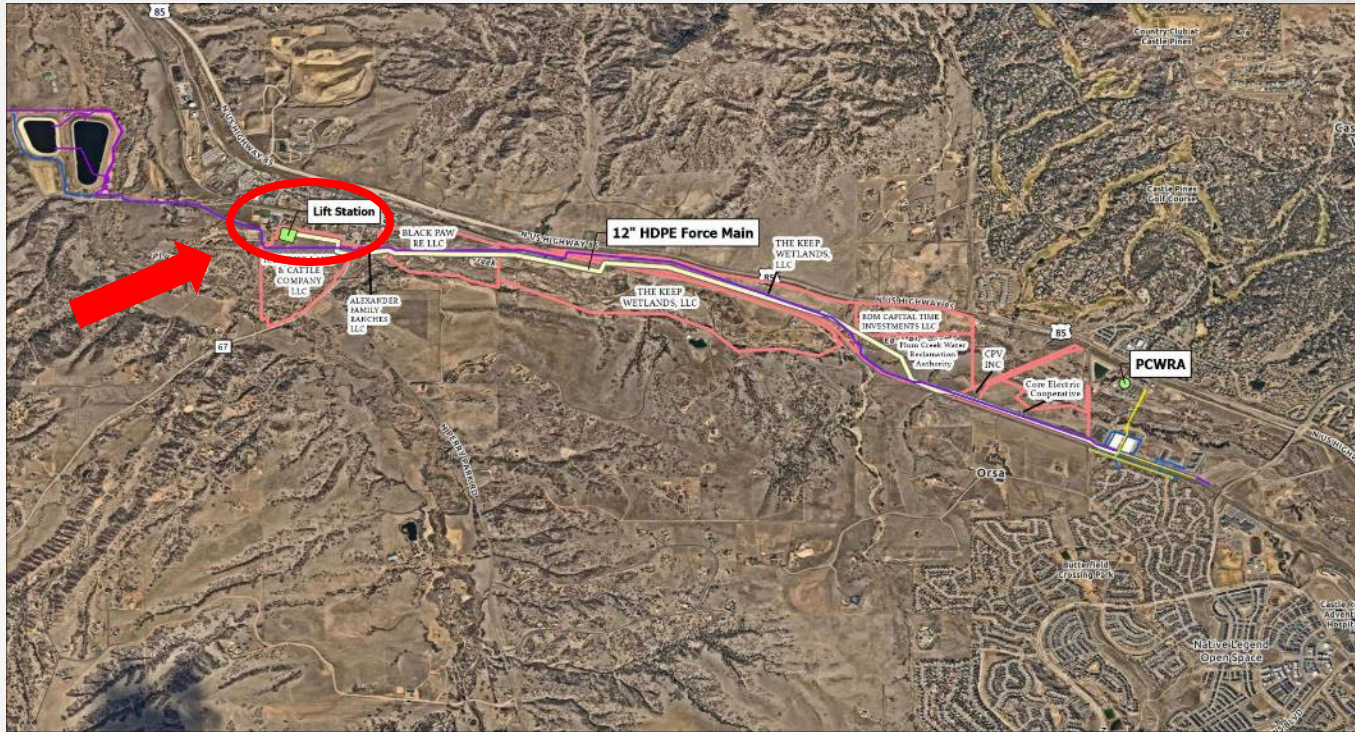


**RESOLUTION APPROVING PURCHASE AND
SALE AGREEMENT BETWEEN TOWN OF
CASTLE ROCK AND ICE TONG LAND & CATTLE
CO. LLC FOR THE SEDALIA FORCE MAIN AND
LIFT STATION TO PLUM CREEK WATER
RECLAMATION AUTHORITY PROJECT**

JUNE 2, 2026



PROJECT MAP – LOCATION OF PROPERTY



Sedalia Lift Station and Force Main -Easement Acquisition

- | | | | |
|------------------------------|----------------------------------|--|------------------------|
| Lift Station | BDM CAPITAL TIME INVESTMENTS LLC | ICE TONG LAND & CATTLE COMPANY LLC | THE KEEP WETLANDS, LLC |
| Force Main | BLACK PAW RE LLC | PLUM CREEK WATER RECLAMATION AUTHORITY | Irrigation Water Main |
| PCWRA | CPV INC | CORE ELECTRIC COOPERATIVE | Potable Water Main |
| ALEXANDER FAMILY RANCHES LLC | | | Raw Water Main |
| | | | Reclaimed Water Main |

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.

