any City utility system as a whole of which the property is a part, will be for the benefit of the City's citizens, and will be in the best interests of the City of Fort Collins.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the Council hereby finds that the conveyance of the City Property, consistent with the terms of this Ordinance, will not materially impair the viability of the City's utility as a whole, will be for the benefit of the City's citizens and further finds that it will be in the best interests of the City of Fort Collins.

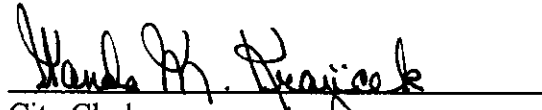
Section 2. That the Mayor is hereby authorized to execute such documents of conveyance as are necessary to convey the Property to the Public Service Company, consistent with the terms of this Ordinance, together with such other terms and conditions as the Mayor, in consultation with the City Attorney, determines to be necessary and appropriate to protect the interests of the City.

Introduced and considered favorably on first reading and ordered published this 7th day of February, A.D. 2006, and to be presented for final passage on the 21st day of February, A.D. 2006.



Mayor

ATTEST:



City Clerk

Passed and adopted on final reading this 21st day of February, A.D. 2006

Mayor

ATTEST:

City Clerk