

Fort Collins City Council Agenda

Regular Meeting

6:00 p.m., Tuesday, November 18, 2025

City Council Chambers at City Hall, 300 Laporte Avenue, Fort Collins, CO 80521

Zoom Webinar link: <https://zoom.us/j/98241416497>

NOTICE:

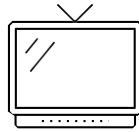
Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to view this Meeting:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on Channels 14 & 881 on cable television.



Meetings are available through the Zoom platform, electronically or by phone.



Meetings are livestreamed on the City's website, fcgov.com/fctv

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide advance notice. Requests for interpretation at a meeting should be made by noon the day before.

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There are in person and remote options for members of the public who would like to participate in Council meetings:

Comment in real time:

During the public comment portion of the meeting and discussion items:



In person attendees can address the Council in the Chambers.
The public can join the Zoom webinar and comment from the remote meeting, joining online or via phone.



All speakers are required to sign up to speak using the online sign up system available at www.fcgov.com/agendas.
Staff is also available outside of Chambers prior to meetings to assist with the sign up process for in person attendees.

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Join the online meeting using the link in this agenda to log in on an internet-enabled smartphone, laptop or computer with a speaker and microphone. Using earphones with a microphone will greatly improve audio experience.

To be recognized to speak during public participation portions of the meeting, click the 'Raise Hand' button.

Participate via phone using this call in number and meeting ID:

Call in number: 720 928 9299

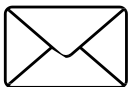
Meeting ID: 982 4141 6497

During public participation opportunities in the meeting, press *9 to indicate a desire to speak.

Submit written comments:



Email comments about any item on the agenda
to cityleaders@fcgov.com



Written comments can be mailed or dropped off at the City Manager's Office
at City Hall, at 300 Laporte Ave, Fort Collins, CO 80521

Documents to Share during public participation: Persons wishing to display presentation materials using the City's display equipment under the Public Participation portion of a meeting or during discussion of any Council item must provide any such materials to the City Clerk in a form or format readily usable on the City's display technology no later than two (2) hours prior to the beginning of the meeting at which the materials are to be presented.

NOTE: All presentation materials for appeals, addition of permitted use applications or protests related to election matters must be provided to the City Clerk no later than noon on the day of the meeting at which the item will be considered. See Council Rules of Conduct in Meetings for details.



City Council Regular Meeting Agenda

November 18, 2025 at 6:00 PM

Jeni Arndt, Mayor
Emily Francis, District 6, Mayor Pro Tem
Susan Gutowsky, District 1
Julie Pignataro, District 2
Tricia Canonico, District 3
Melanie Potyondy, District 4
Kelly Ohlson, District 5

City Council Chambers
300 Laporte Avenue, Fort Collins
& via Zoom at
<https://zoom.us/j/98241416497>
Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Xfinity

Carrie Daggett
City Attorney

Kelly DiMartino
City Manager

Delynn Coldiron
City Clerk

PROCLAMATIONS & PRESENTATIONS 5:00 PM

A) PROCLAMATIONS AND PRESENTATIONS

- [PP 1.](#) Declaring the Day of November 18, 2025, as GIS Day.
- [PP 2.](#) Declaring the Day of November 20, 2025, as Transgender Day of Remembrance.
- [PP 3.](#) Declaring the Day of November 29, 2025, and the entire holiday season as Small Business Season.
- [PP 4.](#) Declaring the Month of October, 2025, as Domestic Violence Awareness Month.
- [PP 5.](#) Declaring the Year of 2025 as the 100th Anniversary of Poudre Valley Hospital.

REGULAR MEETING 6:00 PM

B) CALL MEETING TO ORDER

C) PLEDGE OF ALLEGIANCE

D) ROLL CALL

E) CITY MANAGER'S AGENDA REVIEW

- City Manager Review of Agenda
- Consent Calendar Review, including removal of items from Consent Calendar for individual discussion.

F) COMMUNITY REPORTS - None.

G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS (Including requests for removal of items from Consent Calendar for individual discussion.)

Individuals may comment regarding any topics of concern, whether or not included on this agenda. Comments regarding land use projects for which a development application has been filed should be submitted in the development review process** and not to Council.

- Those who wish to speak are required to sign up using the online sign-up system available at:

fcgov.com/council-meeting-participation-signup/

- Each speaker will be allowed to speak one time during public comment. If a speaker comments on a particular agenda item during general public comment, that speaker will not also be entitled to speak during discussion on the same agenda item.
- All speakers will be called to speak by the presiding officer from the list of those signed up. After everyone signed up is called on, the presiding officer may ask others wishing to speak to identify themselves by raising their hand (in person or using the Raise Hand option on Zoom), and if in person then will be asked to move to one of the two lines of speakers (or to a seat nearby, for those who are not able to stand while waiting).
- The presiding officer will determine and announce the length of time allowed for each speaker.
- Each speaker will be asked to state their name and general address for the record, and, if their comments relate to a particular agenda item, to identify the agenda item number. Any written comments or materials intended for the Council should be provided to the City Clerk.
- A timer will beep one time and turn yellow to indicate that 30 seconds of speaking time remain and will beep again and turn red when a speaker's time has ended.

[**For questions about the development review process or the status of any particular development, consult the City's Development Review Center page at fcgov.com/developmentreview, or contact the Development Review Center at 970.221.6760.]

H) PUBLIC COMMENT FOLLOW-UP

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

CONSENT CALENDAR

The Consent Calendar is intended to allow Council to spend its time and energy on the important items on a lengthy agenda. Staff recommends approval of the Consent Calendar. Agenda items pulled from the Consent Calendar by either Council or the City Manager will be considered separately under their own Section, titled "Consideration of Items Removed from Consent Calendar for Individual Discussion." Items remaining on the Consent Calendar will be approved by Council with one vote. The Consent Calendar consists of:

- Ordinances on First Reading that are routine;
- Ordinances on Second Reading that are routine;
- Those of no perceived controversy;
- Routine administrative actions.

1. Consideration and Approval of the Minutes of the November 3, 2025, Regular meeting.

The purpose of this item is to approve the minutes of the November 3, 2025, Regular meeting.

2. Second Reading of Ordinance No. 176, 2025, Being the Annual Appropriation Ordinance for the Fort Collins Downtown Development Authority Relating to the Annual Appropriations for the Fiscal Year 2026 and Fixing the Mill Levy for the Downtown Development Authority for Fiscal Year 2026.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, sets the Downtown Development Authority (“DDA”) Budget.

The following amounts will be appropriated:

- DDA Public/Private Investments & Programs: \$14,170,326
- DDA Operations & Maintenance: \$1,659,200
- Revolving Line of Credit Draws: \$11,000,000
- DDA Debt Service Fund: \$11,431,611

The Ordinance sets the 2026 Mill Levy for the Fort Collins DDA at five (5) mills, unchanged since tax year 2002. The approved Budget becomes the Downtown Development Authority's financial plan for 2026.

The DDA Resolution 2025-09 (Appropriation of DDA Public-Private Investments & Programs), which was attached to the First Reading AIS, included a number transposition which came to light after the DDA Board approved its resolution and before First Reading; therefore, the numbers and totals included in Ordinance No. 176, 2025 for November 3, 2025, included the correction.

After First Reading of Ordinance No. 176, 2025, and as explained in the November 3 AIS, the DDA Board convened for its regular meeting on November 13, 2025, and adopted Resolution 2025-10 to correct the numerical error in DDA Resolution 2025-09 and further memorialize that the total amount for the DDA 2026 budget is \$14,170,326 as aligned with the totals in Ordinance No. 176, 2025. DDA Resolution 2025-10 (Corrected Appropriation of DDA Public-Private Investments & Programs) is attached hereto as AIS Attachment No. 1.

3. Items Related to 2026 Utility Rates & Fees.

A. Second Reading of Ordinance No. 177, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Electric Rates, Fees and Charges.

B. Second Reading of Ordinance No. 178, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Water Rates, Fees and Charges.

C. Second Reading of Ordinance No. 179, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Wastewater Rates, Fees and Charges.

D. Second Reading of Ordinance No. 180, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Stormwater Rates, Fees and Charges.

These Ordinances, unanimously adopted on First Reading on November 3, 2025, propose 2026 Utility Rates for Council consideration, which align with the 2026 City Manager’s Recommended

Budget. Monthly utility rates are proposed to increase 6% for electric customers, 9% for water customers, 8% for wastewater customers, and 6% for stormwater customers.

Staff attended the October 14 Council Work Session to discuss 2026 Rates and Fees prior to bringing forward the following rate ordinances for adoption.

4. Second Reading of Ordinance No. 181, 2025, Adopting the 2026 Classified Employee Pay Plan.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, recommends the 2026 Classified Employee Pay Plan. Classified jobs are grouped according to job functions, a business practice commonly used by both the public and private sectors. Pay ranges are developed by career group (management, professional, administrative, operations and trades) and level for each job function. The result of this work is a Classified Employee Pay Plan which sets the minimum, midpoint and maximum pay ranges for the level within each career group and function. Actual employee pay increases are awarded through a separate administrative process in accordance with the budgeted amount approved by Council.

5. Second Reading of Ordinance No. 182, 2025, Adopting the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, adopts the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

6. Second Reading of Ordinance No. 183, 2025, Amending Section 26-149 of the Code of the City of Fort Collins Regarding Annual Water Allotments for Nonresidential Water Services with Permits Issued Before March 1, 1984.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, seeks approval for revising the methodology for how annual water allotments for nonresidential customers with permits issued before March 1, 1984, are calculated prior to applying excess water use surcharges (surcharges) for these customers on December 1, 2025. Annual water allotments (allotments) are a volume of water measured from December 1 to November 30 each year.

Nonresidential customers that received a tap prior to March 1, 1984, were not initially assigned an allotment, even after the City began assigning new nonresidential customers with allotments on March 1, 1984. Per Ordinance 152, 2024, allotments were assigned to these customers on December 1, 2024, using a hybrid methodology that assigned the greater of either the tap credit or average annual water use (based on historical use from years 2019 through 2023). Surcharges were not to be applied until December 1, 2025, allowing affected customers time to adjust water use to their allotment, if needed. It also allowed time for customers to ask questions and provide input to staff. After receiving and discussing feedback, staff is recommending revising the hybrid methodology in City Code Section 26-149 (e) to assign allotments based on the greater of the tap credit or average historical use *increased by one-half of a standard deviation* to account for variability in weather, patronage, revolving tenants, or other factors.

7. Second Reading of Ordinance No. 184, 2025, Making Supplemental Appropriations and Authorizing the Transfer of Appropriations for the Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, appropriates \$171,613 of unanticipated grant revenue from the Colorado Department of Transportation's Section 405C Grant Program and \$45,737 from Police Admin General Funds for the Enhancing E-Ticket and E-Crash Systems Project.

This item also requests an exception to the competitive bid process for the purchase of an enhanced E-ticket and E-crash system from Tyler Technologies. Approval of this exception may be used as authorized in City Code Section 8-161(d)(4) as the basis for the City Manager and the Purchasing Agent to negotiate and agree to the additional purchase of Software as a Service (SaaS) and related services from Tyler Technologies without further Council approval. This additional work would be added to an existing contract and would expand on an existing system, using compatible technology available from the current vendor.

Exception to Competitive Bidding Rationale: Code Section 8-161(d)(1)(c). A particular material or service is required to maintain interchangeability or compatibility as part of an existing integrated system.

8. Second Reading of Ordinance No. 185, 2025, Making Supplemental Appropriations and Appropriating Prior Year Reserves for the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund to Support the Front Range Passenger Rail Planning Study.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, enables the City to receive and expend Energy/Mineral Impact Assistance Fund (EIAF) Grant funds through the Colorado Department of Local Affairs (DOLA) for the Front Range Passenger Rail Planning Study.

The funds will be used to conduct a planning study for a proposed Front Range Passenger Rail system in alignment with the Service Plan Development work being conducted by the Front Range Passenger Rail District. If approved, the ordinance will appropriate \$200,000 in EIAF grant funds, \$125,000 in City of Fort Collins match, and \$75,000 in City of Loveland match for a total of \$400,000 to the project.

An update has been made to the City Financial Impact section of the Agenda Item Summary.

9. Second Reading of Ordinance No. 186, 2025, Being the Annual Appropriations Ordinance Relating to the Annual Appropriations, and Amending the Budget, for the Fiscal Year Beginning January 1, 2026, and Ending December 31, 2026; and Fixing the Mill Levy for Property Taxes Payable in 2026.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, amends the adopted 2026 Budget. This Ordinance sets the amount of \$843,306,077 to be appropriated for fiscal year 2026. This appropriated amount does not include what is also being separately appropriated pursuant to Council/Board of Director actions to adopt the 2026 budgets for the General Improvement District (GID) No. 1 of \$381,296, the 2026 budget for GID No. 15 (Skyview) of \$1,000, the Urban Renewal Authority (URA) 2026 budget of \$7,166,316 and the Downtown Development Authority 2026 budget of \$38,261,137. The sum of all of these Ordinances results in City-related total appropriations of \$889,115,826 for 2026. This Ordinance also sets the property tax year 2025 City mill levy, to be collected in 2026, at 9.797 mills; this mill levy rate has not changed since 1991.

10. Second Reading of Ordinance No. 187, 2025, Making a Supplemental Appropriation and Appropriating Prior Year Reserves for the Construction of the Southeast Community Center and Related Art in Public Places.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, appropriates \$9.5M from the Community Capital Improvement Project (CCIP) Fund to the Capital Project Fund for the Southeast Community Center (SECC) Project and for the Art in Public Places (APP)

Program. This appropriation provides funding to the Recreation Department for the design and construction of a LEED Gold Community Recreation Center in southeast Fort Collins.

11. First Reading of Ordinance No. 188, 2025, Appropriating Unanticipated Philanthropic Revenue Received Through City Give and Authorizing Transfers of Appropriations.

The purpose of this item is to request an appropriation of \$23,412.80 in philanthropic revenue received through City Give. These miscellaneous gifts to various City departments support a variety of programs and services and are aligned with both the City's strategic priorities and the respective donors' designation.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

12. First Reading of Ordinance No. 189, 2025, Adopting the 2026 Budget and Appropriating the Fort Collins Share of the 2026 Fiscal Year Operating and Capital Improvement Funds for the Northern Colorado Regional Airport.

The purpose of this item is to adopt the 2026 budget for the Northern Colorado Regional Airport and appropriate Fort Collins' share of the 2026 fiscal year operating and capital funds for the Airport. Under the Amended and Restated Intergovernmental Agreement for the Joint Operation of the Airport between Fort Collins and Loveland (the "IGA"), the Airport is operated as a joint venture with each City owning 50% of the assets and revenues and responsible for 50% of the operating and capital costs. The proposed budget does not include any financial contributions from the City's General Fund. Because each City has an ownership interest in 50% of the Airport revenues, each City must appropriate its 50% share of the annual operating and capital budget for the Airport under the IGA.

13. Items Relating to Development Contributions to Transportation Capital Improvement Projects.

A. First Reading of Ordinance No. 190, 2025, Appropriating Prior Year Reserves for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement Project and Related Art in Public Places.

B. First Reading of Ordinance No. 191, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the East Prospect Road – Sharp Point to I-25 Project and Related Art in Public Places.

C. First Reading of Ordinance No. 192, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the Sharp Point Drive and March Court Pedestrian Intersection Improvement Project and Related Art in Public Places.

The purpose of this item is to appropriate development contributions from The Standard at Fort Collins and Liberty Common Junior High School to the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement project (Project A), the East Prospect Road – Sharp Point to I-25 project (Project B), and the Sharp Point Drive and March Court Pedestrian Intersection Improvement project (Project C). If approved, this item will:

- 1) appropriate \$20,000 received in 2018 from The Standard at Fort Collins as a development contribution to construction near Project A;

- 2) appropriate \$200 (1%) of the development contribution to construction to the Art in Public Places (APP) program;
- 3) appropriate \$6,237 received in 2025 from the Liberty Common Junior High School as a development contribution to construction near Project B;
- 4) appropriate \$62 (1%) of the development contribution to construction to the APP program;
- 5) appropriate \$7,500 in existing capital project funds in Project B to the APP program to correct an error in a previous appropriation in 2018;
- 6) appropriate \$52,485 received in 2025 from the Liberty Commons Junior High School as a development contribution to construction near Project C; and
- 7) appropriate \$525 (1%) of the development contribution to construction to the APP program.

14. First Reading of Ordinance No. 193, 2025, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations of Keep Fort Collins Great Fund Residual Balance.

The Keep Fort Collins Great Fund (KFCG Fund) was created to receive the proceeds of a 0.85% voter approved sales tax that was collected from 2011 – 2020. As of October 2025, there is a residual balance in the fund of \$193,938. As the fund has completed operations, it is prudent fiscal management to close the fund, which requires a transfer of the residual fund balance.

15. First Reading of Ordinance No. 194, 2025, Authorizing the Conveyance of a Permanent Drainage Easement on Magpie Meander Natural Area and Soft Gold Park and a Temporary Construction Easement on Soft Gold Park to Willox Development Partners, LLC.

The purpose of this item is to convey a drainage easement to Willox Development Partners, LLC (“WDC”) across Soft Gold Park (“Soft Gold”) and Magpie Meander Natural Area (“Magpie Meander”) and a temporary construction easement on Soft Gold. The Willox Farm project is a proposed residential development located immediately north of Soft Gold and Magpie Meander. The proposed drainage easement alignment follows an existing drainage swale that carries stormwater from parcels north of the City-owned land into a remnant oxbow of the Poudre River. The temporary construction easement on Soft Gold will primarily provide for the installation of a City-owned public underground electric transmission line that will serve the new development and construction of a paved trail segment.

16. First Reading of Ordinance No. 195, 2025, Amending Section 12-32 of the Code of the City of Fort Collins to Update the Residential Waste Collection Program.

The purpose of this item is to update City Code to modify the Contracted Residential Waste Collection Program to give the City Manager the authority to approve annual rate increases above 3% that are agreed upon following the method established in the contract and to set a deadline for annual rate increase approval.

17. Resolution 2025-102 Authorizing the Execution of a Funding Agreement with Volunteers of America for a Loan of Funds from the Affordable Housing Capital Fund for Switchgrass Crossing.

The purpose of this item is to approve an agreement with Volunteers of America (VOA) through which the VOA will access \$1.4 million from the City’s Affordable Housing Capital Fund in the Community Capital Improvement Program (CCIP) to support a new age-restricted, income-restricted housing development (Switchgrass Crossing). CCIP funds have been appropriated for the general purpose of supporting affordable housing development; this item authorizes the City to enter a funding agreement with VOA.

18. Resolution 2025-103 Concerning Implementation of Standards for Electric Vehicle Charger Permitting.

The purpose of this item is to adopt a resolution to comply with the requirements of House Bill (HB) 24-1173. This house bill was passed in 2024 and requires all municipalities with a population of 10,000 or more to adopt an ordinance or resolution based on one of three compliance options related to Electric Vehicle (EV) charger permitting. After reviewing the compliance options, staff determined that the existing approach to EV chargers within the Land Use Code and building code permitting process meets the standards proposed in compliance options #1 and #2. Based on these findings, staff has recommended compliance option #3, which is to adopt an ordinance or resolution that the City intends to utilize our existing permitting process, as the preferred option.

END OF CONSENT CALENDAR

J) ADOPTION OF CONSENT CALENDAR

K) CONSENT CALENDAR FOLLOW-UP (This is an opportunity for Councilmembers to comment on items adopted or approved on the Consent Calendar.)

L) STAFF REPORTS - None.

M) COUNCILMEMBER REPORTS

N) CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR FOR INDIVIDUAL DISCUSSION

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

The method of debate for discussion items is as follows:

- Mayor introduced the item number and subject; asks if formal presentation will be made by staff
- Staff presentation (optional)
- Mayor requests public comment on the item (three minute limit for each person)
- Council questions of staff on the item
- Council motion on the item
- Council discussion
- Final Council comments
- Council vote on the item

Note: Time limits for individual agenda items may be revised, at the discretion of the Mayor, to ensure all have an opportunity to speak. The timer will buzz when there are 30 seconds left and the light will turn yellow. It will buzz again at the end of the speaker's time.

19. Resolution 2025-104 Directing Staff to Take Such Efforts and Actions Which May be Required to Enhance Funding from Estimated Revenues from the 2015 Community Capital Improvement Program for Affordable Housing.

The purpose of this item is to direct City staff to move forward with the work necessary to prepare and ultimately present to Council the actions needed to enhance the funding for the Affordable Housing Fund Project in the voter-approved Community Capital Improvement Program (CCIP) based on forecasted CCIP sales and use tax revenues and estimated as \$5 million.

P) RESUMED PUBLIC COMMENT (if applicable)

Q) OTHER BUSINESS

- OB 1. Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.**

(Three or more individual Councilmembers may direct the City Manager and City Attorney to initiate and move forward with development and preparation of resolutions and ordinances not originating from the Council's Policy Agenda or initiated by staff.)

- OB 2. Consideration of a Motion to Call a Special Meeting on Tuesday, November 25, 2025:**

"I move that City Council call a special meeting pursuant to Section 2-29 of the City Code to be held at 6:00 p.m. on Tuesday, November 25, 2025, for the purpose of considering a motion to go into executive session to conduct the annual performance reviews of the Council's direct report employees."

R) ADJOURNMENT

Every regular Council meeting will end no later than midnight, except that: (1) any item of business commenced before midnight may be concluded before the meeting is adjourned and (2) the Council may, at any time prior to adjournment, by majority vote, extend a meeting beyond midnight for the purpose of considering additional items of business. Any matter that has been commenced and is still pending at the conclusion of the Council meeting, and all matters for consideration at the meeting that have not yet been considered by the Council, will be deemed continued to the next regular Council meeting, unless Council determines otherwise.

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide advance notice. Requests for interpretation at a meeting should be made by noon the day before.

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File Attachments for Item:

PP 1. Declaring the Day of November 18, 2025, as GIS Day.



PROCLAMATION

WHEREAS, the City of Fort Collins recognizes that the understanding, use and application of geospatial technology is crucial to operating our infrastructure, sustaining our natural resources, and stimulating economic growth, thus, benefitting the welfare of the general public throughout the City of Fort Collins; and

WHEREAS, geographic information systems (GIS) technology allows us to see and model complex relationships and patterns to more intelligently respond; and

WHEREAS, there is a need to promote GIS awareness, education and technical training to use this rapidly developing technology to its full potential; and

WHEREAS, the City of Fort Collins acknowledges those that have chosen GIS as their profession or as part of their discipline to improve the lives of our citizens; and

WHEREAS, to recognize and support the efforts of nonprofits who work on activities to improve conservation, human services, and various humanitarian efforts to better our world; and

WHEREAS, having a day of GIS activities open to students, citizens, and government leaders will help promote STEM education and inspire others to a higher calling to use technology for good; and

WHEREAS, the City of Fort Collins is committed to utilizing GIS to inform decision making and better serve its residents and make useful geographic information open and easily available to the public, as a platform for innovation.

