



Administration Building
West Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
303-738-7915 TTY
303-795-4630 Audio Agenda Line

Nancy A. Doty, Chair, District 1
Nancy Sharpe, District 2
Rod Bockenfeld, District 3
Nancy Jackson, Chair Pro-Tem, District 4
Bill Holen, District 5

Study Session

June 14, 2016

The Arapahoe County Board of County Commissioners typically holds weekly Study Sessions on Monday and Tuesday. Study Sessions (except for Executive Sessions) are open to the public and items for discussion are included on this agenda. Agendas (except for Executive Sessions agendas) are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Please note that the Board may discuss any topic relevant to County business, whether or not the topic has been specifically noticed on this agenda. In particular, the Board typically schedules time each Monday under "Committee Updates" to discuss a wide range of topics. In addition, the Board may alter the times of the meetings throughout the day, or cancel or reschedule noticed meetings. Questions about this agenda? Contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com

9:45 A.M. * Drop In (WHR)
Board of County Commissioners

1. Xcel Utility Easement

Discussion of a request from Open Spaces to execute an Easement with Public Service Company of Colorado (Company) to allow the company to bore a gas line through Cherry Creek Valley Ecological Park (CCVEP) to provide utility service to the new construction in the area

Request: Information/Direction

*Bill Bauer, Operations Supervisor, Open Spaces
Shannon Carter, Director, Open Spaces and Intergovernmental Relations
Todd Weaver, Budget Manager, Finance
Tiffanie Bleau, Senior Assistant County Attorney*

Documents:

[PUBLIC_SERVICE_EASEMENT_BRONCOSPARKWAY_JAMISON_BSR_5.2.16.DOC](#),
[BRNCOS AND JAMISON PARCEL A ESMT 040516.PDF](#), [BRNCOS AND JAMISON PARCEL B ESMT 040516.PDF](#), [PARCEL A - BRNCOS PKWY.PDF](#),
[PARCEL B - BRNCOS PKWY.PDF](#), [EXHIBIT C MAP.PDF](#), [EXHIBIT D MAP.PDF](#)

10:00 A.M. * Executive Session (WHR)

Executive Study Session and County Attorney Administrative Meeting [Section 24-6-402 (4)(b)C.R.S.](As required by law, specific agenda topics will be announced in open meeting prior to the commencement of the closed and confidential portion of this session) (WHR)

Ron Carl, County Attorney

*** To Be Recorded As Required By Law**
WHR - West Hearing Room

*Arapahoe County is committed to making its public meetings accessible to persons with disabilities.
Assisted listening devices are available. Ask any staff member and we will provide one for you.
If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or 303-738-
7915 TTY.*

Please contact our office at least 3 days in advance to make arrangements.



Board Summary Report

Date: May 25, 2016
To: Board of County Commissioners
Through: Shannon Carter, Open Spaces Director
From: Bill Bauer, Open Space Operations Supervisor
Subject: **Utility Easement for Public Service Company of Colorado**

Request and Recommendation

Request the BOCC to authorize the Chair (or designee) to execute an Easement with Public Service Company of Colorado (Company) to bore a gas line through Cherry Creek Valley Ecological Park (CCVEP) to provide utility service to the new construction in the area. Easement subject to approval as to the form of the Agreement by the County Attorney's Office.

Background

This new gas line is needed to support the growth in the area. The existing gas system is out of capacity. With additional residential & commercial gas service applications coming into Xcel Energy, this gas main is needed in order to ensure reliable gas service to these new customers and maintain that same reliable service to existing customers. This new gas line will operate with a Maximum Allowable Operating Pressure (MAOP) of 60 psi. This is their normal distribution operating pressure in this area. In order to provide service to its new customers Public Service Company of Colorado must add a new service line that would need to go through CCVEP.

Links to Align Arapahoe

The granting of the proposed Easement to the Public Service Company of Colorado will support the following Align Arapahoe outcomes:

Quality of Life: The Easement supports the growth in the area which directly impacts the quality of life for City residents who also live in within Arapahoe County.

Service First: The Easement supports a positive relationship between utility companies who serves the citizens of Arapahoe County.