0 1,400 2,800 5,600 Feet



RESOLUTION APPROVING PURCHASE AND SALE AGREEMENT

SEDALIA FORCE MAIN AND LIFT STATION PROJECT

- New 12-inch diameter force main and new lift station to convey wastewater from Sedalia to Plum Creek Water Reclamation Authority.
- Project needs 11 permanent easements, 15 temporary construction easements, and one or two parcel purchases.
- Proposed lift station planned on a 2.5 acre parcel in Sedalia to be purchased.



Lift Station Property

RESOLUTION APPROVING PURCHASE AND SALE AGREEMENT

PURCHASE AND SALE AGREEMENT

- On March 30, 2026 a temporary license agreement was executed to allow the Town to begin construction of the project to meet project schedule.
- Purchase and Sale Agreement includes the following:
 - Purchase Price for Lift Station Parcel - \$191,732
 - Temporary Construction Easement - \$53,691
 - Permanent Sanitary Sewer Easement - \$75,683
 - Fence Removal and Replacement - \$12,012
 - Tree Replacement - \$8,100
 - Temporary License Fee - \$6,000
 - Appraisal Valuation Reimbursement - \$11,500
 - **Total compensation = \$358,718**

RESOLUTION APPROVING PURCHASE AND SALE AGREEMENT

SCHEDULE AND RECOMMENDATIONS

Budget

- Current project budget is \$19.78M.
- Includes \$14M of Douglas County ARPA funds and \$5.78M of CRW funding to be recovered through system development fees.
- Total budget for easements and land acquisition services is \$1.38M

Recommendations

- Staff
- Update to Water Commission on 5/27



Lift Station Construction



PROPOSED MOTION:

"I move to approve the Resolution as introduced by title"

ALTERNATE MOTIONS:

"I move to approve the Resolution as introduced by title, with the following conditions: (list conditions)."

I move to continue this item to the Town Council meeting on ___date to allow additional time to (list information needed)."

**ORDINANCE AMENDING ORDINANCE NO. 2026-013
AUTHORIZING THE EXERCISE OF THE TOWN'S POWERS
OF EMINENT DOMAIN TO ACQUIRE CERTAIN REAL
PROPERTY INTERESTS NECESSARY FOR THE HIGHWAY
85 WASTEWATER COLLECTION AND TREATMENT
SYSTEM PROJECT AND PROVIDING FOR ITS
EMERGENCY ADOPTION ON FIRST AND FINAL READING**


JUNE 2, 2026



ORDINANCE AMENDING ORDINANCE NO. 2026-013

AUTHORIZING EMINENT DOMAIN

OVERVIEW OF PROCESS

- ✓ Complete, review, and, if necessary, revise appraisal
- ✓ Send Notice of Intent to Acquire informing landowner of statutory rights
- ✓ Landowner may elect to obtain own appraisal at Town expense
- ✓ Town makes initial offer
- ✓ Town and landowner engage in negotiations
- Town sent final offer with 6/8 deadline and notice of hearing on 6/16 if agreement cannot be reached  We are here
- Reach agreement or hold hearing on 6/16 to seek final Town Council approval to condemn on specific properties

ORDINANCE AMENDING ORDINANCE NO. 2026-013

AUTHORIZING EMINENT DOMAIN NEED FOR AMENDMENT

- Project needs 11 permanent easements, 15 temporary construction easements, and one or two parcel purchases from 8 property owners.
- Three properties remain where a final agreement has yet to be reached.
- Negotiations ongoing, but must meet deadlines to avoid unnecessary project delays.
- Council adopted Ordinance No. 2026-013 on May 5 and 19, 2026 authorizing exercise of eminent domain if required.
- Amendment required to add legal descriptions of the specific properties.
- Amendment does **NOT** authorize proceeding until hearing (6/16) and final Council approval for each property.

ORDINANCE AMENDING ORDINANCE NO. 2026-013

AUTHORIZING EMINENT DOMAIN SCHEDULE AND RECOMMENDATIONS

Schedule

- Final offer of and notice of hearing sent to remaining three properties.
- Response deadline is 6/8.
- Hearing at 6/16 Town Council Meeting if necessary to request approval to proceed with specific properties.

Recommendations

- Staff



Lift Station Property



PROPOSED MOTION:

"I move to approve the Ordinance as introduced by title"

ALTERNATE MOTIONS:

"I move to approve the Ordinance as introduced by title, with the following conditions: (list conditions)."

I move to continue this item to the Town Council meeting on ___date to allow additional time to (list information needed)."