NOW, THEREFORE, I, Jeni Arndt, Mayor of the City of Fort Collins, do hereby proclaim November 18, 2025, as

GIS DAY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 18th day of November 2025.

Mayor

ATTEST:

City Clerk

File Attachments for Item:

PP 2. Declaring the Day of November 20, 2025, as Transgender Day of Remembrance.



PROCLAMATION

WHEREAS, the City of Fort Collins strives to be a place of belonging where transgender, gender non-conforming, and non-binary (TGNCNB) individuals are accepted and embraced; and

WHEREAS, on this day, and on all days, we strive to create greater visibility and awareness of the transgender community—in memoriam, in honor, and in celebration; and

WHEREAS, Transgender Day of Remembrance is observed worldwide on November 20 to mourn and honor those in the transgender community who have lost their lives through acts of anti-transgender violence, including Fred / Fredericka Martinez Jr. (Cortez, 2002), Angie Zapata (Greeley, 2008), Jayne Thompson (Orchard Mesa, 2020), Kelly Loving (Colorado Springs, 2022), Jax Gratton (Lakewood, 2025), and others misgendered in death; and

WHEREAS, the TGNCNB community suffers from higher rates of violence and abuse than cisgender or non-transgender individuals, which the media does not acknowledge; and

WHEREAS, the City of Fort Collins condemns crimes and violence against the TGNCNB community in our city, state, and country, and invests in efforts to promote the health, wellbeing, and livelihood of the community, and allow all to pursue lives without discrimination; and

WHEREAS, this day is an opportunity to inspire, inform, and educate about contributions of and challenges faced by the community as well as its extraordinary ongoing resilience; and

WHEREAS, the City of Fort Collins is committed to uplift and support our TGNCNB community and reaffirm their right to live visibly, authentically, and unapologetically, without exception;

NOW, THEREFORE I, Jeni Arndt, Mayor of the City of Fort Collins, do hereby proclaim the day of November 20, 2025 as

TRANSGENDER DAY OF REMEMBRANCE

and call upon all community members to joyfully celebrate the diversity and authenticity that transgender and gender non-conforming individuals bring to our community

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 18th day of November 2025.

 Mayor

ATTEST:

 City Clerk

File Attachments for Item:

PP 3. Declaring the Day of November 29, 2025, and the entire holiday season as Small Business Season.



PROCLAMATION

WHEREAS, Small Business Season and Small Business Saturday celebrate the local butchers, bakers, and pizza makers, who fill our city with generosity, charm, and cheer; and

WHEREAS, in Fort Collins, 96% of businesses are small businesses with 50 employees or fewer, and together they strengthen our economy, enrich our neighborhoods, and shape the heart of our community; and

WHEREAS, small businesses are supported by organizations such as the Economic Health Office, Multicultural Business and Entrepreneur Center, Better Business Bureau, CSU Institute for Entrepreneurship, Downtown Creative District, Downtown Development Authority, Fort Collins Area Chamber of Commerce, Founded in FoCo, Innosphere Ventures, Colorado Small Business Development Center Serving Larimer County, Larimer County Economic & Workforce Development, NoCo Latino Chamber, NoCo Biz Connect, North Fort Collins Business Association, Poudre River Library District, Visit Fort Collins, local sector partnerships; and

WHEREAS, during this season of gratitude and giving, when we sip local coffee, shop neighborhood boutiques and markets, and share a meal with friends and family, we help our small businesses deck their halls, support local jobs, and keep Fort Collins festive and flourishing; and

NOW, THEREFORE, I, Jeni Arndt, Mayor of the City of Fort Collins, do hereby proclaim November 29, 2025, the Saturday after Thanksgiving, and the entire holiday season,

SMALL BUSINESS SEASON

in Fort Collins to celebrate the small businesses whose magic multiplies when we shop locally.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 18th day of November 2025.

Mayor

ATTEST:

City Clerk

File Attachments for Item:

PP 4. Declaring the Month of October, 2025, as Domestic Violence Awareness Month.



PROCLAMATION

WHEREAS, Colorado criminal code defines domestic violence as: “an act or threatened act of violence against a person with whom the defendant has an intimate relationship, such as a current or former spouse, partner, co-habitant, or co-parent when the act is used to coerce, control, punish, intimidate, or seek revenge against that person;” and

WHEREAS, nationally one in four women and one in seven men have been victims of severe physical violence by an intimate partner in their lifetimes; 1 in 15 children are exposed to intimate partner violence each year, and 90% of these children are eyewitnesses to this violence; domestic violence is one of the leading cause of homelessness for women and children; and

WHEREAS, in Fort Collins, 33% of homicides over the last 10 years were related to domestic violence such as intimate partner physical violence and sexual violence. In Colorado, 37% of women and 31% of men are reported as domestic violence victims; however, these statistics do not adequately represent LGBTQ2+ and Black, Indigenous, and other People of Color who face additional barriers to safety and experience domestic violence at disproportionately higher rates; and

WHEREAS, Crossroads Safehouse (since 1980) and the Zonta Club of Fort Collins (since 1997), and other local human and social services agencies, together with numerous volunteers, provide critical assistance and services to victims and their children including lifesaving crisis intervention, emergency shelter, safety planning, advocacy and support; and

WHEREAS, the City of Fort Collins recognizes multiple efforts by our community partners to bring awareness to and serve our community to support victims of domestic violence. These annual efforts are: Domestic Violence Awareness Month in October, and Zonta Says NO to Violence - 16 Days of Activism Against Gender-Based Violence from November 25th to December 10th; and

NOW, THEREFORE, I, Jeni Arndt, Mayor of the City of Fort Collins, do hereby proclaim the month of October, 2025 as

DOMESTIC VIOLENCE AWARENESS MONTH

and urge residents to join Zonta Club of Fort Collins and Crossroads Safehouse in support of efforts to end gender violence and to eliminate the detrimental consequences gender violence has on the well-being of our community year-round.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 18th day of November, 2025

Mayor

ATTEST:

City Clerk

File Attachments for Item:

PP 5. Declaring the Year of 2025 as the 100th Anniversary of Poudre Valley Hospital.



PROCLAMATION

WHEREAS, one hundred years ago, in 1925, the citizens of Larimer County recognized the urgent need for local access to quality health care and established **Larimer County Hospital**, a community-built institution dedicated to serving all who needed care; and

WHEREAS, as Northern Colorado grew and evolved, so too did its hospital — becoming **Poudre Valley Memorial Hospital** and later **Poudre Valley Hospital** — reflecting its expanding role as a trusted and enduring pillar of health, innovation, and compassion; and

WHEREAS, throughout its century-long history, Poudre Valley Hospital has been defined not only by its medical excellence, but by the extraordinary people who have served within its walls: physicians, nurses, caregivers, and volunteers who have advanced medicine and delivered hope to generations of families; and

WHEREAS, the hospital's partnership with the City of Fort Collins and the broader Northern Colorado community has strengthened the region's resilience, supported its economic vitality, and promoted the well-being of countless residents; and

WHEREAS, from its early days as a small county hospital to its current role as part of **UCHealth**, Poudre Valley Hospital has remained steadfast in its mission to provide world-class care close to home, guided by compassion, innovation, and service to others; and

WHEREAS, as the hospital celebrates its **100th anniversary**, it honors the vision of its founders, the dedication of its caregivers, and the continued trust and partnership of the Fort Collins community.

NOW, THEREFORE, I, Jeni Arndt, Mayor of the City of Fort Collins, do hereby proclaim the year of 2025, as

100TH ANNIVERSARY OF POUDRE VALLEY HOSPITAL

and congratulate Poudre Valley Hospital on 100 years of exceptional service to Fort Collins and Northern Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 18th day of November 2025.

Mayor

ATTEST:

City Clerk

File Attachments for Item:

1. Consideration and Approval of the Minutes of the November 3, 2025, Regular meeting.

The purpose of this item is to approve the minutes of the November 3, 2025, Regular meeting.

November 18, 2025



AGENDA ITEM SUMMARY

City Council

STAFF

Delynn Coldiron, City Clerk

SUBJECT

Consideration and Approval of the Minutes of the November 3, 2025, Regular meeting.

EXECUTIVE SUMMARY

The purpose of this item is to approve the minutes of the November 3, 2025, Regular meeting.

STAFF RECOMMENDATION

Staff recommends approval of the minutes.

ATTACHMENTS

1. Draft Minutes, November 3, 2025

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Regular Meeting – 6:00 PM

PROCLAMATIONS AND PRESENTATIONS

5:00 PM

A) PROCLAMATIONS AND PRESENTATIONS

PP 1. **Declaring the Day of November 8, 2025, as the 30th Anniversary of Art in Public Places.**

PP 2. **Declaring the Day of November 10, 2025, as the United States Marine Corps' 250th Anniversary.**

PP 3. **Declaring the Day of November 11, 2025, as Veteran's Day.**

PP 4. **Declaring the Week of November 2-8, 2025, as Law Enforcement Records Personnel Week.**

Mayor Pro Tem Emily Francis presented the above proclamation at 5:00 p.m.

REGULAR MEETING

6:00 PM

B) CALL MEETING TO ORDER

Mayor Pro Tem Emily Francis called the regular meeting to order at 6:00 p.m. in the City Council Chambers at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City's Zoom platform.

C) PLEDGE OF ALLEGIANCE

Mayor Pro Tem Emily Francis led the Pledge of Allegiance to the American Flag.

D) ROLL CALL

PRESENT

Mayor Pro Tem Emily Francis
Councilmember Susan Gutowsky
Councilmember Tricia Canonico
Councilmember Melanie Potyondy
Councilmember Kelly Ohlson

ABSENT

Mayor Jeni Arndt
Councilmember Julie Pignataro

STAFF PRESENT

City Manager Kelly DiMartino
 City Attorney Carrie Daggett
 City Clerk Delynn Coldiron

E) CITY MANAGER'S AGENDA REVIEW

City Manager Kelly DiMartino provided an overview of the agenda, including:

- No changes to the published agenda.
- Items 1-15 on the Consent Calendar are recommended for adoption.
- Six discussion items.

F) COMMUNITY REPORTS – None.**G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS**
(Including requests for removal of items from Consent Calendar for individual discussion.)

Garrett Putman, member of the Youth Advisory Board and FAST swim team, spoke in support of the new Southeast Community Center. He encouraged Council fully fund the project with ten swim lanes.

Sam Marsh spoke about genocide in Gaza and commented on the City's involvement in this through supplies that are provided to Israel. He urged Council to divest from all organizations who are contributing to the genocide.

Ann Hutchison, CEO and President of Fort Collins Chamber, noted this is Small Business Month and commented on the importance of small businesses to the community. She noted the Shop Local icon is being reintroduced. Additionally, she thanked City staff for hosting a Bioscience pitch competition at CSU. She urged Council to oppose capital expansion fees, delay the tree mitigation program, and rely on incentives as opposed to regulation in terms of Building Performance Standards given concerns about affordability in Fort Collins.

Sandra Hicks expressed support for the new Southeast Community Center and encouraged Council to approve all ten lanes. She commented on the difficulty her swim team has finding time to practice given the number of members of FAST and high school swim teams. She also discussed the benefits of swimming as a lifetime sport.

Rebecca Schulz thanked Council for its support of the Southeast Community Center and stated it will make a positive impact on the community. She commented on the importance of increased indoor swim space and noted the difficulty for all who are swimming to find pool space.

Ezriah Shteir stated he spent the weekend violating City Code by posting signs on City property which are similar to garage sale signs that include phone numbers and addresses; therefore, those offenders should be easy to track down. He stated the sign posting ordinance has not been enforced for years and urged Council to remove it from the Code.

Emily Petty, student at Fossil Ridge High School and FAST swimmer, expressed support for the Southeast Community Center and all ten swim lanes. She noted the difficulty all schools have in finding pool space. She thanked Council for their time and for listening.

Aaron Million, CEO and Chairman of WaterWorks Resources, which is a new water supply project out of the Green River basin. He stated the intent of the project is to bring in a new water supply for agriculture, environmental instream flows, some municipal use, and hydropower. He stated the project will bring water into the North Fork of the Poudre River and noted they have been looking at a potential

opportunity to partner with CSU and the City to support a new irrigation research project on Meadow Springs Ranch.

Rich Stave spoke about climate change being an oxymoron and stated we could benefit from a change in climate. He discussed the proposed utility rate increases and stated those increases are due to construction projects with unproven technologies, monopolized delivery and pricing, and limited choices. He stated choices are removed at a local level for political reasons and cited electric vehicle incentives as an example.

Kristin Candella, director of Habitat for Humanity, spoke about the need for safety and security for homeowners and cited the benefits of having stable and affordable housing costs. She noted affordable housing is the number one concern in the community and urged Council to utilize \$5 million of the increased CCIP funds for affordable housing.

Jaime Thorpe requested Council pull Item No. 5, *Items Relating to Tree Policy*, from the Consent Calendar.

Steven Yurash noted he attended the Council work session last week and expressed concern that Council was surprised with staff's lack of progress on Our Climate Future and Building Performance Standards and now Council wants to rush into new ordinances prepared by staff as soon as possible. He stated these issues need additional public outreach and Council dialogue.

Christy Coughlan thanked Council for supporting swimming and recreation in Fort Collins and spoke in support of the Southeast Community Center with ten swim lanes. She discussed the lack of capacity at current pools and the difficulty in finding pool space. She commented on the benefits of swimming and stated the City has only one chance to build the community center properly.

Ella Thiele, Fossil Ridge High School student and FAST swimmer, spoke in support of the Southeast Community Center with ten lanes. She discussed the difficulty in finding pool space in Fort Collins.

Public comment concluded at 6:36 p.m.

H) PUBLIC COMMENT FOLLOW-UP

Councilmember Potyondy thanked the speakers, particularly the youth who spoke.

Councilmember Ohlson asked if the recommended Southeast Community Center proposal includes ten lanes per Council direction. City Manager DiMartino replied in the affirmative.

Councilmember Gutowsky noted there have been requests for a new community pool for years and commended the Southeast Community Center project moving forward.

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

Mayor Pro Tem Francis withdrew Item No. 5, *Items Relating to Tree Policy*, as requested, and asked Council to suspend the rules to combine it with Item No. 17, *Items Relating to Tree Policy*, on Discussion. Councilmembers concurred.

J) CONSENT CALENDAR**1. Consideration and Approval of the Minutes of the October 21, 2025, Regular meeting.**

The purpose of this item is to approve the minutes of the October 21, 2025, Regular meeting.

Approved.

2. Second Reading of Ordinance No. 163, 2025, Appropriating Unanticipated Philanthropic Revenue Received Through City Give and Authorizing Transfers of Appropriations.

This Ordinance, unanimously adopted on First Reading on October 21, 2025, requests an appropriation of \$16,325 in philanthropic revenue received through City Give. These miscellaneous gifts to various City departments support a variety of programs and services and are aligned with both the City's strategic priorities and the respective donors' designation.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

Adopted on Second Reading.

3. Second Reading of Ordinance No. 164, 2025, Making a Supplemental Appropriation for 2025 Transfort Operational Expenses.

This Ordinance, unanimously adopted on First Reading on October 21, 2025, makes a supplemental appropriation for 2025 Transfort operational expenses. The post-pandemic Transit industry has experienced unprecedented levels of cost increases resulting in estimated operating cost increases of 50%-70% across the industry for 2025. Transfort is experiencing similar expense impacts with significant cost increases across the three largest segments of its budget: personnel, vehicle repair services, and contracted transportation services. Compounding the impact of Transfort specific expense overruns are citywide fiscal pressures that require a reduction in the previously allocated General Fund support of the Transit Fund. As a result, Transfort is requesting a supplemental appropriation of \$2.8M from the 2050 Tax Parks Rec Transit OCF Fund ("2050 Transit Tax") to support Transfort's 2025 operational expenses.

Adopted on Second Reading.

4. Second Reading of Ordinance No. 165, 2025, Declaring Certain City-Owned Property at Fossil Creek Wetlands Natural Area as Right-of-Way.

This Ordinance, unanimously adopted on First Reading on October 21, 2025, declares approximately 0.2 acres of Fossil Creek Wetlands Natural Area as Right-of-Way for the Trilby Road Bridge Replacement project.

The Trilby Road Bridge Replacement project is one element of Utilities' comprehensive stream rehabilitation along Fossil and Stanton Creeks. This portion of the project will facilitate the installation of a replacement bridge and culvert and permit future bicycle and pedestrian infrastructure. The existing culvert is structurally deficient and blocks fish passage and stream habitat connectivity. The bridge replacement will restore passage for native fish and macroinvertebrates and connect a soon-to-be restored reach of Fossil Creek (slated for Fall 2025/early-2026) to an upstream reach slated for restoration in the next few years. This portion of the project will also support future bicycle and pedestrian infrastructure. The additional right-of-way proposed for the bridge replacement encompasses 8,890.61 square feet or 0.2 acres.

Adopted on Second Reading.

5. Items Relating to Tree Policy.

A. Second Reading of Ordinance No. 169, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Requiring a Commercial Tree Removal Permit.

B. Second Reading of Ordinance No. 170, 2025, Amending Chapter 27, Article 32 of the Code of the City of Fort Collins for the Purpose of Requiring a Commercial Tree Removal Permit.

C. Second Reading of Ordinance No. 171, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Requiring Additional Enhanced Tree Protection Measures During Construction.

D. Second Reading of Ordinance No. 173, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Updating Tree Mitigation Exemptions.

E. Second Reading of Ordinance No. 175, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins Amending Tree Planting Spacing Requirements and Tree Maintenance.

These Ordinances, unanimously adopted on First Reading on October 21, 2025, present seven ordinances that provide five tree policies for potential adoption in City Municipal and Land Use Codes, including an ordinance for tree spacing and Code maintenance. The five policies intend to update best management practices around tree preservation and mitigation, thus improving predictability and simplification of the current code.

Associated Ordinances Nos. 172 and 174 are on Discussion due to a split vote.

Moved to Discussion, combined with Item No. 17 Under “Consideration of Items for Discussion.”

6. First Reading of Ordinance No. 176, 2025, Being the Annual Appropriation Ordinance for the Fort Collins Downtown Development Authority Relating to the Annual Appropriations for the Fiscal Year 2026 and Fixing the Mill Levy for the Downtown Development Authority for Fiscal Year 2026.

The purpose of this item is to set the Downtown Development Authority (“DDA”) Budget.

The following amounts will be appropriated:

- *DDA Public/Private Investments & Programs: \$14,170,326*
- *DDA Operations & Maintenance: \$1,659,200*
- *Revolving Line of Credit Draws: \$11,000,000*
- *DDA Debt Service Fund: \$11,431,611*

The Ordinance sets the 2026 Mill Levy for the Fort Collins DDA at five (5) mills, unchanged since tax year 2002. The approved Budget becomes the Downtown Development Authority's financial plan for 2026.

Adopted on First Reading.

7. Items Related to 2026 Utility Rates & Fees.

A. First Reading of Ordinance No. 177, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Electric Rates, Fees and Charges.

B. First Reading of Ordinance No. 178, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Water Rates, Fees and Charges.

C. First Reading of Ordinance No. 179, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Wastewater Rates, Fees and Charges.

D. First Reading of Ordinance No. 180, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Stormwater Rates, Fees and Charges.

The purpose of this item is to propose 2026 Utility Rates for Council consideration, which align with the 2026 City Manager's Recommended Budget. Monthly utility rates are proposed to increase 6% for electric customers, 9% for water customers, 8% for wastewater customers, and 6% for stormwater customers.

Staff attended the October 14 Council Work Session to discuss 2026 Rates and Fees prior to bringing forward the following rate ordinances for adoption.

All Ordinances Adopted on First Reading.**8. First Reading of Ordinance No. 181, 2025, Adopting the 2026 Classified Employee Pay Plan.**

The purpose of this item is to recommend the 2026 Classified Employee Pay Plan. Classified jobs are grouped according to job functions, a business practice commonly used by both the public and private sectors. Pay ranges are developed by career group (management, professional, administrative, operations and trades) and level for each job function. The result of this work is a Classified Employee Pay Plan which sets the minimum, midpoint and maximum pay ranges for the level within each career group and function. Actual employee pay increases are awarded through a separate administrative process in accordance with the budgeted amount approved by Council.

Adopted on First Reading.**9. First Reading of Ordinance No. 182, 2025, Adopting the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.**

The purpose of this item is to adopt the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

Adopted on First Reading.**10. First Reading of Ordinance No. 183, 2025, Amending Section 26-149 of the Code of the City of Fort Collins Regarding Annual Water Allotments for Nonresidential Water Services with Permits Issued Before March 1, 1984.**

The purpose of this item is to seek approval for revising the methodology for how annual water allotments for nonresidential customers with permits issued before March 1, 1984, are calculated prior to applying excess water use surcharges (surcharges) for these customers on December 1, 2025. Annual water allotments (allotments) are a volume of water measured from December 1 to November 30 each year.

Nonresidential customers that received a tap prior to March 1, 1984, were not initially assigned an allotment, even after the City began assigning new nonresidential customers with allotments on March 1, 1984. Per Ordinance 152, 2024, allotments were assigned to these customers on December 1, 2024, using a hybrid methodology that assigned the greater of either the tap credit or average annual water use (based on historical use from years 2019 through 2023). Surcharges were not to be applied until December 1, 2025, allowing affected customers time to adjust water use to their allotment, if needed. It also allowed time for customers to ask questions and provide input to staff. After receiving and discussing feedback, staff is recommending revising the hybrid methodology in City Code Section 26-149 (e) to assign allotments based on the greater of the tap credit or average historical use increased by one-half of a standard deviation to account for variability in weather, patronage, revolving tenants, or other factors.

Adopted on First Reading.

11. Items Relating to E-Ticket and E-Crash Systems Projects Grant.

A. *First Reading of Ordinance No. 184, 2025, Making Supplemental Appropriations and Authorizing the Transfer of Appropriations for the Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant.*

B. *Resolution 2025-091 Approving an Exception to the Competitive Process for the Purchase of an Enhanced E-Ticket and E-Crash System from Tyler Technologies.*

The purpose of this item is to appropriate \$171,613 of unanticipated grant revenue from the Colorado Department of Transportation's Section 405C Grant Program and \$45,737 from Police Admin General Funds for the Enhancing E-Ticket and E-Crash Systems Project.

This item also requests an exception to the competitive bid process for the purchase of an enhanced E-ticket and E-crash system from Tyler Technologies. Approval of this exception may be used as authorized in City Code Section 8-161(d)(4) as the basis for the City Manager and the Purchasing Agent to negotiate and agree to the additional purchase of Software as a Service (SaaS) and related services from Tyler Technologies without further Council approval. This additional work would be added to an existing contract and would expand on an existing system, using compatible technology available from the current vendor.