Discussion

Public Service Company of Colorado will be boring the gas pipe to provide minimal disturbance to the area. The only disturbance will be various stock piles that will be restored substantially to its original condition.

Alternatives

1. Approve the Easement as submitted.
2. Deny the request for an Easement.
3. Re-negotiate the terms of the Easement.

Fiscal Impact

The only fiscal impact will be the staff time to make sure the contractor adheres to the terms of the easement.

Attachments

Easement Agreement
Maps / Diagrams of Easement location

Attorney Comments

No Changes needed to be made

Reviewed By

Glen Poole, Open Space Operations Manager
Shannon Carter, Open Spaces Director
Tiffanie Bleau, Senior Assistant County Attorney

DIVISION SEMD

ROW AGENT Russ McClung

DOC. NO.

LOCATION Broncos Pkwy and Jamison
(approx.)

DESCRIPTION AUTHOR SEH, Inc.
AUTHOR ADDRESS 12640 w Cedar Dr, Ste F
Lakewood, CO 80228

PLAT/GRID NO.
WO/JO/CREG NO.

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), 1800 Larimer Street, Suite 1100, Street, Denver, Colorado, 80202, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement to construct, operate, maintain, repair, and replace utility lines and all fixtures and devices, used or useful in the operation of said lines, through, over, under, across, and along a course as said lines may be hereafter constructed in a parcel of land in the northeast one-quarter (NE1/4) of Section 32, Township 5 South, Range 66 West of the 6th Principal Meridian in the County of Arapahoe, State of Colorado, the easement being described as follows:

See "EXHIBIT A – BRONCOS PKWY PERMANENT EASEMENT – PARCEL A" attached hereto and made a part hereof.

The easement is 10.0 feet in width. The side boundary lines of the easement shall be lengthened and shortened as necessary to encompass a continuous strip of not less than the above width at all points on Grantor's property crossed by the above described easement and extending to the boundaries of adjacent properties

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming or felling of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

Signed this _____ day of _____, 2016.

(Type or print name below each signature line with official title if corporation, partnership, etc.):

GRANTOR: Arapahoe County

By: _____

Its: _____

STATE OF COLORADO,)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016
by [Grantor name(s) from above]:

Witness my hand and official seal.

My commission Expires _____

Notary Public

SEAL

DIVISION SEMD

ROW AGENT Russ McClung

DOC. NO.

LOCATION Broncos Pkwy and Jamison
(approx.)

DESCRIPTION AUTHOR SEH, Inc.
AUTHOR ADDRESS 12640 w Cedar Dr, Ste F
Lakewood, CO 80228

PLAT/GRID NO.
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See "EXHIBIT A – BRONCOS PKWY PERMANENT EASEMENT – PARCEL B" attached hereto and made a part hereof.

The easement is 10.0 feet in width. The side boundary lines of the easement shall be lengthened and shortened as necessary to encompass a continuous strip of not less than the above width at all points on Grantor's property crossed by the above described easement and extending to the boundaries of adjacent properties

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming or felling of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

Signed this _____ day of _____, 2016.

(Type or print name below each signature line with official title if corporation, partnership, etc.):

GRANTOR: Arapahoe County

By: _____

Its: _____

STATE OF COLORADO,)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016
by [Grantor name(s) from above]:

Witness my hand and official seal.

My commission Expires _____

Notary Public

SEAL



**EXHIBIT A – BRONCOS PKWY
PERMANENT EASEMENT-PARCEL A**

A 10 foot wide strip of land lying in the northeast one-quarter (NE1/4) of Section 32, Township 5 South, Range 66 West, of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being a portion of that Tract of land described in Book 5641, Page 421, Arapahoe County Records, lying 5 feet on each side of the following described line:

Beginning on the west line of said Tract, from which the north one-quarter corner of said Section 32 bears N01°06'52"E, 489.88 feet;

thence along a curve to the right, having a radius of 1215.00 feet, a central angle of 36°08'52", a length of 766.54 feet and a chord that bears N86°02'59"E, 753.89 feet, along a line that lies 5 feet north of and parallel with the north right-of-way line of Broncos Parkway, to the east line of said Tract, the Point of Terminus.

The sidelines of said 10 foot wide strip are to be lengthened or shortened to terminate on said west and east lines.

