

RESOLUTION NO. 20-26

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A PURCHASE AND SALE AGREEMENT WITH PUBLIC SERVICE COMPANY OF COLORADO (DBA XCEL ENERGY) FOR THE ACQUISITION OF PROPERTY IDENTIFIED BY MESA COUNTY TAX ASSESSOR PARCEL NUMBER 2945-041-00-164 WITH A FINDING THAT SUCH PROPERTY IS NECESSARY FOR THE CONSTRUCTION OF THE FOUR CANYONS PARKWAY IN GRAND JUNCTION

RECITALS:

The Four Canyons Parkway (fka and aka F 1/2 Parkway) ("Project") is a key transportation expansion initiative aimed at improving connectivity and supporting regional growth. Phase 1 of the Project, which included the construction of the roundabout at 24 1/2 Road and Four Canyons Parkway, was completed on January 9, 2025. That construction provided critical infrastructure to support expanding to Phase 2 of the Project between 24 1/2 and Patterson Roads.

Public Service Company of Colorado owns a 2.52-acre parcel of land along the proposed alignment for the Project ("Xcel Property.") The Xcel Property is necessary for the construction of the Project.

City Council passed Resolution 25-25 on May 21, 2025 authorizing the City Manager to purchase the Xcel Property and enter into a License Agreement. The City's appraiser determined that the reasonable market value and just compensation for the City's acquisition of the Xcel Property is \$301,850.00. That appraisal would serve as a basis for the acquisition of the Xcel Property by eminent domain, if necessary. Although the City has been in communication with Xcel for approximately two years before Resolution 25-25, including having discussions of a use agreement, and by offering to purchase the Xcel Property for the appraised value, the Company proposed to sell the Xcel Property using a Purchase and Sale Agreement (Sale in lieu of Condemnation) ("Agreement."), which is included in Resolution 25-25. Because the agreement will take additional time to consummate, Xcel Energy offered the City the right to begin construction on the Xcel Property by way of a License Agreement. While the License Agreement did allow the City to begin construction of the Project on the Xcel Property it does not confer any ownership, and if the Purchase and Sale Agreement is not finalized, Xcel Energy could require that the City remove any work on the Project performed in accordance with the License Agreement. Since the passage of Resolution 25-25, the City has constructed and installed improvements onto the Xcel Property under the License Agreement.

Xcel conducted their own appraisal for the parcel which valued the parcel at \$400,000.00. The City and Xcel have negotiated for the purchase price of the Xcel

Property given the difference between the City's \$301,850.00 appraised value and Xcel's \$400,000.00 appraised valuation. Xcel was only willing to lower their offer to \$385,000.00

This Resolution authorizes the City Manager to sign a Purchase and Sale Agreement with Xcel Energy for the acquisition of the property for the negotiated price of \$385,000.

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

1. That in consideration of the Recitals and with the finding that the acquisition of the Xcel Property is necessary for the construction of the Four Canyons Parkway in Grand Junction the City Council hereby authorizes the purchase of the Xcel Property for \$385,000.00.
2. That the City Council hereby authorizes the expenditure of \$385,000.00 to be paid at closing plus normal and customary closing costs for the purchase of the Property as provided in the Agreement.
3. That the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution and the Purchase and Sale Agreement included in Resolution 25-25, including, without limitation, the execution and delivery of such certificates, documents and payment as may be necessary or desirable to complete the use and purchase of the Xcel Property for Project purposes, all to support and advance the public health, safety and welfare.

PASSED and ADOPTED this 18th day of February 2026.



Cody Kennedy
President of the City Council



ATTEST:



Selestina Sandoval
City Clerk