Exception to Competitive Bidding Rationale: Code Section 8-161(d)(1)(c). A particular material or service is required to maintain interchangeability or compatibility as part of an existing integrated system.

Ordinance Adopted on First Reading.

Resolution Adopted.

12. Items Relating to the Front Range Passenger Rail Planning Study.

A. *Resolution 2025-092 Authorizing the Execution of an Intergovernmental Agreement Between the City of Fort Collins and the City of Loveland for the Front Range Passenger Rail Planning Study.*

B. *Resolution 2025-093, Authorizing Acceptance of an Intergovernmental Grant Agreement Between the City of Fort Collins and the Colorado Department of Local Affairs for the Front Range Passenger Rail Planning Study.*

C. First Reading of Ordinance No. 185, 2025, Making Supplemental Appropriations and Appropriating Prior Year Reserves for the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund to Support the Front Range Passenger Rail Planning Study.

The purpose of this item is to enable the City to receive and expend Energy/Mineral Impact Assistance Fund (EIAF) Grant funds through the Colorado Department of Local Affairs (DOLA) for the Front Range Passenger Rail Planning Study.

The funds will be used to conduct a planning study for a proposed Front Range Passenger Rail system in alignment with the Service Plan Development work being conducted by the Front Range Passenger Rail District. If approved, the two resolutions and ordinance will: 1) authorize the City Manager to execute an intergovernmental agreement for the planning study with the City of Loveland, 2) authorize City staff to accept an intergovernmental grant agreement from the State of Colorado Department of Local Affairs, and 3) appropriate \$200,000 in EIAF grant funds, \$125,000 in City of Fort Collins match, and \$75,000 in City of Loveland match for a total of \$400,000 to the project.

Both Resolutions Adopted.

Ordinance Adopted on First Reading.

13. Resolution 2025-094 Approving Revised Fees for Fort Collins Police Services' Criminal Justice Records.

The purpose of this item is to request an increase in fees for criminal justice records for Police Services. The current fee schedule has been in effect since 2017, and the proposed adjustments are necessary to keep up with the change in technology and staff expenses. Pursuant to C.R.S. Section 24-72-306(1), fees proposed by the criminal justice agency shall be established by the governing body of the municipality.

Adopted.

14. Resolution 2025-095 Authorizing the Mayor to Execute City-Sponsored 401(a) and 457(b) Restated Adoption Agreements.

The purpose of this item is to authorize the Mayor to execute restated adoption agreements for City-sponsored 401(a), Police 401(a) and 457(b) plans inclusive of the changes detailed below.

Adopted.

15. Items Relating to Appointments to Various Boards and Commissions.

A. Resolution 2025-096 Making Appointments to the Historic Preservation Commission.

B. Resolution 2025-097 Making an Appointment to the Land Conservation and Stewardship Board.

C. Resolution 2025-098 Making Appointments to the Senior Advisory Board.

D. Resolution 2025-099 Making an Appointment to the Women and Gender Equity Advisory Board.

The purpose of this item is to fill vacancies on various Boards and Commissions.

All Resolutions Adopted.

END OF CONSENT CALENDAR

Councilmember Potyondy moved, seconded by Councilmember Ohlson, to approve the recommended actions on items 1-15, minus Item 5, on the Consent Calendar.

The motion carried 5-0.

K) CONSENT CALENDAR FOLLOW-UP *(This is an opportunity for Councilmembers to comment on items adopted or approved on the Consent Calendar.)*

Councilmember Ohlson asked about the source of funds for the Fort Collins local match related to Item No. 12, *Items Relating to the Front Range Passenger Rail Planning Study*. Chief Financial Officer Caleb Weitz replied the funds are intended to come from the climate portion of the 2050 tax.

L) STAFF REPORTS – None.

M) COUNCILMEMBER REPORTS

Councilmember Melanie Potyondy

- Commended school psychologists and noted it is National School Psychology Week.
- Commended City and County Clerks on election efforts.

Councilmember Susan Gutowsky

- Attended the Mobile Home Park Resource Fair put on by the City and commended staff work on the event.

Councilmember Kelly Ohlson

- Provided a reminder to those involved in election campaigns that the City has arranged to collect election signage and noted they can also be recycled at the City facility's hard to recycle area for a \$5 entry fee. City Manager DiMartino noted that information will be published on the City's website.

Councilmember Tricia Canonico

- Attended the Routes to Change event put on by the White Line Foundation.

Clerk's Note: Mayor Pro Tem Francis called for a break at 6:45 p.m., noting the meeting would resume at 6:52 p.m.

N) CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR FOR INDIVIDUAL DISCUSSION

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

16. Second Reading of Ordinance No. 168, 2025, Amending Chapter 7.5 of the Code of the City of Fort Collins to Update the Capital Expansion Fees and the Transportation Expansion Fees.

This Ordinance, adopted on First Reading on October 21, 2025, by 5-1 (Nay: Francis), proposes revisions to the methodologies of calculating the capital expansion fees for updated fees that are set in better alignment with City land use laws and policy, phasing in fee increases over a two-year period. This implements an updated study based on studies conducted in 2023. (Inflationary-only fee adjustments were implemented in 2024 and 2025.)

At Council's request, staff brought forward for consideration on First Reading four options for adoption of the revised fees to be effective January 1, 2026:

- 1. Fees with continued, inflation-only adjustments ("Status Quo Option" or "Option #1");*
- 2. Fees as proposed September 9, 2025 ("Proposed Option" or "Option #2");*
- 3. Fees that are a phased-in implementation of the Proposed Option – two versions ("Phased-In Option" or "Option #3"); and*
- 4. Fees that are a fractional implementation of the Proposed Option – three versions ("Fractional Option" or "Option #4").*

One additional change has been made to Ordinance No. 168, 2025, for Second Reading:

- ***Recital "I" has been updated to provide Council determinations relating to the two-year phase-in. In the clean copy of the second reading ordinance, recital "I." is highlighted to indicate this change.***

PUBLIC PARTICIPATION

Jamie Thorpe, Hartford Homes, stated the City will collect about \$5.6 million from Bloom residential areas for neighborhood parks under the current Capital Expansion Fee policy. Bloom residents will also pay for a neighborhood park to be built by the metropolitan district. Thorpe stated single-family detached units are projected to increase 20% under this proposal with neighborhood parks being the largest portion of that increase and requested Council create a meaningful carve out so Bloom residents are not double-paying for parks.

COUNCIL QUESTIONS/COMMENTS

Mayor Pro Tem Francis requested staff follow-up with Thorpe.

Councilmember Ohlson requested additional information. Josh Birks, Social Sustainability Deputy Director, replied Bloom, as part of its Planned Unit Development (PUD) Master Plan, is constructing additional park space; however, just as the Metro District Policy requires public benefits be delivered, the Planned Unit Development Master Planning process also requires that development achieve exceptional outcomes in order to be able to access that alternative process. He noted the Hartford Homes application that justifies the use of the PUD process and the Metro District, calls out additional park space as being part of achieving those standards. He stated that Bloom's Metro District is funding parks that go beyond the base level of service that is used to calculate the capital expansion fees in order to be able to access those two development tools which are not part of the standard process.

Councilmember Potyondy moved, seconded by Councilmember Ohlson, to adopt Ordinance No. 168, 2025, Amending Chapter 7.5 of the Code of the City of Fort Collins to

Update the Capital Expansion Fees and the Transportation Expansion Fees, on Second Reading.

The motion carried 4-1.

Ayes: Councilmembers Ohlson, Potyondy, Canonico, and Gutowsky.

Nays: Mayor Pro Tem Francis.

17. Items Relating to Tree Policy.

A. Second Reading of Ordinance No. 169, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Requiring a Commercial Tree Removal Permit.

B. Second Reading of Ordinance No. 170, 2025, Amending Chapter 27, Article 32 of the Code of the City of Fort Collins for the Purpose of Requiring a Commercial Tree Removal Permit.

C. Second Reading of Ordinance No. 171, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Requiring Additional Enhanced Tree Protection Measures During Construction.

D. Second Reading of Ordinance No. 173, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Updating Tree Mitigation Exemptions.

E. Second Reading of Ordinance No. 175, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins Amending Tree Planting Spacing Requirements and Tree Maintenance.

These Ordinances, unanimously adopted on First Reading on October 21, 2025, present seven ordinances that provide five tree policies for potential adoption in City Municipal and Land Use Codes, including an ordinance for tree spacing and Code maintenance. The five policies intend to update best management practices around tree preservation and mitigation, thus improving predictability and simplification of the current code.

A. Second Reading of Ordinance No. 172, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Establishing a Three-Year Establishment Period for Street Trees.

B. Second Reading of Ordinance No. 174, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Enhancing Tree Mitigation.

These Ordinances, adopted on First Reading on October 21, 2025, by 4-2 (Nays: Arndt, Francis), amend Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the purpose of establishing a three-year establishment period for street trees, and amend Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Enhancing Tree Mitigation

These items present seven ordinances that provide five tree policies for potential adoption in City Municipal and Land Use Codes, including an ordinance for tree spacing and Code maintenance. The five policies intend to update best management practices around tree preservation and mitigation, thus improving predictability and simplification of the current code.

Staff reviewed the concern that had been raised at first reading about conflicts with fire access considerations, and to address this, language has been added to Section 3 of Ordinance No. 174, 2025, limiting the use of a double row of street trees to only situations where compatible with emergency access.

PUBLIC PARTICIPATION

Jamie Thorpe, Hartford Homes, expressed concern regarding the escrow policy and tree warranty responsibility element of the Code. Thorpe suggested the responsibility for tree maintenance should lie with the person responsible for the adjacent landscaping and stated the details of these changes were not provided early enough for adequate public response.

Rich Stave stated he lives in a Planned Unit Development that was developed in the County and questioned how the tree policies will apply to tree management. He also questioned how the new policy will play out in his area and expressed concern it could become an expensive issue.

COUNCIL QUESTIONS/COMMENTS

Councilmember Ohlson requested a staff response regarding the three-year tree warranty issue and the escrow policy. Dean Klingner, Community Services Director, stated the proposed policy does not transfer ownership of trees to homeowners until after the three-year establishment period. However, he stated developers could work with homeowners should a tree be damaged by a homeowner. Kendra Boot, City Forester, replied nothing is changing with the escrow policy and the same language exists in the Code today.

Councilmember Ohlson asked about the reasoning for the escrow policy. Klingner replied developers are required to install infrastructure that is accepted and completed prior to the issuance of a building permit. He stated escrow exists in general to allow building permits to be pulled while still protecting the City to address situations wherein that infrastructure cannot be completed. He stated it is a commonly used flexibility tool for landscaping due to the limitations on when planting can occur.

Mayor Pro Tem Francis stated the escrow policy in the Code is not very clear as it does not allow a lot-by-lot escrow and it is unclear when reimbursement occurs. She suggested more time be taken to ensure clarity in the policy and spoke in favor of postponing the item to work with those who have expressed concerns.

Councilmember Ohlson suggested postponement could be done specific to the escrow issue without delaying the remainder of the tree policy. He stated he views the tree policy as a metaphor for the affordable housing discussion and stated the borderline obsession with affordable housing at the expense of everything else has grown tiresome to him. He stated the tree policies will have no discernable impact whatsoever on affordable housing and stated it seems the tactics being used are delay, dilute, and defeat. Additionally, he stated that many of the policies that have led to the high quality of life in Fort Collins would not get passed now, which is frustrating. He expressed support for working with Housing Catalyst and others to find affordable housing opportunities; however, he opposed weakening policies to try to get there.

Councilmember Potyondy supported a postponement to ensure Councilmembers are comfortable with what they are considering. She concurred with Councilmember Ohlson that the intention should not be to dilute the policy; however, she commented on the importance of ensuring the clarity of the policies. She asked about a recommended date for postponement. Klingner replied the escrow policy is not within the tree policy and is separate in the Code; therefore, it would not be realistic to rethink the entire policy and do outreach by the end of the year. However, if the issue is more a conversation to help gain clarity or discuss how the escrow can work, staff could return in two to four weeks.

Councilmember Ohlson stated he would support a monthlong delay for the escrow piece as it relates to tree policy and a complete look at the escrow policy in the future which does not conflict with the timetable of the tree policy.

City Attorney Daggett noted Ordinance Nos. 169, 2025 and 170, 2025 are dependent upon one another and the remainder could be considered individually.

City Manager DiMartino suggested staff could return December 2nd or December 16th with additional tree policy information and a more fully vetted scope of examining a broader change regarding the escrow policy. Mayor Pro Tem Francis suggested December 16th.

Klingner noted the concerns discussed during First Reading related to whether the City follows its own mitigation policies and Code conflicts, particularly with Poudre Fire Authority. He noted the responses to those issues were addressed in a read-before memo and clarified the City does follow its own tree mitigation policy for all Land Use Code projects. Additionally, he noted the double tree planting is an option, not a requirement; therefore, there are no Code conflicts.

Councilmember Potyondy moved, seconded by Councilmember Ohlson, to adopt Ordinance No. 169, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Requiring a Commercial Tree Removal Permit, on Second Reading.

The motion carried 5-0.

Councilmember Potyondy moved, seconded by Councilmember Ohlson, to adopt Ordinance No. 170, 2025, Amending Chapter 27, Article 32 of the Code of the City of Fort Collins for the Purpose of Requiring a Commercial Tree Removal Permit, on Second Reading.

The motion carried 5-0.

Councilmember Potyondy moved, seconded by Councilmember Ohlson, to adopt Ordinance No. 171, 2025 Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Requiring Additional Enhanced Tree Protection Measures During Construction, on Second Reading.

The motion carried 5-0.

Councilmember Potyondy moved, seconded by Councilmember Canonico, to postpone consideration of the Second Reading of Ordinance No. 172, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Establishing a Three-Year Establishment Period for Street Trees, to December 16, 2025.

Councilmember Ohlson stated he would support the motion given the date certain.

The motion carried 5-0.

Councilmember Potyondy moved, seconded by Councilmember Ohlson, to adopt Ordinance No. 173, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Updating Tree Mitigation Exemptions, on Second Reading.

The motion carried 5-0.

Councilmember Potyondy moved, seconded by Councilmember Canonico, to postpone consideration of the Second Reading of Ordinance No. 174, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Enhancing Tree Mitigation, to December 16th, 2025.

Councilmember Ohlson stated he would support the motion given the date certain.

The motion carried 5-0.

Councilmember Potyondy moved, seconded by Councilmember Gutowsky, to adopt Ordinance No. 175, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins Amending Tree Planting Spacing Requirements and Tree Maintenance, on Second Reading.

The motion carried 5-0.

18. **First Reading of Ordinance No. 186, 2025, Being the Annual Appropriations Ordinance Relating to the Annual Appropriations, and Amending the Budget, for the Fiscal Year Beginning January 1, 2026, and Ending December 31, 2026; and Fixing the Mill Levy for Property Taxes Payable in 2026.**

The purpose of this item is to amend the adopted 2026 Budget. This Ordinance sets the amount of \$843,306,077 to be appropriated for fiscal year 2026. This appropriated amount does not include what is also being separately appropriated pursuant to Council/Board of Director actions to adopt the 2026 budgets for the General Improvement District (GID) No. 1 of \$381,296, the 2026 budget for GID No. 15 (Skyview) of \$1,000, the Urban Renewal Authority (URA) 2026 budget of \$7,166,316 and the Downtown Development Authority 2026 budget of \$38,261,137. The sum of all of these Ordinances results in City-related total appropriations of \$889,115,826 for 2026. This Ordinance also sets the property tax year 2025 City mill levy, to be collected in 2026, at 9.797 mills; this mill levy rate has not changed since 1991.

Chief Financial Officer Caleb Weitz stated the 2026 budget revisions were originally discussed with the Council Finance Committee in early September, then at two full Council work sessions. He stated this item would adopt the 2026 Appropriations Ordinance which combines the already planned second year of the 2025-2026 two-year budget with adjustments needed to balance the budget for this year. Weitz noted that between increased expenditure pressures and forecasted revenue decreases, there was an approximate \$15.4 million deficit to address in the General Fund. Weitz outlined the revisions that were needed to address the deficit, including a reduction in the merit increases for staff from 3% to 2%, using a number of mechanisms to be able to gain some savings out of some strong performance in the benefits fund, and creating some additional one-time savings through a temporary hiring freeze. Weitz also outlined service area reductions and noted no involuntary layoffs or reductions in force of classified staff are planned, though a number of vacant positions are being eliminated in the budget. Additionally, Weitz noted the digital equity reserve is being used in lieu of any impacts to the eviction and immigration legal defense funds, per Council direction.

Weitz stated there are a few small enhancements to the 2026 budget, including the addition of a new sales tax auditor that will generate more revenue than the direct cost of the position, the cost pressures being seen in the grocery tax rebate program are being addressed, significant operational expenditures for Transfort are addressed, and there are two significant enhancements to the Enterprise Funds: the Halligan Project mitigation credits and funds for operating the legacy Utilities Customer Information System through May of 2026.

PUBLIC PARTICIPATION

Rich Stave noted the Halligan Reservoir project was mentioned and stated it only serves certain water district customers. He noted hard decisions will need to be made about trimming the budget.

COUNCIL QUESTIONS/COMMENTS

Councilmember Ohlson referenced an October 30th memo related to the Environmental Services budget. He asked about the impacts of the reassignment of a lead specialist and reduction of one FTE. Josh Birks, Social Sustainability Deputy Director, replied there was a position in Environmental Services that was originally funded with General Fund dollars, and the individual within that position was reassigned to take on the work of the anticipated position that is now funded by the 2050 tax, and it will be scoped to comply with the focus of the new tax and new work. As a result, the positions that were funded through General Fund and available for things not complying with the 2050 tax will be reduced.

Councilmember Ohlson asked if there was another reduction of one FTE resulting in a 25% reduction in project management capabilities. Birks replied there are several moving bodies that result in the elimination of a lead specialist position funded by General Fund which does project management for things that are General Fund focused.

Councilmember Ohlson stated he would like the next Council to address inflation factors to ensure the base does not get whittled away. Weitz replied staff is committed to ensuring the inflationary factor information is transparent and available in future budget processes.

Councilmember Ohlson noted Council unanimously agreed on the intent and asked if the original ordinances are being followed to ensure budgets are whole. City Manager DiMartino provided assurance that Council's intent and the ordinance language is being followed.

Councilmember Ohlson stated he was not going to support this item, but will now given that assurance.

Mayor Pro Tem Francis thanked staff for the thoughtful work.

Councilmember Potyondy moved, seconded by Councilmember Canonico, to adopt Ordinance No. 186, 2025, Being the Annual Appropriations Ordinance Relating to the Annual Appropriations, and Amending the Budget, for the Fiscal Year Beginning January 1, 2026, and Ending December 31, 2026; and Fixing the Mill Levy for Property Taxes Payable in 2026, on First Reading.

The motion carried 5-0.

Clerk's Note: Mayor Pro Tem Francis called for a break at 7:40 p.m., noting the meeting would resume at 7:50 p.m. Councilmember Canonico left during break.

19. Public Hearing and Resolution 2025-100 Approving a First Amendment to the Consolidated Service Plan for Montava Metropolitan District Nos. 1 through 7.

The purpose of this item is to consider approval of an amendment to the existing Consolidated Service Plan for the Montava Metropolitan District Nos. 1 through 7, requested by the board of the Montava Metropolitan District, after conducting a hearing on the application, pursuant to City policy (explained in the Background/Discussion section below). The amendment alters the maximum debt authorization and authorizes the District to create Special Improvement Districts to facilitate equitable and efficient financing flexibility. Neither proposed change impacts the underlying Public Benefits of the proposed project.

Mayor Pro Tem Francis outlined the public hearing process.

Zachary White introduced himself as General Counsel to the Montava Metro Districts Nos. 1-7 and stated Max Moss, Montava developer, will also be speaking.

STAFF PRESENTATION

Josh Birks, Sustainability Services Deputy Director, stated this item relates to the first amendment to the Montava Metro District Consolidated Service Plan, which would increase the maximum debt authorization and authorize creation of special improvement districts. He stated staff is recommending adoption of the resolution as it is consistent with City policy and State Statutes. Additionally, it enhances financing flexibility and maintains the consistent public improvements to be financed.

Birks stated Montava is a planned development in the northeast corner of the community with approximately 2,000 single-family and 2,400 multi-family residential units and just under 500,000 square feet of office space and some retail space. He noted 15% of the residential units are planned to be affordable up to 120% of AMI. Birks stated the Consolidated Service Plan was originally adopted in 2018 and noted the Public Benefits Agreement stipulates how the 15% of affordable housing is to be allocated: half between 30% and 80% AMI and half for up to 120% AMI.

Birks stated this amendment would increase the maximum debt authorization from \$163 million to \$297 million, primarily to offset increases in construction costs since 2018 when the Service Plan was originally adopted. The amendment would also grant the authority to create special improvement districts. He noted the proposed amendment does not impact the underlying public benefits. Birks further detailed the special improvement district (SID) component noting an SID is a legal subarea where property owners can be assessed for specific public improvements from which they benefit. The SIDs must be limited to a strict benefit nexus and either 100% of property owners or the majority of the eligible electors must consent. Birks noted this amendment further limits how SIDs can be used and clearly states that any assessment done through an SID must be satisfied and cleared prior to the issuance of a certificate of occupancy.

Mayor Pro Tem Francis noted Councilmember Canonico left the meeting during the previous break.

APPLICANT PRESENTATION

Zachary White, General Counsel to the Montava Metro Districts Nos. 1-7, stated this amendment will help the Metro Districts work with the development team to schedule the delivery of public improvements in the most efficient and effective way possible.

PUBLIC PARTICIPATION

Rich Stave asked if there was another amendment in the past and stated it seems tens of thousands of dollars per unit are being added. He stated he thought the mill levy was passed to help developers provide infrastructure and those costs would be passed on to homeowners. He also stated special improvement districts create extra work for City staff.

APPLICANT REBUTTAL

Max Moss, Montava developer, stated the increase in the debt cap is intended to keep up with rising costs eight years after the original Consolidated Service Plan was adopted. He stated the SIDs are pre-homeowner financing tools which allow the developer to have some flexibility to use the Metro District as a financing mechanism as opposed to a bank, which is less expensive and therefore lowers the costs for homeowners. He noted the liens must be eliminated prior to the homes being purchased.

COUNCIL QUESTIONS/COMMENTS

Councilmember Potyondy requested assurance the SIDs will not pass on additional costs or encumbrances to homeowners. Birks replied that is correct and noted any lien will need to be cleared before a certificate of occupancy is issued. He stated the cost of constructing a home, which will include whatever is financed with an SID, could be passed on in the cost of the house, but it will not be an additional burden or assessment for the homeowners.