Parcel A contains 7,665 square feet (0.176 acres) more or less.

As shown and described on Exhibit A Sheet 2 of 2 attached hereto and made a part hereof.

For the purpose of this description, bearings are based on said west line, which is assumed to bear N01°06'52"E.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH, 12640 West Cedar Drive, Suite F, Lakewood, CO 80228, on March 24, 2016, under Job No. 135940-6.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



Monte L. Sudbeck, PLS 38503

EXHIBIT A - BRONCOS PKWY PERMANENT EASEMENT - PARCEL A

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------|-------------|---------|
| CURVE | RADIUS | DELTA | LENGTH | CH BEARING | CHORD |
| C1 | 1215.00' | 36°08'52" | 766.54' | N86°02'59"E | 753.89' |

TRACT G,
CREEKVIEW AT RIVER RUN II

PARCEL A
7,665 S.F. (0.176 AC.) M/L

NE1/4,
SEC. 32,
T5S, R66W

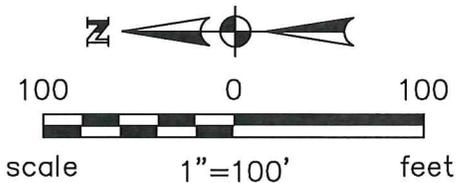
E BRONCOS PKWY
(E DRY CREEK RD)

ARAPAHOE COUNTY
BK. 5641, PG. 421

ARAPAHOE COUNTY
BK. 5641, PG. 421



12640 West Cedar Drive
Suite F
Lakewood, Colorado 80228
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com



N01°06'52"E (BASIS OF BEARINGS) W. LINE, NE1/4, SEC. 32
N1/4 SEC. 32 489.88'

ARAPAHOE COUNTY
REC. NO. B0071989

ARAPAHOE COUNTY
REC. NO. B3117379

NORMAN SHELDON

REC. NO. A8206706

LOT 1, BLOCK 1,
SOUTHVIEW SUB. FLG 4

P:\PT\PP\SCOC\135940 SE 2016\6.0 Broncos & Jamison\9-survey\92-CAD\10-C3d\Broncos Pkwy.dwg



**EXHIBIT A – BRONCOS PKWY
PERMANENT EASEMENT-PARCEL B**

A 10 foot wide strip of land lying in the northwest one-quarter (NW1/4) of Section 32, Township 5 South, Range 66 West, of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being a portion of that Tract of land described in Reception Number B0071989, Arapahoe County Records, lying 5 feet on each side of the following described line:

Beginning on the east line of said Tract, from which the north one-quarter corner of said Section 32 bears N01°06'52"E, 489.88 feet;

thence S57°59'49"W, 71.64 feet, to the west line of said Tract, the Point of Terminus.

The sidelines of said 10 foot wide strip are to be lengthened or shortened to terminate on said east and west lines.

Parcel B contains 716 square feet (0.016 acres) more or less.

As shown and described on Exhibit A Sheet 2 of 2 attached hereto and made a part hereof.

For the purpose of this description, bearings are based on said east line, which is assumed to bear N01°06'52"E.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH, 12640 West Cedar Drive, Suite F, Lakewood, CO 80228, on April 4, 2016, under Job No. 135940-6.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



Monte L. Sudbeck, PLS 38503

EXHIBIT A - BRONCOS PKWY
PERMANENT EASEMENT - PARCEL B

TRACT G,
CREEKVIEW AT RIVER RUN II

NE1/4,
SEC. 32,
T5S, R66W

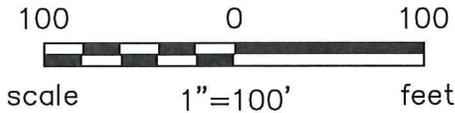
E BRONCOS PKWY
(E DRY CREEK RD)