Councilmember Potyondy asked if homeowners will be aware of how much they will be paying with the mill levy and any other funding mechanisms. Birks replied the model service plan requires that there be notice and disclosure of the fact that the property is within a Metro District, as well as an estimate of what the potential property tax liability could be. He noted the actual property tax amount is ultimately based on the home's assessed value as determined by the County Assessor.

Councilmember Gutowsky requested additional clarification regarding the additional debt encumbered by the special improvement district and how this would be paid off. Max Moss replied the debt will be necessary for development and reiterated the use of the SID will lower the cost of financing as compared to using a bank. He stated the debt gets relieved by what builders pay for lots and ensured that the debt would be paid prior to a homeowner purchasing the property.

Councilmember Ohlson stated this amendment makes sense.

Mayor Pro Tem Francis stated her questions were answered at Council Finance Committee.

Councilmember Potyondy moved, seconded by Councilmember Gutowsky, to approve Resolution 2025-100 Approving a First Amendment to the Consolidated Service Plan for Montava Metropolitan District Nos. 1 through 7.

The motion carried 4-0.

20. **Resolution 2025-101, Directing Staff to Take Such Efforts and Actions which may be Required for the Funding, Financing, and Construction of the Southeast Community Center.**

The purpose of this item is direct City staff to move forward with the work necessary to prepare and ultimately present to Council for approval the actions needed to fund, finance, and construct the Southeast Community Center (SECC) based on the project scope, estimated project cost, and the proposed sources of funding of Option 1.A. in the Funding Options.

City Manager DiMartino noted the Staff Presentation will cover both Item Nos. 20 and 21.

Dean Klingner, Community Services Director, noted this project is a partnership between Poudre School District, Poudre Libraries, and the City of Fort Collins. He noted the Resolution being considered defines the scope of the project and the budget and the Ordinance makes one of a series of related appropriations.

LeAnn Williams, Community Services Deputy Director, noted the proposed Southeast Community Center (SECC) project includes an outdoor leisure pool, ten indoor lap lanes, a gymnasium with two middle-school sized courts, an indoor elevated track, two levels of weights and fitness equipment, drop-in child watch, staff offices, locker rooms, innovation and community rooms, and a full-service library. She noted the project will be LEED Gold certified and will help to advance 15-Minute City goals.

Klingner stated the 2050 funding for this project is being separated into two categories: bonding against the tax and cash on hand that has already been collected. He noted the Community Capital Improvement Program (CCIP) already has \$18 million appropriated in the current budget and tonight's action would involve an appropriation of \$9.5 additional revenue in the CCIP. Additionally, a State grant is part of the funding. Klingner clarified \$5 million of additional revenue from the CCIP is available to be appropriated for another purpose. He stated the total budget for the project is \$76.5 million.

PUBLIC PARTICIPATION

Rich Stave stated there has been a large community push for this project, but questioned what Poudre School District is paying for the project and stated Fort Collins taxpayers will be paying for the facility twice. He also stated there are no facilities such as this on the southwest side of town.

Councilmember Ohlson asked about the proposed running track size and number of lanes. Klingner replied the original design showed a three-lane track around two larger gyms; however, it has been reduced to a two-lane track around two smaller gyms. He noted the ADA standards are still being met.

Councilmember Ohlson asked how many innovation and community rooms remain in the plan. Klingner replied the number was reduced from six to four, and those four can all be combined.

Councilmember Ohlson noted Poudre School District has not built any of its own pools; therefore, had eight swim lanes been necessary, the City would not be the bad player. He stated he would support the proposal for ten lanes. He asked if the interest on the bonding comes from the 20% of the 80/20 split. Klingner replied in the affirmative.

Mayor Pro Tem Francis asked how the remaining CCIP funds will be earmarked for affordable housing. City Manager DiMartino replied no formal action has been taken as the funds will only be available once this project is complete; however, Council's intent has been very clear, and formal action will be taken to appropriate the funds as they are available.

City Attorney Daggett noted the CCIP ballot language allows for two different ways to address excess funding, one is to spend more on the projects listed in the measure and the other is to use the excess for projects that are not on the list once the ones on the list are funded.

Councilmember Ohlson suggested this Council may like some type of resolution, despite it not being binding for a future Council, that the intent is for that additional \$5 million to go to affordable housing.

Mayor Pro Tem Francis concurred she would feel more comfortable with a formal action in that regard and asked if it could come as part of the Second Reading. City Manager DiMartino replied staff will bring a resolution forward as part of Second Reading.

Mayor Pro Tem Francis stated she would support the items, but expressed concern with inequities between this facility and the other City facilities.

Councilmember Potyondy moved, seconded by Councilmember Gutowsky, to adopt Resolution 2025-101, Directing Staff to Take Such Efforts and Actions which may be Required for the Funding, Financing, and Construction of the Southeast Community Center.

The motion carried 5-0.

21. First Reading of Ordinance No. 187, 2025, Making a Supplemental Appropriation and Appropriating Prior Year Reserves for the Construction of the Southeast Community Center and Related Art in Public Places.

The purpose of this item is to appropriate \$9.5M from the Community Capital Improvement Project (CCIP) Fund to the Capital Project Fund for the Southeast Community Center (SECC) Project and for the Art in Public Places (APP) Program. This appropriation provides funding to the Recreation Department for the design and construction of a LEED Gold Community Recreation Center in southeast Fort Collins.

Councilmember Potyondy moved, seconded by Councilmember Gutowsky, to adopt Ordinance No. 187, 2025, Making a Supplemental Appropriation and Appropriating Prior Year Reserves for the Construction of the Southeast Community Center and Related Art in Public Places, on First Reading.

The motion carried 4-0.

P) RESUMED PUBLIC COMMENT

Q) OTHER BUSINESS

OB 1. Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.

(Three or more individual Councilmembers may direct the City Manager and City Attorney to initiate and move forward with development and preparation of resolutions and ordinances not originating from the Council's Policy Agenda or initiated by staff.)

R) ADJOURNMENT

There being no further business before the Council, the meeting was adjourned at 8:30 p.m.

Clerk's Note: The GID #1 Meeting immediately followed the adjournment of the regular meeting.

Mayor Pro Tem

ATTEST:

City Clerk

File Attachments for Item:

2. Second Reading of Ordinance No. 176, 2025, Being the Annual Appropriation Ordinance for the Fort Collins Downtown Development Authority Relating to the Annual Appropriations for the Fiscal Year 2026 and Fixing the Mill Levy for the Downtown Development Authority for Fiscal Year 2026.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, sets the Downtown Development Authority ("DDA") Budget.

The following amounts will be appropriated:

DDA Public/Private Investments & Programs: \$14,170,326

DDA Operations & Maintenance: \$1,659,200

Revolving Line of Credit Draws: \$11,000,000

DDA Debt Service Fund: \$11,431,611

The Ordinance sets the 2026 Mill Levy for the Fort Collins DDA at five (5) mills, unchanged since tax year 2002. The approved Budget becomes the Downtown Development Authority's financial plan for 2026.

The DDA Resolution 2025-09 (Appropriation of DDA Public-Private Investments & Programs), which was attached to the First Reading AIS, included a number transposition which came to light after the DDA Board approved its resolution and before First Reading; therefore, the numbers and totals included in Ordinance No. 176, 2025 for November 3, 2025, included the correction.

After First Reading of Ordinance No. 176, 2025, and as explained in the November 3 AIS, the DDA Board convened for its regular meeting on November 13, 2025, and adopted Resolution 2025-10 to correct the numerical error in DDA Resolution 2025-09 and further memorialize that the total amount for the DDA 2026 budget is \$14,170,326 as aligned with the totals in Ordinance No. 176, 2025. DDA Resolution 2025-10 (Corrected Appropriation of DDA Public-Private Investments & Programs) is attached hereto as AIS Attachment No. 1.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Matt Robenalt, DDA Executive Director
Kristy Klenk, DDA Finance & HR Manager

SUBJECT

Second Reading of Ordinance No. 176, 2025, Being the Annual Appropriation Ordinance for the Fort Collins Downtown Development Authority Relating to the Annual Appropriations for the Fiscal Year 2026 and Fixing the Mill Levy for the Downtown Development Authority for Fiscal Year 2026.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 3, 2025, sets the Downtown Development Authority ("DDA") Budget.

The following amounts will be appropriated:

- DDA Public/Private Investments & Programs: \$14,170,326
- DDA Operations & Maintenance: \$1,659,200
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The Ordinance sets the 2026 Mill Levy for the Fort Collins DDA at five (5) mills, unchanged since tax year 2002. The approved Budget becomes the Downtown Development Authority's financial plan for 2026.

The DDA Resolution 2025-09 (Appropriation of DDA Public-Private Investments & Programs), which was attached to the First Reading AIS, included a number transposition which came to light after the DDA Board approved its resolution and before First Reading; therefore, the numbers and totals included in Ordinance No. 176, 2025 for November 3, 2025, included the correction.

After First Reading of Ordinance No. 176, 2025, and as explained in the November 3 AIS, the DDA Board convened for its regular meeting on November 13, 2025, and adopted Resolution 2025-10 to correct the numerical error in DDA Resolution 2025-09 and further memorialize that the total amount for the DDA 2026 budget is \$14,170,326 as aligned with the totals in Ordinance No. 176, 2025. DDA Resolution 2025-10 (Corrected Appropriation of DDA Public-Private Investments & Programs) is attached hereto as AIS Attachment No. 1.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The DDA was created in 1981 with the purpose, according to Colorado state statute, of planning and implementing projects and programs within the boundaries of the DDA. By state statute, the purpose of the ad valorem tax levied on all real and personal property in the downtown development district, not to exceed five (5) mills, shall be for the budgeted operations of the authority. The DDA and the City adopted a Plan of Development that specifies the projects and programs the DDA would undertake. To carry out the purposes of the State statute and the Plan of Development, the City, on behalf of the DDA, has issued various tax increment bonds, which require debt servicing.

The DDA is requesting approval of the DDA Public/Private Investments and Programs budget for fiscal year 2026 in the amount of \$14,170,326 and DDA Operation and Maintenance budget for fiscal year 2026 in the amount of \$1,659,200. It is requesting appropriation of up to \$11,000,000 for the 2026 Line of Credit draws. It is also requesting approval of the DDA debt payment commitments in the amount of \$11,431,611 for 2026 obligations.

The 2026 Public/Private Investments and Program budget is projected as follows:

Uses:

Alley Operations	\$ 35,395
Alley Capital Reserve Replacement	451,631
Alley Construction (E Myrtle to Mulberry, Chestnut)	295,211
Alley Design (E Olive to E Magnolia, Whitton Court)	733,000
Alley Trash Enclosure Lease Payments	14,431
Bridge Design at Downtown River Crossings	55,000
Business Marketing and Communications	101,038
DDA Land Bank	3,000,000
Downtown River District Improvements (Willow St)	1,088,468
Façade Grant Program	340,000
Interactive Light Display in Old Town Square	93,000
Mid-block Crossings at Enhanced Alleys	20,000
Multi-Year Reimbursements	151,502
Murals and Public Art	7,000
Nighttime Impact Study	35,000
Oak 140 Operations & Capital Reserve Replacement	130,574
Old Town Parking Structure	640,000
Old Town Square Operations	52,600
Old Town Square Capital Reserve Replacement	113,213
Parking Project (River District Parking)	4,750,000
Parking Implementation Plan Scope 2024	65,000
Projects and Programs 2025 Reserve	1,479,792
Special Utility Vehicles for Maintenance (one-time)	215,000
Tree Canopy Replacement	12,203
Urban Micro-Space Design Plan	113,314
Warehouse Operations	43,414

Other Public/Private Investments & Programs	<u>134,540</u>
Total	\$14,170,326*

** There is a difference between this total \$14,170,326, reflecting Ordinance No. 176, 2025, and the total of \$14,710,326 in DDA Resolution 2025-09 Appropriation of Public-Private Investments & Programs, attached hereto. This difference was from a number transposition which came to light after the DDA Board approved DDA Resolution 2025-09 as its recommended budget for fiscal year 2026 for the Public/Private Investments and Program for the consideration of Council. If approved, Ordinance No. 176, 2025 would be the correct and official appropriation. DDA staff will bring the total from Ordinance No. 176 to the DDA Board Meeting on November 13, 2025 for ratification; and staff will attach that ratification to the AIS for this item for its scheduled second reading before Council on November 18, 2025.*

The 2026 Operations and Maintenance budget is projected as follows:

Uses:

Personnel Services	\$1,168,940
Contractual Professional Services	417,342
Purchased Supplies and Commodities	32,450
Other	<u>40,468</u>
Total	\$1,659,200

The 2026 Line of Credit draw, whose debt service payment will be made from the debt service fund, is projected to fund up to \$11,000,000:

Uses:

Old Firehouse Alley Parking Garage IGA Payment	\$ 300,000
Housing Catalyst/FC DDA LLC Loan (Oak140)	121,869
Multi-Year Reimbursement Payments	614,079
Project Management Fees	100,912
DDA 5 Mill Property Tax TIF Revenue to O&M	441,659
Business Marketing and Communications Program	340,027
Capital Asset General Maintenance Obligations	847,684
Capital Asset Replacement Reserve	434,362
Capital Asset Reserve & Replacement Annual Program	309,300
Future Public/Private Investments & Programs	<u>7,490,108</u>
Total	\$11,000,000

The DDA debt service fund is projected to have sufficient revenue to meet the required debt service payments for 2026.

Uses:

Debt Payment: 2026	\$11,431,611
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CITY FINANCIAL IMPACTS

Adoption of this Ordinance will have no direct financial impacts on the City or its budget.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At its September 11, 2025, meeting, the Downtown Development Authority Board of Directors adopted its proposed budget for 2026 totaling \$38,261,137 and determined the mill levy necessary to provide for payment of administrative costs incurred by the DDA. The amount of \$38,261,137 meets the reporting criteria of the City accounting standards but the DDA would like Council to be aware that the total amount does not directly reflect the anticipated revenues from Tax Increment or the 5 mills for 2026. The Public/Private Investments and Programs budget of \$14,170,326 are previously appropriated unspent funds of which 66% is dedicated to the Downtown River District improvements on Willow Street, Downtown River District parking projects, Old Town Parking Structure capital asset reserve, and funding of a land bank for future property acquisition. The repayment of the Line of Credit of \$11,000,000 is reported as part of the Debt Service Payment total and is then reported separately for anticipated uses.

PUBLIC OUTREACH

None.

ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. DDA Resolution 2025-10
2. Ordinance No. 176, 2025

RESOLUTION 2025-10
OF THE BOARD OF DIRECTORS OF THE FORT COLLINS, COLORADO, DOWNTOWN DEVELOPMENT
AUTHORITY APPROVING AND RECOMMENDING TO THE FORT COLLINS CITY COUNCIL THE BUDGET OF
THE ESTIMATED AMOUNTS REQUIRED TO PAY THE EXPENSES OF PUBLIC/PRIVATE INVESTMENTS AND
PROGRAMS OF THE FORT COLLINS, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY FOR THE
FISCAL YEAR ENDING DECEMBER 31, 2026

WHEREAS, the Fort Collins, Colorado, Downtown Development Authority ("DDA") has been duly organized in accordance with the Colorado Revised Statutes 31-25-804, 1973 as amended;

WHEREAS, the Board of Directors of the DDA (the "DDA Board") shall under Colorado Revised Statutes, 31-25-816, 1973, as amended, adopt a budget of the estimated expenditures to be incurred during the fiscal year ending December 31, 2026;

WHEREAS, on September 11, 2025, the DDA Board passed Resolution 2025-09, which adopted a budget of the estimated expenditures to be incurred during the fiscal year ending December 31, 2026, as required by Colorado Revised Statutes, 31-25-816, 1973, as amended, a copy of which is attached hereto and incorporated herein as **Exhibit A**;

WHEREAS, subsequent to passage, it was discovered that Resolution 2025-09 contained a typographical error, in the form of transposed numbers, which resulted in an incorrect total budget amount being identified therein, to wit: the total budget amount should have been identified as "\$14,170,326", but was instead incorrectly identified as "\$14,710,326"; and

WHEREAS, the DDA Board desires to correct the error present in Resolution 2025-09 through adoption of the budget contained in this Resolution 2025-10.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FORT COLLINS, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY that the following budget is adopted for public/private investments and programs for the fiscal year ending December 31, 2026, and therefore recommends to the City Council of the City of Fort Collins the adoption of this budget.

Alley Operations	\$35,395
Alley Capital Reserve Replacement	451,631
Alley Construction (E Myrtle to Mulberry, Chestnut)	295,211
Alley Design (E Olive to E Magnolia, Whitton Court)	733,000
Alley Trash Enclosure Lease Payments	14,431
Bridge Design at Downtown River Crossings	55,000
Business Marketing and Communications	101,038
DDA Land Bank	3,000,000
Downtown River District Improvements (Willow St)	1,088,468
Façade Grant Program	340,000
Interactive Light Display in Old Town Square	93,000
Mid-block Crossings at Enhanced Alleys	20,000
Multi-Year Reimbursements	151,502
Murals and Public Art	7,000
Nighttime Impact Study	35,000
Oak 140 Operations & Capital Reserve Replacement	130,574
Old Town Parking Structure	640,000
Old Town Square Operations	52,600
Old Town Square Capital Reserve Replacement	113,213
Parking Projects (River District Parking)	4,750,000
Parking Implementation Plan Scope 2024	65,000

Projects and Programs 2025 Reserve	1,479,792
Special utility vehicles for maintenance (one-time)	215,000
Tree Canopy Replacement	12,203
Urban Micro-Space Design Plan	113,314
Warehouse Operations	43,414
Other Public/Private Investments & Programs	134,540
TOTAL	\$14,170,326

Passed and adopted at a regular meeting of the Board of Directors of the Fort Collins, Colorado, Downtown Development Authority this 13th day of November, 2025.


Cheryl A Zimlich, Secretary


Amanda Huston, Chair

EXHIBIT A TO RESOLUTION 2025-10

RESOLUTION 2025-09

OF THE BOARD OF DIRECTORS OF THE FORT COLLINS, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY APPROVING AND RECOMMENDING TO THE FORT COLLINS CITY COUNCIL THE BUDGET OF THE ESTIMATED AMOUNTS REQUIRED TO PAY THE EXPENSES OF PUBLIC/PRIVATE INVESTMENTS AND PROGRAMS OF THE FORT COLLINS COLORADO DOWNTOWN DEVELOPMENT AUTHORITY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026

WHEREAS, The Fort Collins, Colorado Downtown Development Authority ("DDA") has been duly organized in accordance with the Colorado Revised Statutes 31-25-804, 1973 as amended; and

WHEREAS, the Board of Directors of the DDA shall under Colorado Revised Statutes, 31-25-816, 1973, as amended, adopt a budget of the estimated expenditures to be incurred during fiscal year ending December 31, 2026.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FORT COLLINS, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY that the following budget is adopted for public/private investments and programs for the fiscal year ending December 31, 2026 and therefore recommends to the City Council of the City of Fort Collins the adoption of this budget.

Alley Operations	\$35,395
Alley Capital Reserve Replacement	451,631
Alley Construction (E Myrtle to Mulberry, Chestnut)	295,211
Alley Design (E Olive to E Magnolia, Whitton Court)	733,000
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Projects and Programs 2025 Reserve	1,479,792
Special utility vehicles for maintenance (one-time)	215,000
Tree Canopy Replacement	12,203
Urban Micro-Space Design Plan	113,314
Warehouse Operations	43,414
Other Public/Private Investments & Programs	134,540
TOTAL	\$14,710,326

EXHIBIT A TO RESOLUTION 2025-10

Passed and adopted at a regular meeting of the Board of Directors of The Fort Collins, Colorado
Downtown Development Authority this 11th day of September 2025.



Cheryl A Zimlich, Secretary



Amanda Huston, Chair

ORDINANCE NO. 176, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
BEING THE ANNUAL APPROPRIATION ORDINANCE FOR THE
FORT COLLINS DOWNTOWN DEVELOPMENT AUTHORITY
RELATING TO THE ANNUAL APPROPRIATIONS FOR THE
FISCAL YEAR 2026 AND FIXING THE MILL LEVY FOR THE
DOWNTOWN DEVELOPMENT AUTHORITY FOR FISCAL YEAR
2026

A. The Fort Collins Downtown Development Authority (the “DDA”) has been duly organized in accordance with the Colorado Revised Statutes (“C.R.S.”) § 31-25-804.

B. On September 8, 1981, the City Council adopted Resolution 81-129 approving DDA’s original Plan of Development dated July 1981, which Plan has been amended several times since 1981 (the “DDA Plan of Development”).

C. On September 11, 2025, DDA Board of Directors (the “DDA Board”), acting under the provisions of C.R.S. § 31-25-816, adopted a proposed and recommended DDA budget for the fiscal year beginning January 1, 2026, as reflected in DDA Board Resolutions 2025-06, 2025-07, 2025-08 and 2025-09 (the “Budget”), and determined the mill levy necessary to provide for payment during fiscal year 2026 of properly authorized operational and maintenance expenditures to be incurred by the DDA.

D. The DDA anticipates receiving in 2026 tax increment revenues of approximately \$10,031,454 and approximately \$1,059,829 in revenues from its five-mill property tax for the DDA’s operational and maintenance expenditures.

E. It is the desire of the Council to appropriate the sum of \$38,261,137 from the DDA Operation and Maintenance Fund and the DDA Debt Service Fund for the fiscal year beginning January 1, 2026, and ending December 31, 2026, to be used as follows:

DDA Public/Private Investments & Programs	\$14,170,326
DDA Operations & Maintenance (O&M Fund)	1,659,200
2024 Revolving Line of Credit Draws	11,000,000
DDA Debt Service Fund	<u>11,431,611</u>
Total	\$38,261,137

F. The DDA Board, as reflected in DDA Board Resolution 2025-05, has recommended to the Council that pursuant to C.R.S. § 31-25-817 the Council set a mill levy of five (5) mills upon each dollar of assessed valuation on all taxable property within the DDA District, such levy representing the amount of taxes necessary to provide for payment during the 2026 fiscal year for all properly authorized operational and maintenance expenditures to be incurred by the DDA.

G. The amount of this proposed mill levy is not an increase over prior years and, as such, prior voter approval of the proposed levy is not required under Article X, Section 20 of the Colorado Constitution.

H. C.R.S. § 39-5-128(1) requires certification of this mill levy to the Larimer County Board of County Commissioners no later than December 15, 2025

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The City Council hereby approves the Budget as provided in C.R.S. § 31-25-816(1).

Section 2. There is hereby appropriated for fiscal year 2026 for expenditure from the DDA Operation and Maintenance Fund for the Downtown Development Authority Public/Private Investments and Programs the sum of FOURTEEN MILLION ONE HUNDRED SEVENTY THOUSAND THREE HUNDRED TWENTY-SIX DOLLARS (\$14,170,326), to be expended to fund the payment of the DDA-related obligations that have been entered into or will be entered into in furtherance of the DDA Plan of Development.

Section 3. There is also hereby appropriated for fiscal year 2026 for expenditure from the DDA Operation and Maintenance Fund for the Downtown Development Authority Operation and Maintenance the sum of ONE MILLION SIX HUNDRED FIFTY-NINE THOUSAND TWO HUNDRED DOLLARS (\$1,659,200), to be expended for the authorized purposes of the DDA.

Section 4. There is hereby appropriated for fiscal year 2026 for expenditure from the Downtown Development Authority 2026 Line of Credit draws the sum of up to ELEVEN MILLION DOLLARS (\$11,000,000), to be used to finance DDA projects or programs in accordance with the DDA Plan of Development including the multi-year reimbursement payments, and capital asset maintenance obligations.

Section 5. There is hereby appropriated for the fiscal year 2026 for expenditure from the Downtown Development Authority Debt Service Fund the sum of ELEVEN MILLION, FOUR HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED ELEVEN DOLLARS (\$11,431,611), for payment of debt service on a previously issued and outstanding bond, and for payment on the 2026 Line of Credit draws.

Section 6. The DDA's mill levy rate for the taxation upon each dollar of the assessed valuation of all taxable property within the DDA District shall be five (5) mills to be imposed on the assessed value of such property as set by state law for property taxes payable in 2026, which levy represents the amount of taxes necessary to provide for payment during fiscal year 2026 of all properly authorized operational and maintenance expenditures to be incurred by the DDA, as appropriated herein. The City Clerk shall

certify said mill levy to the County Assessor and the Board of County Commissioners of Larimer County, Colorado, no later than December 15, 2025.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025
Approving Attorney: Dianne Criswell

Exhibit: None

File Attachments for Item:

3. Items Related to 2026 Utility Rates & Fees.

A. Second Reading of Ordinance No. 177, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Electric Rates, Fees and Charges.

B. Second Reading of Ordinance No. 178, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Water Rates, Fees and Charges.

C. Second Reading of Ordinance No. 179, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Wastewater Rates, Fees and Charges.

D. Second Reading of Ordinance No. 180, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Stormwater Rates, Fees and Charges.

These Ordinances, unanimously adopted on First Reading on November 3, 2025, propose 2026 Utility Rates for Council consideration, which align with the 2026 City Manager's Recommended Budget. Monthly utility rates are proposed to increase 6% for electric customers, 9% for water customers, 8% for wastewater customers, and 6% for stormwater customers.

Staff attended the October 14 Council Work Session to discuss 2026 Rates and Fees prior to bringing forward the following rate ordinances for adoption.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Joe Wimmer, Director, Utilities Finance
Randy Reuscher, Manager, Utility Rates

SUBJECT

Items Related to 2026 Utility Rates & Fees.

EXECUTIVE SUMMARY

A. Second Reading of Ordinance No. 177, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Electric Rates, Fees and Charges.

B. Second Reading of Ordinance No. 178, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Water Rates, Fees and Charges.

C. Second Reading of Ordinance No. 179, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Wastewater Rates, Fees and Charges.

D. Second Reading of Ordinance No. 180, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Stormwater Rates, Fees and Charges.

These Ordinances, unanimously adopted on First Reading on November 3, 2025, propose 2026 Utility Rates for Council consideration, which align with the 2026 City Manager's Recommended Budget. Monthly utility rates are proposed to increase 6% for electric customers, 9% for water customers, 8% for wastewater customers, and 6% for stormwater customers.

Staff attended the October 14 Council Work Session to discuss 2026 Rates and Fees prior to bringing forward the following rate ordinances for adoption.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinances on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

Proposed Changes to Monthly Utility Rates

The revenues needed to support the ongoing operation and maintenance costs of providing each of the four utilities services to customers are collected through monthly utility rates. As costs change over time, it is necessary to adjust rates to reflect those changes. Long-term financial planning is important to ensure revenues are adequate and reserves are available to maintain and replace infrastructure in a timely fashion to continue providing high quality and reliable services for our customers. Frequent review and updating of the cost-of-service allocation models behind the monthly utility rates maintains equity across rate classes and helps to reduce the impact of higher utility rates on customers by providing gradual, modest rate adjustments over time rather than less frequent and larger rate adjustments. These actions help ensure the delivery of current and future utility services occurs in a fiscally responsible manner, balancing both costs and levels of service with affordability and prudent planning and investments.

There are no proposed changes from what was previously planned and adopted in the 2026 fiscal plan and included in the 2025-26 City Budget. A summary of the proposed rate increases for the four utility services are shown in the table below.

UTILITY		2026 RATE INCREASE
	ELECTRIC	6%
	WATER	9%
	WASTEWATER	8%
	STORMWATER	6%

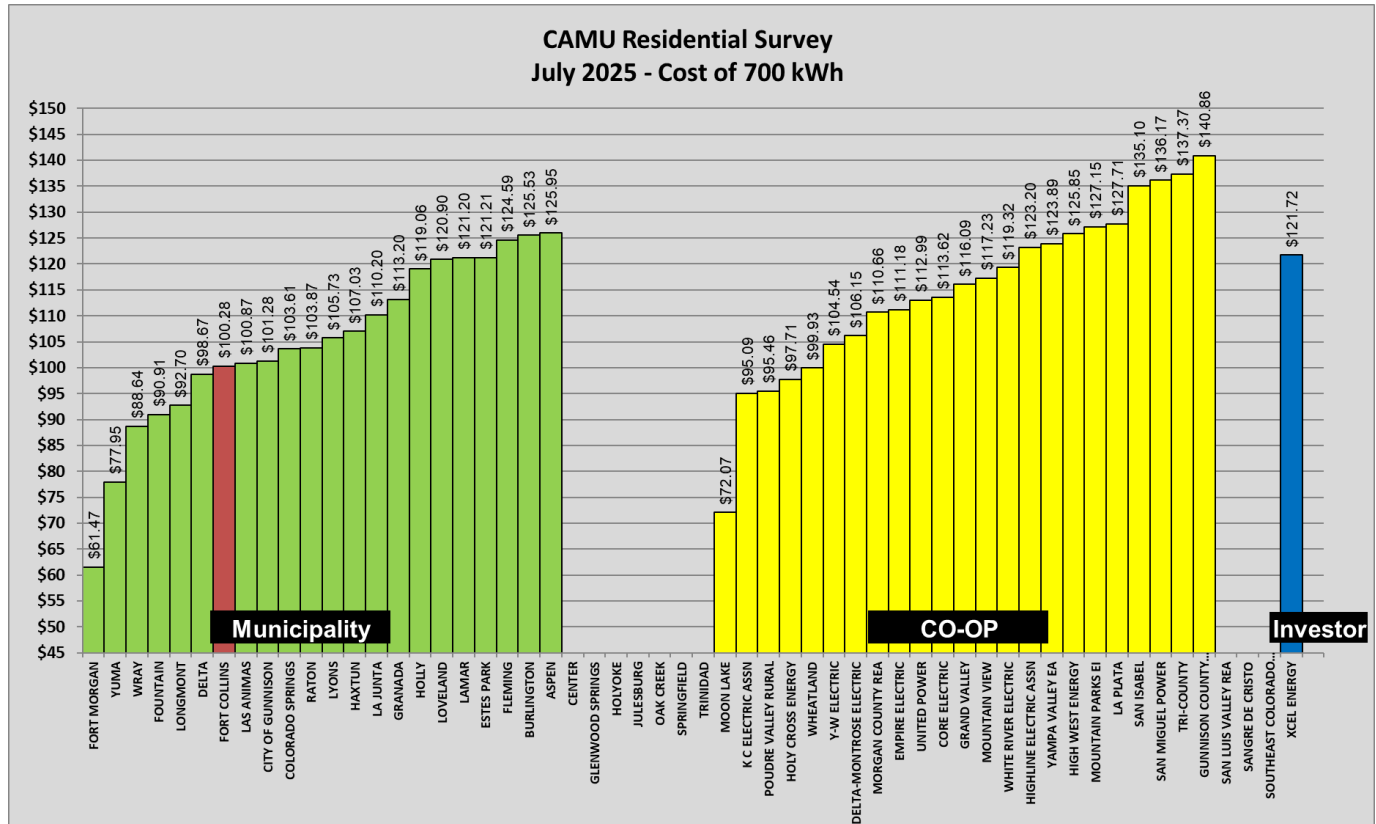
Electric

Staff are proposing a 6% retail rate increase for the Electric Fund in 2026. This increase is driven by a combination of an increase in wholesale electric expenses in 2026, as well as an increase to cover distribution operating and maintenance costs and investments in capital projects. Roughly two-thirds of costs incurred each year to provide electric service are attributable to wholesale expenses, while the other one-third is attributable to costs related to operating and maintaining the distribution system.

The portion of the proposed 6% increase that is not applied to wholesale cost increases will be used to help fund distribution system needs. There are multiple capital projects necessary to meet future needs, some of which include feeder cable and transformer replacements, streetlighting upgrades, distribution automation, and demand response technology upgrades.

The largest expense for the electric fund is wholesale power costs. Platte River Power Authority (PRPA) is planning to increase their wholesale blended rate (\$/MWh) by 6.3% in 2026 and is forecasting 7.5% wholesale rate increases for 2027-28. There is variability in how the increase is applied to individual component charges.

Fort Collins Utilities participates in the Colorado Association of Municipal Utilities (CAMU) survey each year. Below are the residential electric rate comparisons for the electric utilities in Colorado that responded to the survey. Fort Collins is shown in the maroon-colored bar within the graph. Based on the July 2025 City Council Work Session Agenda Item Summary – City of Fort Collins Page 5 of 7 survey, Fort Collins Utilities came in towards the lower end of average electric cost within the state, assuming 700 kWh of consumption in a month, at \$100.28, or 12th lowest overall of all responses.



Water

Staff are proposing a 9% retail rate increase for the Water Fund in 2026. Water rate increases are primarily driven by the cost of capital investment, particularly construction of the Halligan Water Supply Project and maintaining replacement of the water distribution system.

In the 2026 budget, capital projects account for 38% of the total Water Fund expenditures. This percentage is expected to increase in the coming years and is a significant driver for future rate increases in the Water Fund. Debt financing for the Halligan Water Supply Project will be the major component impacting substantial water rates over the next 3-5 years while the project progresses towards and starts construction. Development of the Water Fund's comprehensive Capital Improvement Plan is underway and will inform a long-term rate forecast in advance of the 2027-28 budget process.

Wastewater

Staff are proposing an 8% retail rate increase for the Wastewater Fund in 2026. In addition to rate increases needed for ongoing operational inflationary pressures, the Drake Water Reclamation Facility (DWRf) recently completed a comprehensive condition assessment and is in need of significant capital investment. The report indicates that 39% of the plant is beyond its useful life, and 45% of the plant is in fair condition.

The upcoming 10-year Capital Improvement Plan may include plans for a large revenue bond debt issuance needed for reconstruction of the DWRf Preliminary Treatment Facility, and the combined Wastewater-Water Quality Laboratory Project.

Stormwater

Staff are proposing a 6% retail rate increase for the Stormwater Fund in 2026. The Oak Street Stormwater Improvement Project revenue bond issuance of \$40M in 2023 increased debt service payments for this fund. Additional capital improvement budget capacity is being created to continue capital replacement and improvements to the stormwater infrastructure system.

Total Utility Bill

The table below shows the impacts of the proposed rate change to the average residential monthly bill. Under the proposed rate changes, a residential customer's total utility bill, for a customer receiving all four municipal utility services, would increase by 7.1%, or \$13.49 per month.

RESIDENTIAL MONTHLY BILL COMPARISON

2025 to 2026

	2025 RATES	2026 RATES	% CHANGE	\$ CHANGE
 ELECTRIC 620 kilowatt-hours/month	\$85.05	\$90.15	6.0%	\$5.10
 WATER 7,000 gallons/month	\$45.37	\$49.45	9.0%	\$4.08
 WASTEWATER 3,300 gallons/month WQA	\$35.40	\$38.23	8.0%	\$2.83
 STORMWATER 8,000 sq.ft. lot, light runoff	\$24.48	\$25.95	6.0%	\$1.47
AVG. Utility Bill Total	\$190.30	\$203.79	7.1%	\$13.49

The table below compares typical residential electric, water, wastewater, and stormwater monthly utility bills across neighboring utilities along the Front Range, based on proposed 2026 rate adjustments and charges. In total, Fort Collins Utilities comes in the lowest at \$230.26 for all four services. With proposed increases for 2026, Fort Collins will remain the lowest overall, as there are known increases proposed amongst the other bordering utilities for 2026, with some of them being substantially higher than the percentage increases proposed for customers within our community. Note that community comparisons use different usage thresholds than the Fort Collins customer averages shown in the bill impact table above.

RESIDENTIAL MONTHLY BILL COMPARISON

2026 UTILITY RATES

	 ELECTRIC	 WATER	 WASTEWATER	 STORMWATER	UTILITY TOTAL
FORT COLLINS	\$100.15	\$61.86	\$42.31	\$25.95	\$230.26
LONGMONT	\$94.09	\$83.40	\$44.34	\$18.85	\$240.69
LOVELAND	\$106.75	\$64.25	\$44.61	\$26.25	\$241.86
COLORADO SPRINGS	\$110.35	\$110.11	\$36.26	N/A	\$256.72
BOULDER	\$108.38	\$78.00	\$54.42	\$29.88	\$270.68
GREELEY	\$108.38	\$82.71	\$40.50	\$42.44	\$274.03

CITY FINANCIAL IMPACTS

The 2026 City Manager's Recommended Budget includes these proposed increases in revenues available for the budget. The electric increase would offset increased wholesale costs for 2026, as well as contribute to increasing distribution system operating and maintenance and capital costs. The water, wastewater, and stormwater increases would contribute to operating and maintenance costs, as well as assisting with debt issuances for large capital projects.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Discussion of the proposed changes to the Utility electric rates, fees, and charges was discussed with the Energy Board at its October 9, 2025, meeting, and supported unanimously. An excerpt of the Board minutes is included as an attachment.

Discussion of the proposed changes to the Utility water, wastewater, and stormwater rates took place at the Water Commission's October 16, 2025, meeting, and supported unanimously. An excerpt of the Commission minutes is included as an attachment.

PUBLIC OUTREACH

The required postcard about proposed changes to electric rates to customers outside city limits was mailed in early October and a notice was posted in the Coloradoan. Rates and fee presentations will be shared at the Business Accounts meeting for all commercial customer accounts on November 18, 2025. An annual rate brochure will go out to customers in late November or early December, along with updated information posted to the utility website.

ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 177, 2025
2. Ordinance No. 178, 2025
3. Ordinance No. 179, 2025
4. Ordinance No. 180, 2025

ORDINANCE NO. 177, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 26 OF THE CODE OF THE CITY OF
FORT COLLINS TO REVISE ELECTRIC RATES, FEES AND
CHARGES

A. The City Council is empowered and directed by City Charter Article XII, Section 6, by ordinance from time to time, to fix, establish, maintain and provide for the collection of such rates, fees or charges for utility services furnished by the City as will produce revenues sufficient to pay the costs, expenses, and other obligations as set forth therein.

B. The rates, fees or charges for utility services set forth herein are necessary to produce sufficient revenues to provide the utility services described herein.

C. Revenues from the rates, fees or charges for utility services set forth herein shall be used to defray the costs of providing such utility services as required by the Charter and the City Code.

D. The City purchases bulk wholesale electric power from Platte River Power Authority ("Platte River") pursuant to an Amended Contract for Supply of Electric Power and Energy, dated October 17, 2025.

E. Utilities staff has determined the increased system costs will require an additional average 6% rate increase at the Electric Utility Enterprise Fund level in 2026 in order to remain consistent with Article XII, Section 6, of the City Charter.

F. The Energy Board considered the proposed electric rates, at its October 9, 2025, meeting, and provided recommendations of approval of proposed rates and fee.

G. The City Manager has recommended the following electric rate adjustments and fee on or after January 1, 2026.

H. Pursuant to Colorado Revised Statutes Section 40-3.5-104, Utilities staff posted public notice and directly mailed postcard notices of the recommended electric rates and fee changes to all customers living outside the City's corporate boundaries, at least 30 days prior to Council's consideration of this Ordinance.

I. Based on the foregoing, it is the desire of the City Council to amend Chapter 26 of the City Code to revise the electric rates, fees and charges.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 26-464 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-464. - Residential energy service, schedule R.

...

- (c) Monthly rate. The monthly rates for this schedule shall be the sum of the following charges applied to all energy consumption on or after January 1, 2026.

Description	Unit	Component Charge	Billed Charge (including PILOT)
a. Payment in lieu of taxes (PILOT) and franchise. A charge based on all component charges pursuant to this Section		6 percent	
b. Fixed Charge	Per account	\$11.96	\$12.67
c. Distribution facilities charge (applied to energy charges in d.1. and d.2. below)	Per kWh	\$0.0311	
d. Wholesale Energy Charge (combined energy and demand costs)			
1. Summer. For billings based on consumption during the months of May, June, July, August, and September			
(a) On-Peak (Mon-Fri, 2 pm to 7 pm, excluding holidays)	Per kWh	\$0.2737	\$0.3230
(b) Off-Peak	Per kWh	\$0.0536	\$0.0898
2. Non-summer. For billings based on consumption during the months of January through April and October through December.			
(a) On-Peak (Mon-Fri, 5 pm to 9 pm, excluding holidays)	Per kWh	\$0.2498	\$0.2978
(b) Off-Peak	Per kWh	\$0.0536	\$0.0898
e. Energy efficiency tier charge, per kilowatt hour for total consumption	Per kWh	\$0.0298	\$0.0316

over 700 kWh in a billing month (regardless of on-peak or off-peak)			
...		...	...

(d) *Medical assistance program.*

...

(3) Notwithstanding the foregoing, no rate established under this Subsection shall reflect a discount exceeding an amount consistent with the use of one hundred fifty (150) kilowatt hours per month for the operation of electrical durable medical equipment or, if applicable, an additional amount consistent with the use of three hundred fifty (350) kilowatt hours per month for air conditioning.

(4) A decision that an applicant does not qualify to participate in this program for a medical or financial reason may be appealed to the Utilities Executive Director, who shall, prior to making their decision, and as they deem appropriate, confer with one (1) or more medical or financial experts in reviewing such appeal.

...

(f) *Excess capacity charge.* The monthly capacity charge kilowatt set forth in this Subsection (f) may be added to the above charges for service to intermittent loads in accordance with the provisions of the Electric Service Standards.

Unit	Component Charge	Billed Charge (including PILOT)
Per kW	\$3.06	\$3.25

...

Section 2. Section 26-465 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-465. - All-electric residential service, schedule RE.

...

(c) *Monthly rate.*

(1) The monthly rates for this schedule shall be the sum of the following charges, applied to all energy consumption on or after January 1, 2026.

Description	Unit	Component Charge	Billed Charge (including PILOT)
a. Payment in lieu of taxes (PILOT) and franchise. A charge based on all component charges pursuant to this Section		6 percent	
b. Fixed Charge	Per account	\$11.96	\$12.67
c. Distribution facilities charge (applied to charges in d.1. and d.2. below)	Per kWh	\$0.0393	
d. Energy and demand charge			
1. Summer. For billings based on consumption during the months of May, June, July and August, and September			
a) On-Peak (Mon-Fri, 2 pm to 7 pm, excluding holidays)	Per kWh	\$0.2737	\$0.3318
b) Off-Peak	Per kWh	\$0.0536	\$0.0985
2. Non-summer. For billings based on consumption during the months of January through April and October through December.			
a) On-Peak (Mon-Fri, 5 pm to 9 pm, excluding holidays)	Per kWh	\$0.2498	\$0.3065
b) Off-Peak	Per kWh	\$0.0536	\$0.0985
...		...	...

...

- (e) *Excess capacity charge.* The monthly capacity charge kilowatt set forth in this Subsection (e) may be added to the above charges for service to intermittent loads in accordance with the provisions of the Electric Service Standards.

Unit	Component Charge	Billed Charge (including PILOT)
Per kW	\$3.06	\$3.25

- (f) *Standby service charges.* Standby service, if available, will be provided on an annual contract basis at a level at least sufficient to meet probable service demand (in kilowatts) as determined by the customer and approved by the utility according to the following:

- (1) Monthly standby distribution charge:

Description	Unit	Component Charge	Billed Charge (including PILOT)
Contracted standby service, this charge shall be in lieu of the distribution facilities charge	Per kW	\$3.08	\$3.27
For all metered kilowatts in excess of the contracted amount	Per kW	\$9.22	\$9.78

...

Section 3. Section 26-466 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-466. - General service, schedule GS.

...

(c) *Monthly rate.* The monthly rates for this schedule shall be the sum of the following charges:

Description	Unit	Component Charge	Billed Charge (including PILOT)
(1) Payment in lieu of taxes (PILOT) and franchise. A charge based on all component charges pursuant to this Section		6 percent	
(2) Fixed Charge			
a. Single-phase, two-hundred-ampere service	Per account	\$11.96	\$12.67
b. Single-phase, above two-hundred-ampere service	Per account	\$25.58	\$27.11
c. Three-phase, two-hundred-ampere service	Per account	\$15.58	\$16.52
d. Three-phase, above two-hundred-ampere service	Per account	\$30.18	\$31.99
(3) Distribution facilities charge (added to demand and energy charges below for "Billed Charge" shown in (5))	Per kWh	\$0.0402	
(4) Demand charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kWh	\$0.0414	
b. Non-summer. For billings based on meter readings in the months of	Per kWh	\$0.0261	

January through May and October through December			
c. The meter reading date shall generally determine the summer season billing months; however, no customer shall be billed more than four (4) full billing cycles at the summer rate			
(5) Energy charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kWh	\$0.0533	\$0.1430
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kWh	\$0.0533	\$0.1267
c. The meter reading date shall generally determine the summer season billing months; however, no customer shall be billed more than four (4) full billing cycles at the summer rate			

...

- (e) *Excess capacity charge.* The monthly capacity charge per kilowatt set forth in this Subsection (e) may be added to the above charges for service to intermittent loads in accordance with the provisions of the Electric Service Standards.

Unit	Component Charge	Billed Charge (including PILOT)
Per kW	\$3.06	\$3.25

...

- (q) *Net metering.*

...

- (5) The customer-generator's consumption of energy from the utility and production of energy that flows into the utility's distribution system shall be measured on a monthly basis. The energy from the utility consumed by the customer-generator shall be billed at the applicable rate as outlined in Subsection (c) of this Section. The energy produced by the customer-generator shall be credited to the customer monthly as follows:

Description	Unit	Component Credit
a. Energy and demand credit	Per kWh	\$0.0730

(r) *Net metering—community solar projects.*

...