ARAPAHOE COUNTY
BK. 5641, PG. 421

ARAPAHOE COUNTY
BK. 5641, PG. 421



12640 West Cedar Drive
Suite F
Lakewood, Colorado 80228
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com



N1/4 SEC. 32
489.88'
N01°06'52"E (BASIS OF BEARINGS) E. LINE, NW1/4, SEC. 32

ARAPAHOE COUNTY
REC. NO. B0071989

NW1/4,
SEC. 32,
T5S, R66W

PARCEL B
716 S.F. (0.016 AC.) M/L

NORMAN SHELDON

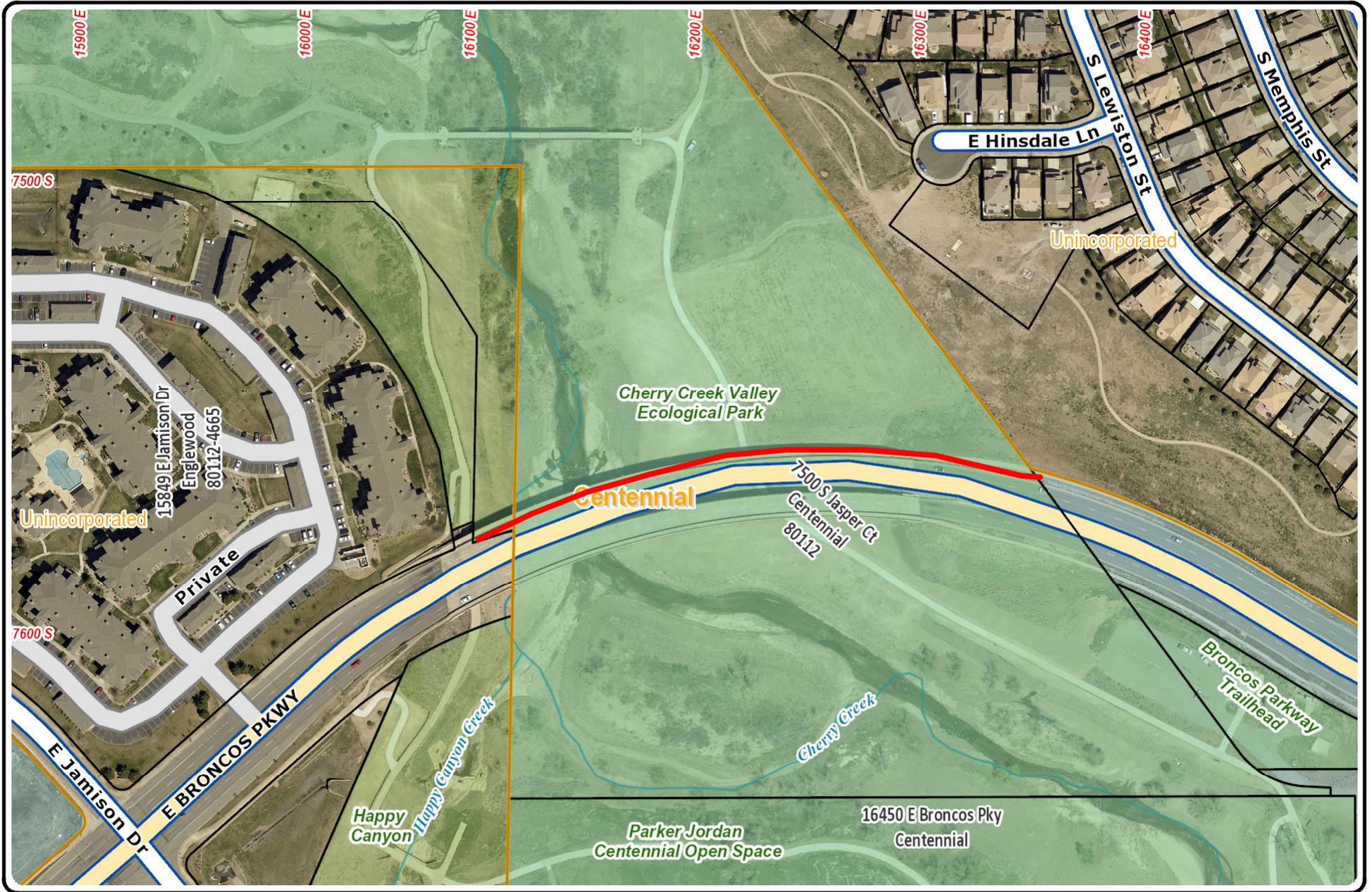
LOT 1, BLOCK 1,
SOUTHVIEW SUB. FLG 4

POINT OF BEGINNING

5'
10'
S57°59'49"W
71.64'