- (3) Both the customer's consumption of energy from the utility and interest in the production of energy that flows into the utilities' distribution system shall be measured on a monthly basis. The energy from Fort Collins Utilities consumed by the customer shall be billed at the applicable seasonal tiered rate as outlined in Subsection (c) of this Section. The energy produced by the customer's portion of the qualifying facility shall be credited to the customer monthly as follows:

Description	Unit	Component Credit
a. Energy and demand credit	Per kWh	\$0.0730

...

Section 4. Section 26-467 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-467. - General service 25, schedule GS25.

...

- (c) *Monthly rate.* The monthly rates for this schedule shall be the sum of the following charges:

Description	Unit	Component Charge	Billed Charge (including PILOT)
1.Payment in lieu of taxes (PILOT) and franchise. A charge based on all component charges pursuant to this Section		6 percent	
2. Fixed Charge			
a. Single-phase, two-hundred-ampere service	Per account	\$11.96	\$12.67
b. Single-phase, above two-hundred-ampere service	Per account	\$25.58	\$27.11
c. Three-phase, two-hundred-ampere service	Per account	\$15.58	\$16.52
d. Three-phase, above two-hundred-ampere service	Per account	\$30.18	\$31.99

3. Distribution facilities charge (applied to energy charges in 5. below)	Per kWh	\$0.0324	
4. Demand charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kW	\$12.53	\$13.28
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kW	\$7.13	\$7.56
c. The meter reading date shall generally determine the summer season billing months; however, no customer shall be billed more than four (4) full billing cycles at the summer rate			
5. Energy charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kWh	\$0.0528	\$0.0903
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kWh	\$0.0528	\$0.0903

...

- (e) *Excess capacity charge.* The monthly capacity charge kilowatt set forth in this Subsection (e) may be added to the above charges for service to intermittent loads in accordance with the provisions of the Electric Service Standards.

Unit	Component Charge	Billed Charge (including PILOT)
Per kW	\$3.06	\$3.25

- (f) *Standby service charges.* Standby service, if available, will be provided on an annual contract basis at a level at least sufficient to meet probable service demand (in kilowatts) as determined by the customer and approved by the utility according to the following:

(1) Monthly standby distribution charge:

Description	Unit	Component Charge	Billed Charge (including PILOT)
Contracted standby service, this charge shall be in lieu of the distribution facilities charge	Per kW	\$5.61	\$5.94
For all metered kilowatts in excess of the contracted amount	Per kW	\$16.82	\$17.83

...

(r) Net metering.

...

- (5) The customer-generator's consumption of energy from the utility and production of energy that flows into the utility's distribution system shall be measured on a monthly basis. The energy from the utility consumed by the customer-generator shall be billed at the applicable rate as outlined in Subsection (c) of this Section. The energy produced by the customer-generator shall be credited to the customer monthly as follows:

Description	Unit	Bill Credit
a. Energy and demand credit	Per kWh	\$0.0723

...

Section 5. Section 26-468 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-468. - General service 50, schedule GS50.

...

- (c) *Monthly rate.* The monthly rates for this schedule shall be the sum of the following charges:

Description	Unit	Component Charge	Billed Charge (including PILOT)
(1) Payment in lieu of taxes (PILOT) and franchise.		6 percent	

A charge based on all component charges pursuant to this Section			
(2) Fixed Charge	Per account	\$32.03	\$33.96
(3) Coincident demand charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kW	\$18.09	\$19.18
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kW	\$14.83	\$15.72
c. The meter reading date shall generally determine the summer season billing months; however, no customer shall be billed more than four (4) full billing cycles at the summer rate			
(4) Distribution facilities charge	Per kW	\$12.04	\$12.76
(5) Energy charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kWh	\$0.0534	\$0.0566
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kWh	\$0.0534	\$0.0566

...

- (e) *Excess capacity charge.* The monthly capacity charge per kilowatt set forth in this Subsection (e) may be added to the above charges for service to intermittent loads in accordance with the provisions of the Electric Service Standards.

Unit	Component Charge	Billed Charge (including PILOT)
Per kW	\$3.06	\$3.25

- (f) *Standby service charges.* Standby service, if available, will be provided on an annual contract basis at a level at least sufficient to meet probable service demand (in kilowatts) as determined by the customer and approved by the utility according to the following:

- (1) Standby distribution charge.

- a. Monthly standby distribution charge shall be the sum of the following charges:

Description	Unit	Component Charge	Billed Charge (including PILOT)
Contracted standby service, this charge shall be in lieu of the distribution facilities charge	Per kW	\$7.18	\$7.61
For all metered kilowatts in excess of the contracted amount	Per kW	\$20.99	\$22.25

...

- (g) *Excess circuit charge.* In the event a utility customer in this rate class desires excess circuit capacity for the purpose of controlling the available electric capacity of a backup circuit connection, this service, if available, will be provided on an annual contract basis at a level at least sufficient to meet probable backup demand (in kilowatts) as determined by the customer and approved by the utility according to the following:

- (1) Monthly charge shall be the sum of the following charges:

Description	Unit	Component Charge	Billed Charge (including PILOT)
Contracted backup capacity per month	Per kW	\$1.45	\$1.54
Metered kilowatts in excess of the contracted amount	Per kW	\$4.42	\$4.69

...

- (u) *Net metering.*

...

- (5) The customer-generator's consumption of energy from the utility and production of energy that flows into the utility's distribution system shall be measured on a monthly basis. The energy from the utility consumed by the customer-generator shall be billed at the applicable rate as outlined in Subsection (c) of this Section. The energy produced by the customer-generator shall be credited to the customer monthly as follows:

Description	Unit	Bill Credit
a. Energy credit for billings based on generation during the months of June, July, August and September	Per kWh	\$0.0534

Section 6. Section 26-469 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-469. - General service 750, schedule GS750.

...

(c) *Monthly rate.* The monthly rates for this schedule shall be the sum of the following charges:

Description	Unit	Component Charge	Billed Charge (including PILOT)
(1) Payment in lieu of taxes (PILOT) and franchise. A charge based on all component charges pursuant to this Section		6 percent	
(2) Fixed Charge	Per account	\$43.94	\$46.57
a. Additional charge for each additional metering point	Per account	\$26.81	\$28.42
(3) Coincident demand charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kW	\$16.92	\$17.93
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kW	\$14.07	\$14.91
c. The meter reading date shall generally determine the summer season billing months; however, no customer shall be billed more than four (4) full billing cycles at the summer rate			
(4) Distribution facilities charge			
a. First seven hundred fifty (750) kilowatts	Per kW	\$13.15	\$13.94
b. All additional kilowatts	Per kW	\$7.78	\$8.25
(5) Energy charge			

a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kWh	\$0.0527	\$0.0558
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kWh	\$0.0527	\$0.0558

...

- (e) *Excess capacity charge.* The monthly capacity charge per kilowatt set forth in this Subsection (e) may be added to the above charges for service to intermittent loads in accordance with the provisions of the Electric Service Standards.

Unit	Component Charge	Billed Charge (including PILOT)
Per kW	\$3.06	\$3.25

- (f) *Standby service charges.* Standby service, if available, will be provided on an annual contract basis at a level at least sufficient to meet probable service demand (in kilowatts) as determined by the customer and approved by the utility according to the following:

- (1) Standby distribution charge.

- (a) Monthly standby distribution charges shall be paid in the following amounts

Description	Unit	Component Charge	Billed Charge (including PILOT)
Contracted standby service, this charge shall be in lieu of the distribution facilities charge.	Per kW	\$4.97	\$5.27
For all metered kilowatts in excess of the contracted amount	Per kW	\$14.94	\$15.83

...

- (g) *Excess circuit charge.* In the event a utility customer in this rate class desires excess circuit capacity for the purpose of controlling the available electric capacity of a backup circuit connection, this service, if available, will be provided on an annual contract basis at a level at least sufficient to meet probable backup demand (in kilowatts) as determined by the customer and approved by the utility at the following rates:

(1) Monthly charge.

Description	Unit	Component Charge	Billed Charge (including PILOT)
Contracted backup capacity per month	Per kW	\$1.03	\$1.09
Metered kilowatts in excess of the contracted amount	Per kW	\$3.07	\$3.26

...

(v) *Net metering.*

...

(5) The customer-generator's consumption of energy from the utility and production of energy that flows into the utility's distribution system shall be measured on a monthly basis. The energy consumed from the utility by the customer-generator shall be billed at the applicable rate as outlined in Subsection (c) of this Section. The energy produced by the customer-generator shall be credited to the customer monthly as follows:

Description	Unit	Bill Credit
a. Energy credit for billings based on generation during the months of June, July, August, and September	Per kWh	\$0.0527

Section 7. Section 26-470 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-470. - Substation service, schedule SS.

...

(c) *Monthly rate.* The monthly rates for this schedule shall be the sum of the following charges:

Description	Unit	Component Charge	Billed Charge (including PILOT)
(1) Payment in lieu of taxes (PILOT) and franchise.		6 percent	

A charge based on all component charges pursuant to this Section.			
(2) Fixed Charge	Per account	\$106.18	\$112.55
(3) Coincident demand charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kW	\$16.51	\$17.51
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kW	\$13.09	\$13.88
c. The meter reading date shall generally determine the summer season billing months; however, no customer shall be billed more than four (4) full billing cycles at the summer rate			
(4) Distribution facilities charge	Per kW	\$6.74	\$7.15
(5) Energy charge			
a. Summer. For billings based on meter readings in the months of June, July, August, and September	Per kWh	\$0.0514	\$0.0545
b. Non-summer. For billings based on meter readings in the months of January through May and October through December	Per kWh	\$0.0514	\$0.0545

...

(e) *Standby service charges.* Standby service, if available, will be provided on an annual contract basis at a level at least sufficient to meet probable service demand (in kilowatts) as determined by the customer and approved by the utility at the following rates:

(1) Standby distribution charge.

a. Monthly standby distribution charge:

Description	Unit	Component Charge	Billed Charge (including PILOT)
Contracted standby service, this charge shall be in lieu of the distribution facilities charge.	Per kW	\$3.70	\$3.92

For all metered kilowatts in excess of the contracted amount	Per kW	\$11.10	\$11.76
--	--------	---------	---------

...

(s) *Net metering.*

...

- (5) The customer-generator's consumption of energy from the utility and production of energy that flows into the utility's distribution system shall be measured on a monthly basis. The energy consumed from the utility by the customer-generator shall be billed at the applicable rate as outlined in Subsection (c) of this Section. The energy produced by the customer-generator shall be credited to the customer monthly as follows:

Description	Unit	Bill Credit
a. Energy credit for billings based on generation during the months of June, July, August, and September	Per kWh	\$0.0514

Section 8. Section 26-471 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-471. - Special area floodlighting, schedule FL.

...

- (b) *Monthly rate.* The monthly rates (including a six (6) percent charge in lieu of taxes and franchise) are as follows:

- (1) Charge per lamp, mercury vapor:

Description	Component Charge	Billed Charge (including PILOT)
a. One hundred seventy-five (175) watt	\$29.30	\$31.06
b. Two hundred fifty (250) watt	\$39.52	\$41.89
c. Four hundred (400) watt	\$60.07	\$63.67

- (2) Charge per lamp, high-pressure sodium:

Description	Component Charge	Billed Charge (including PILOT)
a. Seventy (70) watt	\$16.28	\$17.26
b. One hundred (100) watt	\$18.94	\$20.08

c. One hundred fifty (150) watt	\$28.68	\$30.40
d. Two hundred fifty (250) watt	\$43.81	\$46.44
e. Four hundred (400) watt	\$64.63	\$68.51

(3) Charge per lamp, LED:

Description	Component Charge	Billed Charge (including PILOT)
a. Fifty-four (54) watt (Cobra)	\$10.58	\$11.21
b. Seventy-two (72) watt (Cobra)	\$12.94	\$13.72
c. Eighty (80) watt (Cobra)	\$14.65	\$15.53
d. Eighty-eight (88) watt (Cobra)	\$14.81	\$15.70
e. Sixty-five (65) watt (Post Top)	\$19.36	\$20.52

...

Section 9. Section 26-472 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-472. - Traffic signal service, schedule T.

...

(c) *Monthly rate.* The monthly rates (including a six (6) percent charge in lieu of taxes and franchise) shall be the sum of the following charges:

Description	Unit	Component Charge	Billed Charge (including PILOT)
(1) Fixed charge	Per account	\$105.47	\$111.80
(2) Energy charge	Per kWh	\$0.0979	\$0.1038
(3) Service extensions and signal installations made by the utility shall be paid for by the City General Fund, subject to material and installation costs at the time of installation			

Section 10. Section 26-712 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-712. - Utility bill and account charges authorized; procedures.

...

<i>Fees and Charges</i>	<i>Amount</i>
Service connection fee for account with one or more metered or unmetered services	\$19.65
Customer-initiated rate change (after 90 days of new service)	\$19.65
...	...

...

Section 11. The modifications set forth above shall be effective for all energy consumption on or after January 1, 2026.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025

Approving Attorney: Yvette Lewis-Molock

Exhibit: None

ORDINANCE NO. 178, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 26 OF THE CODE OF THE CITY OF
FORT COLLINS TO REVISE WATER RATES, FEES AND
CHARGES

A. The City Council is empowered and directed by City Charter Article XII, Section 6, by ordinance from time to time, to fix, establish, maintain and provide for the collection of such rates, fees or charges for utility services furnished by the City as will produce revenues sufficient to pay the costs, expenses, and other obligations as set forth therein.

B. The rates, fees or charges for utility services set forth herein are necessary to produce sufficient revenues to provide the utility services described herein.

C. The revenue from the rates, fees or charges for utility services set forth herein shall be used to defray the costs of providing such utility services as required by the Charter and the City Code.

D. Article III, Chapter 26 of the City Code establishes the water utility as a utility service furnished by and as an enterprise of the City.

E. City Code Sections 26-126 and 26-127 concern various water-related rates, fees, and charges.

F. City Code Section 26-118 requires that the City Manager analyze the operating and financial records of the utility during each calendar year and recommend to the City Council user rates or adjustments to be in effect for the following year.

G. The City Manager has recommended to the City Council adjustment of the water-related rates, fees, and charges as set forth herein to be effective January 1, 2026.

H. This Ordinance increases the subject water rates by nine percent (9%).

I. Based on the foregoing, City Council desires to amend Chapter 26 of the City Code to adjust the scope and rate of the water-related rates, fees, and charges as set forth herein.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 26-126 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-126. - Schedule A, flat rates for unmetered construction water use.

For residential and nonresidential premises under construction with a planned meter size greater than one (1) inch, no flat unmetered water service will be provided. For residential and nonresidential premises under construction with a planned meter size of one (1) inch or less, the following flat rates will apply per month until the permanent meter is set: The use of construction water, pursuant to this Section, shall exclude the establishment of vegetation, landscape and other appurtenances.

Category	Component Charge	Billed Charge (with PILOT)
¾-inch construction service, flat charge per month	\$38.03	\$40.31
1-inch construction service, flat charge per month	\$72.52	\$76.87

Section 2. Section 26-127 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-127. - Schedule B, meter rates.*(a) Residential rates.*

(1) Residential customers with one (1) dwelling unit shall pay the sum of the following charges:

Category	Component Charge	Billed Charge (with PILOT)
a. Base monthly charge for residential customers with one (1) dwelling unit	\$21.79	\$23.10
b. Quantity monthly charge for residential customers with one (1) dwelling unit (volumetric)		
Tier 1 - For the first seven thousand (7,000) gallons used per month, per one thousand (1,000) gallons	\$3.371	\$3.574
Tier 2 - For the next six thousand (6,000) gallons used per month, per one thousand (1,000) gallons	\$3.876	\$4.109
Tier 3 - For all additional gallons used per month, per one thousand (1,000) gallons	\$4.458	\$4.726
...	...	...

(2) Residential customers with two (2) dwelling units shall pay the sum of the following charges:

Category	Component Charge	Billed Charge (with PILOT)
a. Base monthly charge for residential customers with two (2) dwelling units	\$22.99	\$24.37
b. Quantity monthly charge for residential customers with two (2) dwelling units (volumetric)		
Tier 1 - For the first nine thousand (9,000) gallons used per month, per one thousand (1,000) gallons	\$2.918	\$3.093
Tier 2 - For the next four thousand (4,000) gallons used per month, per one thousand (1,000) gallons	\$3.355	\$3.556
Tier 3 - For all additional gallons used per month, per one thousand (1,000) gallons	\$3.861	\$4.092
...	...	...

(3) Residential customers with more than two (2) dwelling units shall pay the sum of the following charges:

Category	Component Charge	Billed Charge (with PILOT)
a. Base monthly charge for residential customers with more than two (2) dwelling units		
First dwelling unit	\$16.45	\$17.43
Second and each additional dwelling unit	\$5.48	\$5.81
b. Quantity monthly charge for residential customers with more than two (2) dwelling units (volumetric)		
Winter - per one thousand (1,000) gallons used in the winter season months of November through April	\$2.391	\$2.535
Summer - per one thousand (1,000) gallons used in the summer season months of May through October	\$2.989	\$3.168
The meter reading date shall generally determine the seasonal monthly quantity charge; however, no customer shall be billed more than six (6) full billing cycles at the summer quantity charge.		
...	...	...

(b) *Nonresidential rates.*

- (1) *Base charge.* Nonresidential, except for special users as described in Subsection 26-127(c) below, customers shall pay a base monthly charge based on meter size as follows:

<i>Meter Size (inches)</i>	<i>Monthly Base Charge</i>	<i>Billed Charge (with PILOT)</i>
$\frac{3}{4}$	\$19.45	\$20.61
1	\$54.28	\$57.54
1½	\$147.58	\$156.43
2	\$222.38	\$235.72
3	\$339.19	\$359.54
4	\$532.50	\$564.45
6	\$1,032.98	\$1,094.96
8	\$1,824.87	\$1,934.36

- (2) *Quantity charges.* Nonresidential customers shall pay monthly charges as follows:

<i>Category</i>	<i>Component Charge</i>	<i>Billed Charge (with PILOT)</i>
Winter - per one thousand (1,000) gallons used in the winter season months of November through April	\$2.705	\$2.868
Summer - per one thousand (1,000) gallons used in the summer season months of May through October	\$3.382	\$3.585
The meter reading date shall generally determine the seasonal monthly quantity charge; however, no customer shall be billed more than six (6) full billing cycles at the summer quantity charge.		

- (3) *Charges for excess use.* Nonresidential customers shall also pay monthly water use charges in excess of the amounts specified in the following table:

<i>Category</i>	<i>Component Charge</i>	<i>Billed Charge (with PILOT)</i>
Winter - per one thousand (1,000) gallons used in the winter season months of November through April	\$3.887	\$4.120

Summer - per one thousand (1,000) gallons used in the summer season months of May through October	\$4.862	\$5.154
The meter reading date shall generally determine the seasonal monthly quantity charge; however, no customer shall be billed more than six (6) full billing cycles at the summer quantity charge.		

...

(c) *High volume industrial rates.* High volume industrial rates apply to any customer with an average daily demand in excess of two million (2,000,000) gallons per day. The specific rate for any qualifying customer shall be based upon the applicable peaking factor for that customer as follows:

Peaking Factor	Monthly Charge per Thousand Gallons	Billed Charge (with PILOT)
1.00—1.09	\$2.13	\$2.25
1.10—1.19	\$2.19	\$2.32
1.20—1.29	\$2.28	\$2.41
1.30—1.39	\$2.33	\$2.47
1.40—1.49	\$2.43	\$2.58
1.50—1.59	\$2.47	\$2.62
1.60—1.69	\$2.54	\$2.69
1.70—1.79	\$2.62	\$2.77
1.80—1.89	\$2.68	\$2.84
1.90—1.99	\$2.78	\$2.95
> 2.00	\$2.83	\$3.00

...

Section 3. The rate modifications set forth above shall be effective for meter readings on or after January 1, 2026, and in the case of rates not based on meter readings, shall be effective for all rates paid on or after January 1, 2026.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025

Approving Attorney: Eric Potyondy

Exhibit: None

ORDINANCE NO. 179, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 26 OF THE CODE OF THE CITY OF
FORT COLLINS TO REVISE WASTEWATER RATES, FEES AND
CHARGES

A. The City Council is empowered and directed by City Charter Article XII, Section 6, by ordinance from time to time, to fix, establish, maintain and provide for the collection of such rates, fees or charges for utility services furnished by the City as will produce revenues sufficient to pay the costs, expenses, and other obligations as set forth therein.

B. The rates, fees or charges for utility services set forth herein are necessary to produce sufficient revenues to provide the utility services described herein.

C. The revenue from the rates, fees or charges for utility services set forth herein shall be used to defray the costs of providing such utility services as required by the Charter and the City Code.

D. Article IV, Chapter 26 of the City Code establishes the wastewater utility as a utility service furnished by and as an enterprise of the City.

E. City Code Sections 26-280 and 26-282 concern various wastewater-related rates, fees, and charges.

F. City Code Section 26-277 requires that the City Manager analyze the operating and financial records of the utility during each calendar year and recommend to the City Council user rates or adjustments to be in effect for the following year.

G. The City Manager has recommended to the City Council adjustment of the wastewater-related rates, fees, and charges as set forth herein to be effective January 1, 2026.

H. This Ordinance increases the subject wastewater rates by six percent (6%).

I. This Ordinance does not increase wastewater rates for the fund as a whole, although there are variations for individual customer rates classes based on recent cost-of-service model updates.

J. Based on the foregoing, City Council desires to amend Chapter 26 of the City Code to adjust the scope and rate of the wastewater-related rates, fees, and charges as set forth herein.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 26-280 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-280. - Service charges established by category.

The schedule of rates for each category described in § 26-279 shall be as follows:

Category	Class of Customer	Rate	Component Charge	Billed Charge (with PILOT)
A	Single-family residential user (flat rate)	Per month	\$49.19	\$52.15
	Single-family residential user (metered water use)	1. Per month (base)	\$21.98	\$23.30
		2. Plus, per 1,000 gallons per month (volumetric)	\$4.271	\$4.528
		...	...	...
		Note: 1. For single family customers who have not yet established a winter quarter water use at the service address, a system average of 4,000 gallons per month shall be billed. 2. After establishment of a winter quarter water use at the service address, the monthly amount billed shall be based on a minimum of 3,000 gallons per month.		
	Duplex (two-family) residential	1. Per month (base)	\$69.14	\$73.29
		...	...	...

	users (flat rate)			
B	Duplex (two-family residential users (metered water use)	1. Per month (base)	\$25.60	\$27.13
		2. Plus, per 1,000 gallons per month, to be calculated on a monthly basis (volumetric)	\$3.844	\$4.074
		...	...	...
		Note: 1. For duplex customers who have not yet established a winter quarter water use at the service address, including new construction, a system average 6,200 gallons shall be billed. A change in ownership will continue to be billed on winter quarter average currently in effect. 2. After establishment of a winter quarter use at the service address, the monthly amount billed shall be based on a minimum of 4,000 gallons per month.		
C	Multi-family residential user (more than two dwelling units including mobile home parks) and winter quarter based nonresidential user	1. Base charge per month per dwelling unit served (base)	\$3.46	\$3.66
		2. Plus, per 1,000 gallons per month (volumetric)	\$4.396	\$4.659
		...	...	...
		Note: 1. For multi-family customers who have not yet established a winter quarter water use at the service address, including new construction, a system average of 3,200 gallons per living unit shall be billed. A change in ownership will continue to be billed on		

		winter quarter average currently in effect. However, Category D rates will apply to multi-family residential units under construction during the period of service from the installation of the water meter to the date the certificate of occupancy is issued. 2. After establishment of a water quarter use at the service address, the monthly amount billed shall be per 1,000 gallons of winter quarter water use, calculated on a monthly basis.		
D	Minor nonresidential user	1. Per 1,000 gallons of water use, measured sewage flow or winter quarter water use, whichever is applicable, to be calculated on a monthly basis, plus the following applicable base charge:	\$4.146	\$4.395
		2. Size of water meter (inches)	Base charge	
		¾ or smaller	\$11.97	\$12.68
		1	\$27.62	\$29.27
		1½	\$55.58	\$58.91
		2	\$95.10	\$100.81
		3	\$151.98	\$161.10
		4	\$240.01	\$254.41
		6	\$1,052.11	\$1,115.24
		8	\$1,214.83	\$1,287.72
		Note:		

		1. For minor nonresidential customers who have not yet established a winter quarter water use at the service address, a system average of 6,000 gallons per month shall be billed.		
E and F	Intermediate nonresidential user and Significant industrial user	User shall pay an amount calculated to include:		
		1. Rate per 1,000 gallons of water use, measured wastewater flow or winter quarter water use per month, whichever is applicable;	\$4.146	\$4.395
		2. PLUS a surcharge per million gallons for each milligram per liter of suspended solids in excess of 235 milligrams per liter;	\$4.822	\$5.112
		3. PLUS a surcharge based on the following criteria, whichever is applicable:		
		a. per million gallons for each milligram per liter of BOD in excess of 265 milligrams per liter; or	\$4.019	\$4.260
		b. per million gallons for each milligram per liter of COD in excess of 400 milligrams per liter; or	\$2.536	\$2.688
		c. per million gallons for each milligram per liter of TOC in excess of 130 milligrams per liter.	\$7.507	\$7.958

		The user shall pay the calculated amount based on 1, 2 and 3 above, plus the applicable base charge set forth below:		
		<i>Size of water meter (inches)</i>	<i>Base charge</i>	
		¾ or smaller	\$11.97	\$12.68
		1	\$27.62	\$29.27
		1½	\$55.58	\$58.91
		2	\$95.10	\$100.81
		3	\$151.98	\$161.10
		4	\$240.01	\$254.41
		6	\$1,052.11	\$1,115.24
		8	\$1,214.83	\$1,287.72
		Note: 1. For intermediate and significant nonindustrial customers who have not yet established a winter quarter water use at the service address, a system average of 6,000 gallons per month shall be billed.		
G	User outside City limits	The rate for users outside the City limits shall be the same as for like service inside the City limits as is specified in Categories A—F and H in this Section.		
H	Special with agreement	The rate pursuant to a special wastewater services agreement approved by the City		

		Council pursuant to § 26-290 shall be set forth in said agreement.	
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Section 2. Section 26-282(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-282. - Wastewater strength or industrial surcharges and categories established.

(a) A monthly wastewater strength surcharge shall be paid by customers located either inside or outside the City limits in accordance with the following schedule:

<i>Parameter</i>	<i>Excess over (mg/l)</i>	<i>Rate per thousand gallons</i>	<i>Billed Charge (with PILOT)</i>
BOD	355	\$0.004347	\$0.004608
COD	540	\$0.002857	\$0.003028
TOC	170	\$0.009076	\$0.009621
TSS	365	\$0.004374	\$0.004636

...

Section 3. The rate modifications set forth above shall be effective for meter readings on or after January 1, 2026, and in the case of rates and surcharges not based on meter readings, shall be effective for all rates and surcharges paid on or after January 1, 2026.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025

Approving Attorney: Eric Potyondy

Exhibit: None

ORDINANCE NO. 180, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 26 OF THE CODE OF THE CITY OF
FORT COLLINS TO REVISE STORMWATER RATES, FEES, AND
CHARGES

A. The City Council is empowered and directed by City Charter Article XII, Section 6, by ordinance from time to time, to fix, establish, maintain and provide for the collection of such rates, fees or charges for utility services furnished by the City as will produce revenues sufficient to pay the costs, expenses, and other obligations as set forth therein.

B. The rates, fees or charges for utility services set forth herein are necessary to produce sufficient revenues to provide the utility services described herein.

C. The revenue from the rates, fees or charges for utility services set forth herein shall be used to defray the costs of providing such utility services as required by the Charter and the City Code.

D. Article VII, Chapter 26 of the City Code establishes the stormwater utility as a utility service furnished by and as an enterprise of the City.

E. City Council has adopted stormwater basin and citywide master plans recommending stormwater facilities necessary to provide for proper drainage and control of flood and surface waters within Fort Collins.

F. In 1998, City Council adopted Ordinance No. 168, 1998, determining that all lands within the city benefit by the installation of such stormwater facilities.

G. City Code Section 26-513 imposes stormwater utility fees on all parcels of land within the city to pay for the operation, maintenance, administration and routine functions of the existing and future City stormwater facilities established within the City.

H. City Code Section 26-514 sets forth the manner in which stormwater utility fees are to be determined.

I. This Ordinance increases the subject stormwater utility fee by six percent (6.0%) for 2026.

J. Pursuant to City Code Section 26-511, the City Manager has recommended the proposed stormwater utility fee for 2026.

K. Based on the foregoing, City Council desires to amend Chapter 26 of the City Code to adjust the scope and rate of the stormwater utility fee as set forth herein.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 26-514(a)(3) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-514. - Determination of stormwater utility fee.

(a) The stormwater utility fee shall be determined as set forth in this Section and shall be based upon the area of each lot or parcel of land and the runoff coefficient of the lot or parcel. For the purposes of this Section, the total lot or parcel area shall include both the actual square footage of the lot or parcel and the square footage of open space and common areas allocated to such lot as provided in Paragraph (4) of this Subsection. The stormwater utility fee shall recover the costs of both operations and maintenance and a portion of capital improvements. The Utilities Executive Director shall determine the rates that shall apply to each specific lot or parcel of land within the guidelines herein set forth and shall establish the utility fee in accordance with the rate together with the other factors set forth as follows:

...

(3) The base rate for the stormwater utility fee for all areas of the City shall be as follows:

Per square foot per month	\$0.00541
----------------------------------	------------------

...

Section 2. The modifications set forth above shall be effective for all fees accruing on or after January 1, 2026.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025

Approving Attorney: Eric Potyondy

Exhibit: None

File Attachments for Item:

4. Second Reading of Ordinance No. 181, 2025, Adopting the 2026 Classified Employee Pay Plan.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, recommends the 2026 Classified Employee Pay Plan. Classified jobs are grouped according to job functions, a business practice commonly used by both the public and private sectors. Pay ranges are developed by career group (management, professional, administrative, operations and trades) and level for each job function. The result of this work is a Classified Employee Pay Plan which sets the minimum, midpoint and maximum pay ranges for the level within each career group and function. Actual employee pay increases are awarded through a separate administrative process in accordance with the budgeted amount approved by Council.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Kelley Vodden, Director of Compensation, Benefits, and Wellness

SUBJECT

Second Reading of Ordinance No. 181, 2025, Adopting the 2026 Classified Employee Pay Plan.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 3, 2025, recommends the 2026 Classified Employee Pay Plan. Classified jobs are grouped according to job functions, a business practice commonly used by both the public and private sectors. Pay ranges are developed by career group (management, professional, administrative, operations and trades) and level for each job function. The result of this work is a Classified Employee Pay Plan which sets the minimum, midpoint and maximum pay ranges for the level within each career group and function. Actual employee pay increases are awarded through a separate administrative process in accordance with the budgeted amount approved by Council.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

OPEN PAY RANGES

The City utilizes a common compensation methodology to assess jobs, combine them into job functions and establish pay range structures. The result of this work sets the minimum, midpoint and maximum pay ranges for the levels within each career group and function.

Pay ranges are reviewed annually as part of a comprehensive market pricing analysis. Pay ranges are grouped and driven by job functions that are based upon the findings of a recruiting analysis conducted to determine where positions are typically sourced. Pay range midpoints are determined by looking at aggregate market data for positions or groups of positions and rolled up to a median of the market for functional groupings, with high and low outliers removed.

Jobs for which there are no external benchmarks are evaluated and placed in the Pay Plan using a job evaluation system that is calibrated against benchmark jobs.

Individual salary placement in a pay range is based on an employee's knowledge, skills, abilities, performance, and experience, paired with internal equity considerations and budget availability to ensure horizontal alignment across the City.

Market Data Sources

- Payfactors – Peer Global Network Survey
- Payfactors – HR Market Analysis
- Colorado Public Employers Compensation (CPEC)

Recommended Open Pay Range Structure Adjustments

As a result of the market analysis, HR Compensation staff recommends a 2% increase for all open pay ranges, excluding Legal Services & Executive Tables. Actual employee salary increases are determined administratively within the Council-adopted employee pay increase budget.

STEP PLAN

The City has 12 jobs that are part of the Step Plan pay structure. Step level jobs are designed to compensate employees whose jobs require mastery in a range of skills that are complex and/or technical in nature or also require attainment of predefined licenses and/or certifications. Pay progression is directly linked to skills and certification acquisition. Employees in Step Plan jobs may receive labor market adjustments as determined by the annual market analysis.

Market Data Sources

- Payfactors – Peer Global Network Survey
- Colorado Public Employers Compensation (CPEC)
- Willis Towers Watson – General Industry Survey
- Western Management Group – Utilities Compensation Survey

Recommended Step Plan Adjustments

HR Compensation staff recommends a 2% increase to the Step Plan pay ranges, rather than the 3% increase budgeted. This recommendation is a result of multiple inputs - market, current budget state and other municipal forecasts. Employees in Step Plan jobs will receive a wage adjustment consistent with these inputs.

COLLECTIVE BARGAINING UNIT

Police collective bargaining unit (CBU) positions are included in the Pay Plan to establish pay for such positions until market data is collected and pay is established according to the Council-approved collective bargaining agreement. The pay plan for classified positions not in the CBU is taken to Council for consideration and adoption by ordinance in late December and before the new payroll year. Terms of the collective bargaining agreement between the City and the police employee organization call for market data to be collected close to the end of the calendar year, so there is a delay in gathering market data for the CBU positions. This results in City staff bringing an amended Pay Plan back to Council for consideration early in the first quarter of the year.

CITY FINANCIAL IMPACTS

The estimated net savings for the adjustments to the Step Plan jobs is approximately \$134,457 and will be absorbed within the 2026 operating budgets approved by Council.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link:
<https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 181, 2025

ORDINANCE NO. 181, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING THE 2026 CLASSIFIED EMPLOYEE PAY PLAN

A. Section 2-566 of the City Code requires that the pay plan for all classified employees of the City shall be established by ordinance of the City Council.

B. The City is committed to compensating employees in a manner that is fair, competitive and understandable.

C. The annual market analysis conducted by the Human Resources Department includes public and private employer salary survey information, including Colorado public employers and national general industry compensation, providing clear benchmark information for approximately 426 benchmark positions.

D. The 2026 City of Fort Collins Classified Employee Pay Plan (the "Pay Plan") recommended by the City Manager is consistent with City Council objectives and the Council-approved budget for 2026.

E. The City Council believes that the adoption of the recommended Pay Plan is in the best interests of the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The City Council hereby adopts the Pay Plan, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference.

Section 2. The Pay Plan shall be effective as of January 5, 2026, the first day of the first pay period of 2026.

Section 3. The City Manager shall fix the compensation levels of all classified employees within the pay levels established in the Pay Plan except to the extent that the City Manager determines, due to performance or other extraordinary circumstances, that the pay level of a particular employee should remain below the minimum or be fixed above the maximum for that employee's job title.

Section 4. The City Manager shall fix the salary for newly created positions or positions that are modified due to changes in job duties within the approved pay structure based on results of an objective job analysis.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025

Approving Attorney: Dave Gorlin

Exhibit: Exhibit A – Pay Plan



EXHIBIT A TO ORDINANCE NO. 181, 2025

City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Accountant II	P049	P2-4	FINANCE & ACCOUNTING	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Administrator I, Systems	P003	P1-3	TECHNOLOGY	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Analyst I, Apps Software	P005	P1-3	TECHNOLOGY	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Analyst I, Apps Software Dev	P006	P1-3	TECHNOLOGY	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Analyst I, Benefits	P016	P1-4	HUMAN RESOURCES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Analyst I, Bus Sys & Elections	P179	P1-4	ADMINISTRATION	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Analyst I, Data	P122	P1-3	TECHNOLOGY	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Analyst I, Finance	P020	P1-4	FINANCE & ACCOUNTING	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Analyst I, GIS	P002	P1-3	TECHNOLOGY	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Analyst I, Grant Administrator	P170	P1-4	FINANCE & ACCOUNTING	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Analyst I, HRIS	P023	P1-4	HUMAN RESOURCES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Analyst I, Transit Planning	P025	P1-1	PLANNING	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Analyst II, Apps Software	P028	P2-3	TECHNOLOGY	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Analyst II, Apps Software Dev	P123	P2-3	TECHNOLOGY	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Analyst II, Benefits	P124	P2-4	HUMAN RESOURCES	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Analyst II, Budget	P136	P2-4	FINANCE & ACCOUNTING	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Analyst II, Bus Intelligence	P133	P2-3	TECHNOLOGY	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Analyst II, Finance	P050	P2-4	FINANCE & ACCOUNTING	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Analyst II, GIS	P031	P2-3	TECHNOLOGY	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Analyst II, HRIS	P183	P2-4	HUMAN RESOURCES	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Analyst, Data-Housing & Equity	P205	P2-3	SUSTAINABILITY	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Architect, IT Security	P101	P4-3	TECHNOLOGY	99,103	132,137	165,170	3,811.65	5,082.19	6,352.69
Architect, Landscape	P032	P2-1	PLANNING	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Architect, Portfolio Mgmt	P145	P4-3	TECHNOLOGY	99,103	132,137	165,170	3,811.65	5,082.19	6,352.69
Architect, Technology	P109	P4-3	TECHNOLOGY	99,103	132,137	165,170	3,811.65	5,082.19	6,352.69
Assoc Elec Project Engineer	P210	P1-3	SCIENCES & ENGINEERING	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Asst Superintendent, Parks	O019	O6-1	CULTURE, PARKS & RECREATION	61,600	77,000	92,400	2,369.23	2,961.54	3,553.85
Auditor II, Sales Tax & Revenue	P060	P2-4	FINANCE & ACCOUNTING	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Bailiff	A001	A2-4	LEGAL	37,540	46,925	56,309	1,443.85	1,804.81	2,165.73
Business Support I	A002	A2-4	ADMINISTRATION	37,540	46,925	56,309	1,443.85	1,804.81	2,165.73
Business Support II	A008	A3-4	ADMINISTRATION	41,710	52,138	62,566	1,604.23	2,005.31	2,406.38
Business Support III	A020	A4-4	ADMINISTRATION	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Buyer II	P043	P2-4	FINANCE & ACCOUNTING	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Chemist	P008	P1-3	SCIENCES & ENGINEERING	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Chief Building Official	M042	M2-1	DEVELOPMENT & COMPLIANCE	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Civil Engineer I	P009	P1-3	SCIENCES & ENGINEERING	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Civil Engineer II	P037	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Civil Engineer III	P078	P3-3	SCIENCES & ENGINEERING	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Comm & Pub Relations Manager	P202	P4-4	MARKETING & CREATIVE SERVICES	81,822	109,106	136,381	3,147.00	4,196.38	5,245.42
Coord, Sales Tax & Audit Rev	A097	A4-4	FINANCE & ACCOUNTING	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coord, Talent Acquisition	A098	A4-4	HUMAN RESOURCES	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Accounting	A014	A4-4	FINANCE & ACCOUNTING	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Accounts Payable	A015	A4-4	FINANCE & ACCOUNTING	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Active Modes	A093	A4-1	PLANNING	49,308	61,636	73,962	1,896.46	2,370.62	2,844.69
Coordinator, AR / Billing	A021	A4-4	FINANCE & ACCOUNTING	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Benefits	A102	A4-4	HUMAN RESOURCES	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Bldg & Dev Review	A071	A4-1	DEVELOPMENT & COMPLIANCE	49,308	61,636	73,962	1,896.46	2,370.62	2,844.69
Coordinator, Communications	A028	A4-4	MARKETING & CREATIVE SERVICES	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Cultural Services	A031	A4-1	CULTURE, PARKS & RECREATION	49,308	61,636	73,962	1,896.46	2,370.62	2,844.69



EXHIBIT A TO ORDINANCE NO. 181, 2025

City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Coordinator, Customer Support	A074	A4-4	CUSTOMER SERVICE	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Finance	A022	A4-4	FINANCE & ACCOUNTING	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, HRIS	A017	A4-4	HUMAN RESOURCES	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Outreach	A036	A4-5	PROTECTIVE SERVICES	55,009	68,762	82,514	2,115.73	2,644.69	3,173.62
Coordinator, Payroll	A018	A4-4	FINANCE & ACCOUNTING	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Public Engagement	A023	A4-4	CUSTOMER SERVICE	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Coordinator, Theatre Prod	A096	A4-4	CULTURE, PARKS & RECREATION	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Court Security Assistant	O118	O3-5	PROTECTIVE SERVICES	44,992	56,241	67,488	1,730.46	2,163.12	2,595.69
Court Security Officer	O036	O4-5	PROTECTIVE SERVICES	49,991	62,489	74,987	1,922.73	2,403.42	2,884.12
Crew Chief, Electric Dist	S013	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Crew Chief, Facilities	S006	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Crew Chief, Forestry	S012	S1-1	CULTURE, PARKS & RECREATION	60,963	81,284	101,605	2,344.73	3,126.31	3,907.88
Crew Chief, Natural Areas	S059	S1-1	CULTURE, PARKS & RECREATION	60,963	81,284	101,605	2,344.73	3,126.31	3,907.88
Crew Chief, Parks	S010	S1-1	CULTURE, PARKS & RECREATION	60,963	81,284	101,605	2,344.73	3,126.31	3,907.88
Crew Chief, Transportation Ops	S052	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Crew Chief, Water Field Ops	S053	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Crime Analyst	A090	A6-5	PROTECTIVE SERVICES	69,157	86,435	103,725	2,659.88	3,324.42	3,989.42
Criminalist	A069	A6-5	PROTECTIVE SERVICES	69,157	86,435	103,725	2,659.88	3,324.42	3,989.42
Curator	P014	P1-1	CULTURE, PARKS & RECREATION	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Deputy City Clerk	A060	A5-4	ADMINISTRATION	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Deputy Court Administrator	S002	S1-4	LEGAL	57,547	76,725	95,903	2,213.35	2,950.96	3,688.58
Deputy Court Clerk I	A005	A3-4	LEGAL	41,710	52,138	62,566	1,604.23	2,005.31	2,406.38
Deputy Court Clerk II	A013	A4-4	LEGAL	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Early Childhood Teacher	A106	A4-1	CULTURE, PARKS & RECREATION	49,308	61,636	73,962	1,896.46	2,370.62	2,844.69
Electric Project Engineer	P209	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Electrical Engineer I	P012	P1-3	SCIENCES & ENGINEERING	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Electrical Engineer II	P143	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Electrical Engineer III	P077	P3-3	SCIENCES & ENGINEERING	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Electrician	O100	O6-2	OPERATIONS	65,383	81,729	98,075	2,514.73	3,143.42	3,772.12
Engineer I, Fiber	P112	P1-3	TECHNOLOGY	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Engineer I, Network	P004	P1-3	TECHNOLOGY	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Engineer II, Fiber	P138	P2-3	TECHNOLOGY	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Engineer II, Network	P029	P2-3	TECHNOLOGY	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Engineer II, Systems	P030	P2-3	TECHNOLOGY	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Exec Assistant To The City Mgr	P001	P1-4	ADMINISTRATION	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Executive Admin Assistant	A043	A5-4	ADMINISTRATION	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Executive Assist, City Council	P160	P1-4	FINANCE & ACCOUNTING	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Halligan Project Manager	P173	P4-3	SCIENCES & ENGINEERING	99,103	132,137	165,170	3,811.65	5,082.19	6,352.69
Inspector, Code Compliance	O023	O3-1	DEVELOPMENT & COMPLIANCE	44,907	56,134	67,359	1,727.19	2,159.00	2,590.73
Investigative Aide	A061	A5-5	PROTECTIVE SERVICES	62,864	78,577	94,290	2,417.85	3,022.19	3,626.54
Lab Assistant	O001	O1-3	SCIENCES & ENGINEERING	40,676	50,843	61,007	1,564.46	1,955.50	2,346.42
Lead Analyst, Business	P239	P4-4	ADMINISTRATION	81,822	109,106	136,381	3,147.00	4,196.38	5,245.42
Lead Analyst, Utility Rate	P102	P4-4	FINANCE & ACCOUNTING	81,822	109,106	136,381	3,147.00	4,196.38	5,245.42
Lead Auditor, Sales Tax & Rev	P150	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Coord, Communications	A086	A6-4	MARKETING & CREATIVE SERVICES	56,078	70,095	84,115	2,156.85	2,695.96	3,235.19
Lead Coord, Utility Rate/Fee	A066	A6-4	FINANCE & ACCOUNTING	56,078	70,095	84,115	2,156.85	2,695.96	3,235.19
Lead EO Investigator	P099	P3-4	HUMAN RESOURCES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Inspector Code Compliance	O064	O6-1	DEVELOPMENT & COMPLIANCE	61,600	77,000	92,400	2,369.23	2,961.54	3,553.85
Lead Inspector, Construction	O052	O6-1	DEVELOPMENT & COMPLIANCE	61,600	77,000	92,400	2,369.23	2,961.54	3,553.85