ARAPAHOE COUNTY
REC. NO. B3117379

REC. NO. A8206706



Public Service Utility Easement



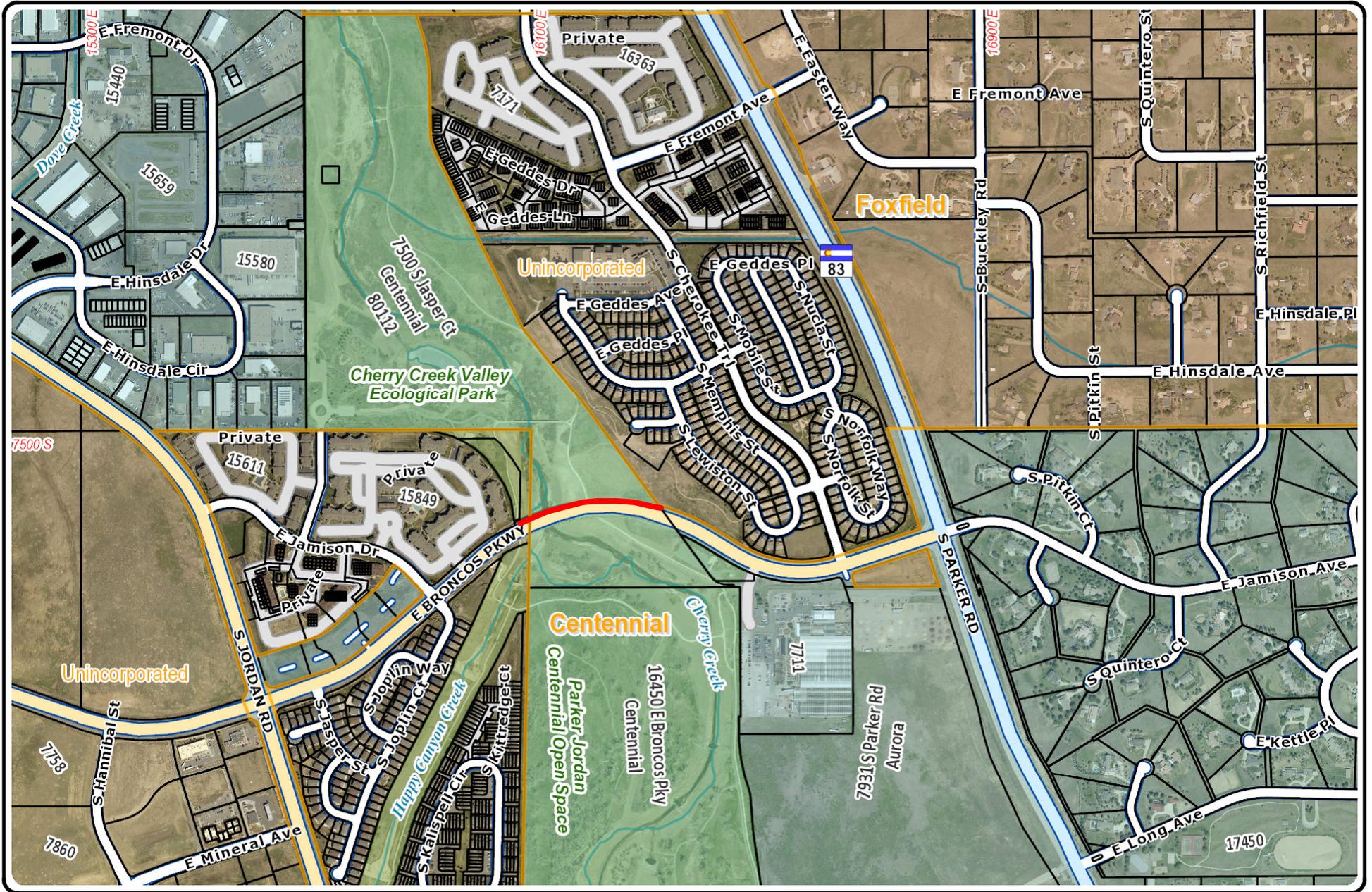
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Map Location



Public Service Utility Easement



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