EXHIBIT A TO ORDINANCE NO. 181, 2025

City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Lead Inspector, Zoning	O073	O6-1	DEVELOPMENT & COMPLIANCE	61,600	77,000	92,400	2,369.23	2,961.54	3,553.85
Lead Park Ranger	S011	S1-5	PROTECTIVE SERVICES	53,993	71,988	89,985	2,076.65	2,768.77	3,460.96
Lead Project Manager	P193	P4-4	ADMINISTRATION	81,822	109,106	136,381	3,147.00	4,196.38	5,245.42
Lead Rep, Customer Support	A040	A5-4	CUSTOMER SERVICE	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Lead Spc, Cultural Services	P081	P3-1	CULTURE, PARKS & RECREATION	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Spc, Econ Sustainability	P159	P3-1	SUSTAINABILITY	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Spc, Env Sustainability	P092	P3-1	SUSTAINABILITY	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Spc, Homelessness	P135	P3-1	SUSTAINABILITY	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Spc, Process Improvement	P065	P3-4	ADMINISTRATION	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Spc, Soc Sustainability	P097	P3-1	SUSTAINABILITY	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Spc, Special Events	P084	P3-1	DEVELOPMENT & COMPLIANCE	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Spec, Equity & Inclusion	P191	P3-4	ADMINISTRATION	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Specialist, Communication	P155	P3-4	MARKETING & CREATIVE SERVICES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Specialist, Compliance	P106	P3-1	DEVELOPMENT & COMPLIANCE	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Specialist, Forestry	P085	P3-1	CULTURE, PARKS & RECREATION	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Specialist, Marketing	P047	P3-4	MARKETING & CREATIVE SERVICES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Specialist, Natural Areas	P104	P3-1	CULTURE, PARKS & RECREATION	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Lead Specialist, Occpnl Hlth	P115	P3-4	HUMAN RESOURCES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Specialist, Public Engage	P141	P3-4	CUSTOMER SERVICE	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Specialist, Safety	P093	P3-4	HUMAN RESOURCES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Specialist, Sciences	P072	P3-3	SCIENCES & ENGINEERING	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Lead Specialist, Security	P091	P3-4	ADMINISTRATION	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Lead Sr Facilities Project Mgr	M111	M1-4	ADMINISTRATION	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Lead Tech, Graphic Design	A068	A6-4	MARKETING & CREATIVE SERVICES	56,078	70,095	84,115	2,156.85	2,695.96	3,235.19
Lead Tech, Transportation Ops	O065	O6-2	OPERATIONS	65,383	81,729	98,075	2,514.73	3,143.42	3,772.12
Lead Technician, Sciences	A065	A6-3	SCIENCES & ENGINEERING	61,112	76,390	91,667	2,350.46	2,938.08	3,525.65
Lead Technician, Video Prod	A067	A6-4	MARKETING & CREATIVE SERVICES	56,078	70,095	84,115	2,156.85	2,695.96	3,235.19
Legal Assistant	A009	A3-4	LEGAL	41,710	52,138	62,566	1,604.23	2,005.31	2,406.38
Manager, Active Modes	M023	M1-1	PLANNING	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Administration	M116	M1-4	ADMINISTRATION	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Applications Software	M001	M1-3	TECHNOLOGY	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Manager, Apps Software Dev	M002	M1-3	TECHNOLOGY	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Manager, Benefits	M125	M1-4	HUMAN RESOURCES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Bldg & Dev Review	M034	M1-1	PLANNING	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Broadband	M105	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Broadband Operations	M143	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Civil Engineering	M008	M1-3	SCIENCES & ENGINEERING	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Manager, Compliance	M115	M1-1	DEVELOPMENT & COMPLIANCE	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Construction Inspect	M005	M1-1	DEVELOPMENT & COMPLIANCE	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Cultural Services	M016	M1-1	CULTURE, PARKS & RECREATION	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Customer Support	M021	M1-4	CUSTOMER SERVICE	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Econ Sustainability	M033	M1-1	SUSTAINABILITY	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Elec Distr Hi Voltage	M103	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Env Sustainability	M100	M1-1	SUSTAINABILITY	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Environ Planning	M032	M1-1	PLANNING	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Fiber Field Ops	M221	M1-2	TECHNOLOGY	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Forestry	M128	M1-1	CULTURE, PARKS & RECREATION	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, FP&A	M026	M1-4	FINANCE & ACCOUNTING	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, GIS	M004	M1-3	TECHNOLOGY	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73



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City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Manager, Graphic Design	M020	M1-4	MARKETING & CREATIVE SERVICES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Historic Preservation	M022	M1-1	PLANNING	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, HR Business Partner	M144	M1-4	HUMAN RESOURCES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, HR Operations	M102	M1-4	HUMAN RESOURCES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, HRIS	M151	M1-4	HUMAN RESOURCES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Marketing	M018	M1-4	MARKETING & CREATIVE SERVICES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Natural Areas	M162	M1-1	CULTURE, PARKS & RECREATION	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Park Planning & Dev	M179	M1-1	PLANNING	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Payroll	M029	M1-4	FINANCE & ACCOUNTING	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Plant Operations	M012	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Project Management	M129	M1-4	ADMINISTRATION	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Public Engagement	M017	M1-4	CUSTOMER SERVICE	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Purchasing	M130	M1-4	FINANCE & ACCOUNTING	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Real Estate	M027	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Recreation	M024	M1-1	CULTURE, PARKS & RECREATION	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Recycling Ops	M198	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Rental Housing	M152	M1-1	DEVELOPMENT & COMPLIANCE	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Sales	M138	M1-4	MARKETING & CREATIVE SERVICES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Sciences	M019	M1-3	SCIENCES & ENGINEERING	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Manager, Social Sustainability	M119	M1-1	SUSTAINABILITY	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Systems Admin	M009	M1-3	TECHNOLOGY	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Manager, Systems Engineering	M003	M1-3	TECHNOLOGY	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Manager, Talent Acquisition	M015	M1-4	HUMAN RESOURCES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Talent Development	M030	M1-4	HUMAN RESOURCES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Technical Proj Mgmt	M106	M1-4	ADMINISTRATION	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Traffic Engineering	M007	M1-3	SCIENCES & ENGINEERING	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Manager, Traffic Ops	M156	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Transit	M025	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Transit Planning	M028	M1-1	PLANNING	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Transportation Ops	M013	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Transportation Plng	M112	M1-1	PLANNING	80,102	106,803	133,503	3,080.85	4,107.81	5,134.73
Manager, Video Production	M031	M1-4	MARKETING & CREATIVE SERVICES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Manager, Water Field Ops	M006	M1-2	OPERATIONS	86,370	115,165	143,960	3,321.92	4,429.42	5,536.92
Manager, Water Util Dev Review	M122	M1-3	SCIENCES & ENGINEERING	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Manager, Wellness	M014	M1-4	HUMAN RESOURCES	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Master Electrician	S081	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Mechanical Engineer I	P011	P1-3	SCIENCES & ENGINEERING	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Mechanical Engineer II	P134	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Mechanical Engineer III	P075	P3-3	SCIENCES & ENGINEERING	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Mgr, Network Ops & Info Sec	M150	M1-3	TECHNOLOGY	92,222	122,965	153,705	3,547.00	4,729.42	5,911.73
Municipal Court Administrator	M148	M1-4	LEGAL	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Natural Areas Trail Ranger	O058	O4-5	PROTECTIVE SERVICES	49,991	62,489	74,987	1,922.73	2,403.42	2,884.12
Officer I, Transportation Ops	O013	O2-2	OPERATIONS	44,658	55,823	66,987	1,717.62	2,147.04	2,576.42
Officer II, Enforcement	O026	O3-5	PROTECTIVE SERVICES	44,992	56,241	67,488	1,730.46	2,163.12	2,595.69
Officer III, Enforcement	O076	O4-5	PROTECTIVE SERVICES	49,991	62,489	74,987	1,922.73	2,403.42	2,884.12
Operator I, Transportation Ops	O009	O2-2	OPERATIONS	44,658	55,823	66,987	1,717.62	2,147.04	2,576.42
Operator II, Transit	O021	O3-2	OPERATIONS	49,124	61,405	73,685	1,889.38	2,361.73	2,834.04
Operator II, Transportation Op	O022	O3-2	OPERATIONS	49,124	61,405	73,685	1,889.38	2,361.73	2,834.04
Paralegal	A064	A6-4	LEGAL	56,078	70,095	84,115	2,156.85	2,695.96	3,235.19



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City of Fort Collins
2026 Open Pay Plan - For Council

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Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Park Ranger	O037	O4-5	PROTECTIVE SERVICES	49,991	62,489	74,987	1,922.73	2,403.42	2,884.12
Parking Enforcement Officer I	O010	O2-5	DEVELOPMENT & COMPLIANCE	40,493	50,616	60,740	1,557.42	1,946.77	2,336.15
Parking Enforcement Officer II	O066	O3-1	DEVELOPMENT & COMPLIANCE	44,907	56,134	67,359	1,727.19	2,159.00	2,590.73
Partner, Human Resources	P062	P2-4	HUMAN RESOURCES	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Planner, City	P052	P2-1	PLANNING	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Planner, Cultural Resources	P244	P2-1	PLANNING	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Planner, Environmental	P048	P2-1	PLANNING	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Planner, Transit	P046	P2-1	PLANNING	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Planner, Transit Service	P187	P1-1	PLANNING	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Planner, Transportation	P113	P2-1	PLANNING	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Plans Examiner	A073	A6-1	DEVELOPMENT & COMPLIANCE	59,663	74,577	89,495	2,294.73	2,868.35	3,442.12
Police Psychologist	P103	P4-5	PROTECTIVE SERVICES	104,798	139,711	174,653	4,030.69	5,373.50	6,717.42
Probation Officer	A087	A5-4	LEGAL	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Process Engineer I	P139	P1-3	SCIENCES & ENGINEERING	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Program Manager, Volunteer Svc	P186	P3-4	HUMAN RESOURCES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Project Analyst	P026	P1-4	ADMINISTRATION	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Project Coordinator	A083	A5-4	ADMINISTRATION	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Project Manager	P041	P2-4	ADMINISTRATION	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Project Manager, Construction	P213	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Reliability Engr II, Utilities	P152	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Reliability Engr III, Utilities	P130	P3-3	SCIENCES & ENGINEERING	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Rep I, Cultural Svcs	A107	A2-1	CULTURE, PARKS & RECREATION	39,939	49,925	59,912	1,536.12	1,920.19	2,304.31
Rep I, Customer Support	A003	A2-4	CUSTOMER SERVICE	37,540	46,925	56,309	1,443.85	1,804.81	2,165.73
Rep II, Customer Support	A006	A3-4	CUSTOMER SERVICE	41,710	52,138	62,566	1,604.23	2,005.31	2,406.38
Rep II, Police Records	A011	A3-5	PROTECTIVE SERVICES	50,012	62,513	75,012	1,923.54	2,404.35	2,885.08
Rep III, Tech Support	A119	A5-3	OPERATIONS	55,555	69,445	83,334	2,136.73	2,670.96	3,205.15
Representative II, Tech Support	A118	A4-3	OPERATIONS	50,505	63,132	75,758	1,942.50	2,428.15	2,913.77
Spec, Historic Preservation	P180	P1-1	PLANNING	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Spec, Regulatory Licensing	P174	P1-4	ADMINISTRATION	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Active Modes	P013	P1-1	PLANNING	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, Active Modes Data	P189	P1-1	PLANNING	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, City Planning	P121	P1-1	PLANNING	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, Communications	P021	P1-4	MARKETING & CREATIVE SERVICES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Compliance	P127	P1-1	DEVELOPMENT & COMPLIANCE	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, Customer Support	P034	P1-4	CUSTOMER SERVICE	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, DOT	P157	P1-4	HUMAN RESOURCES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Econ Sustainability	P119	P1-1	SUSTAINABILITY	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, Env Sustainability	P120	P1-1	SUSTAINABILITY	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, Facilities	P007	P1-2	OPERATIONS	50,393	67,189	83,987	1,938.19	2,584.19	3,230.27
Specialist, Natural Areas	P140	P1-1	CULTURE, PARKS & RECREATION	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, Neighborhood Svcs	P184	P1-1	DEVELOPMENT & COMPLIANCE	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, Public Engagement	P015	P1-4	CUSTOMER SERVICE	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Real Estate	P024	P1-2	OPERATIONS	50,393	67,189	83,987	1,938.19	2,584.19	3,230.27
Specialist, Recruiting	P175	P1-4	HUMAN RESOURCES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Regulatory Svcs	P163	P1-3	SCIENCES & ENGINEERING	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23
Specialist, Risk Claims	P188	P1-4	FINANCE & ACCOUNTING	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Safety	P111	P1-4	HUMAN RESOURCES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Sales	P116	P1-4	MARKETING & CREATIVE SERVICES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Sciences	P010	P1-3	SCIENCES & ENGINEERING	67,536	90,047	112,560	2,597.54	3,463.35	4,329.23



EXHIBIT A TO ORDINANCE NO. 181, 2025

City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Specialist, Security	P181	P1-4	ADMINISTRATION	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Soc Sustainability	P168	P1-1	SUSTAINABILITY	52,972	70,627	88,284	2,037.38	2,716.42	3,395.54
Specialist, Talent Acquisition	P117	P1-4	HUMAN RESOURCES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Talent Development	P017	P1-4	HUMAN RESOURCES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist, Travel Demand Mgmt	P178	P2-1	PLANNING	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Specialist, Wellness	P018	P1-4	HUMAN RESOURCES	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Specialist,Sales Tax & Revenue	P149	P1-4	FINANCE & ACCOUNTING	55,764	74,353	92,940	2,144.77	2,859.73	3,574.62
Sr Accountant	P083	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Administrator, Database	P069	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Administrator, Systems	P067	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Analyst, Administration	P129	P3-4	ADMINISTRATION	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Analyst, Apps Software	P066	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Analyst, Apps Software Dev	P070	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Analyst, Budget	P080	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Analyst, Business	P131	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Analyst, Business Systems	P118	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Analyst, Compensation	P082	P3-4	HUMAN RESOURCES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Analyst, Data	P164	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Analyst, Finance	P094	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Analyst, GIS	P126	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Analyst, Grants Admin	P162	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Analyst, HRIS	P096	P3-4	HUMAN RESOURCES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Analyst, IT Security	P114	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Analyst, Systems	P071	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Analyst, Treasury	P090	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Architect, Landscape	P074	P3-1	PLANNING	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Sr Buyer	P089	P3-4	FINANCE & ACCOUNTING	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Coord, Sales Tax & Revenue	A056	A5-4	FINANCE & ACCOUNTING	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coord,Onboarding & Training	A104	A5-4	HUMAN RESOURCES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Accounting	A088	A5-4	FINANCE & ACCOUNTING	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Active Modes	A076	A5-1	PLANNING	54,238	67,798	81,358	2,086.08	2,607.62	3,129.15
Sr Coordinator, AP	A039	A5-4	FINANCE & ACCOUNTING	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, AR/Billing	A111	A5-4	FINANCE & ACCOUNTING	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Benefits	A082	A5-4	HUMAN RESOURCES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Camera Radar	A101	A5-5	PROTECTIVE SERVICES	62,864	78,577	94,290	2,417.85	3,022.19	3,626.54
Sr Coordinator, City Planning	A053	A5-1	PLANNING	54,238	67,798	81,358	2,086.08	2,607.62	3,129.15
Sr Coordinator, Communications	A037	A5-4	MARKETING & CREATIVE SERVICES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Creative Svcs	A095	A5-4	MARKETING & CREATIVE SERVICES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Cultural Svcs	A049	A5-1	CULTURE, PARKS & RECREATION	54,238	67,798	81,358	2,086.08	2,607.62	3,129.15
Sr Coordinator, Env Sustain	A059	A5-1	SUSTAINABILITY	54,238	67,798	81,358	2,086.08	2,607.62	3,129.15
Sr Coordinator, Forestry	A048	A5-1	CULTURE, PARKS & RECREATION	54,238	67,798	81,358	2,086.08	2,607.62	3,129.15
Sr Coordinator, HRIS	A044	A5-4	HUMAN RESOURCES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Marketing	A055	A5-4	MARKETING & CREATIVE SERVICES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Payroll	A042	A5-4	FINANCE & ACCOUNTING	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Public Engage	A041	A5-4	CUSTOMER SERVICE	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Recreation	A054	A5-1	CULTURE, PARKS & RECREATION	54,238	67,798	81,358	2,086.08	2,607.62	3,129.15
Sr Coordinator, Rental Housing	A109	A5-1	DEVELOPMENT & COMPLIANCE	54,238	67,798	81,358	2,086.08	2,607.62	3,129.15
Sr Coordinator, Risk Mgmt	A038	A5-4	FINANCE & ACCOUNTING	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Safety	A052	A5-4	HUMAN RESOURCES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12



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City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Sr Coordinator, Talent Acq	A046	A5-4	HUMAN RESOURCES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Coordinator, Talent Dev	A075	A5-4	HUMAN RESOURCES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Deputy City Clerk	M202	M1-4	ADMINISTRATION	82,987	110,649	138,312	3,191.81	4,255.73	5,319.69
Sr Electric Project Engineer	P208	P3-3	SCIENCES & ENGINEERING	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Engineer, Network	P068	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Engineer, Systems	P064	P3-3	TECHNOLOGY	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Engineer, Video Prod	P156	P3-3	MARKETING & CREATIVE SERVICES	87,211	116,282	145,350	3,354.27	4,472.38	5,590.38
Sr Facilities Project Manager	P073	P3-4	ADMINISTRATION	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Inspector, Code Compliance	O106	O5-1	DEVELOPMENT & COMPLIANCE	55,440	69,300	83,161	2,132.31	2,665.38	3,198.50
Sr Inspector, Compliance	O056	O5-1	DEVELOPMENT & COMPLIANCE	55,440	69,300	83,161	2,132.31	2,665.38	3,198.50
Sr Inspector, Construction	O045	O5-1	DEVELOPMENT & COMPLIANCE	55,440	69,300	83,161	2,132.31	2,665.38	3,198.50
Sr Inspector, Forestry Zoning	O079	O5-1	DEVELOPMENT & COMPLIANCE	55,440	69,300	83,161	2,132.31	2,665.38	3,198.50
Sr Inspector, Nat Res Zoning	O094	O5-1	DEVELOPMENT & COMPLIANCE	55,440	69,300	83,161	2,132.31	2,665.38	3,198.50
Sr Inspector, Stormwater	O090	O6-1	DEVELOPMENT & COMPLIANCE	61,600	77,000	92,400	2,369.23	2,961.54	3,553.85
Sr Inspector, Water Engr	O097	O6-1	DEVELOPMENT & COMPLIANCE	61,600	77,000	92,400	2,369.23	2,961.54	3,553.85
Sr Inspector, Zoning	O048	O5-1	DEVELOPMENT & COMPLIANCE	55,440	69,300	83,161	2,132.31	2,665.38	3,198.50
Sr Key Accounts Rep	P171	P3-4	CUSTOMER SERVICE	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Legal Assistant	A026	A4-4	LEGAL	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Sr Manager Transformation Mgmt	M223	M2-4	ADMINISTRATION	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Manager, Accounting	M052	M2-4	FINANCE & ACCOUNTING	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Manager, Apps Software	M038	M2-3	TECHNOLOGY	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Broadband	M155	M2-2	OPERATIONS	101,616	135,489	169,357	3,908.31	5,211.12	6,513.73
Sr Manager, City Planning	M126	M2-1	PLANNING	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, Civil Engineering	M043	M2-3	SCIENCES & ENGINEERING	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Creative Services	M132	M2-4	MARKETING & CREATIVE SERVICES	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Manager, Cultural Services	M054	M2-1	CULTURE, PARKS & RECREATION	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, Customer Support	M051	M2-4	CUSTOMER SERVICE	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Manager, Econ Sustainability	M110	M2-1	SUSTAINABILITY	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, Elec Engineering	M048	M2-3	SCIENCES & ENGINEERING	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Elec Engr	M060	M2-3	SCIENCES & ENGINEERING	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Elec Proj Engr	M203	M2-3	ADMINISTRATION	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Env Sustain	M056	M2-1	SUSTAINABILITY	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, Facilities & Fleet	M044	M2-2	OPERATIONS	101,616	135,489	169,357	3,908.31	5,211.12	6,513.73
Sr Manager, Forestry	M035	M2-1	CULTURE, PARKS & RECREATION	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, HRIS	M124	M2-4	HUMAN RESOURCES	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Manager, Information Svcs	M062	M2-5	PROTECTIVE SERVICES	93,133	124,179	155,225	3,582.04	4,776.12	5,970.19
Sr Manager, Mechanical Engr	M045	M2-3	SCIENCES & ENGINEERING	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Neighborhood Svcs	M058	M2-1	DEVELOPMENT & COMPLIANCE	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, Network Engineering	M104	M2-3	TECHNOLOGY	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Parks	M057	M2-1	CULTURE, PARKS & RECREATION	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, Public Engagement	M133	M2-4	CUSTOMER SERVICE	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Manager, Recreation	M134	M2-1	CULTURE, PARKS & RECREATION	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, Sales	M199	M2-4	MARKETING & CREATIVE SERVICES	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Manager, Sciences	M046	M2-3	SCIENCES & ENGINEERING	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Social Sustainability	M118	M2-1	SUSTAINABILITY	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Manager, Technology	M039	M2-3	TECHNOLOGY	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Traffic Engr	M041	M2-3	SCIENCES & ENGINEERING	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Transit	M049	M2-2	OPERATIONS	101,616	135,489	169,357	3,908.31	5,211.12	6,513.73
Sr Manager, Transportation Ops	M137	M2-2	OPERATIONS	101,616	135,489	169,357	3,908.31	5,211.12	6,513.73
Sr Manager, Transportation Pln	M037	M2-1	PLANNING	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69



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City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Sr Manager, Water Engineering	M047	M2-3	SCIENCES & ENGINEERING	106,058	141,408	176,762	4,079.15	5,438.77	6,798.54
Sr Manager, Sales Tax & Revenue	M036	M2-4	FINANCE & ACCOUNTING	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Mgr, Park Planning & Dev	M149	M2-1	PLANNING	89,719	119,619	149,518	3,450.73	4,600.73	5,750.69
Sr Mgr, Safety & Risk Mgmt	M117	M2-4	HUMAN RESOURCES	95,435	127,247	159,059	3,670.58	4,894.12	6,117.65
Sr Operator, Transport Ops	O081	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Sr Partner, Human Resources	P142	P3-4	HUMAN RESOURCES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Planner, City	P098	P3-1	PLANNING	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Sr Planner, Environmental	P086	P3-1	PLANNING	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Sr Planner, Trails	P137	P3-1	PLANNING	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Sr Planner, Transportation	P087	P3-1	PLANNING	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Sr Project Manager	P095	P3-4	ADMINISTRATION	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Project Manager, Talent Mgmt	P166	P3-4	HUMAN RESOURCES	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Rep, Cultural Svcs	A025	A4-1	CULTURE, PARKS & RECREATION	49,308	61,636	73,962	1,896.46	2,370.62	2,844.69
Sr Spc, Neighborhood Svcs	P044	P2-1	DEVELOPMENT & COMPLIANCE	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Spc, Process Improvement	P053	P2-4	ADMINISTRATION	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Spec, Talent Development	P161	P2-4	HUMAN RESOURCES	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Communications	P058	P2-4	MARKETING & CREATIVE SERVICES	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Compliance	P146	P2-1	DEVELOPMENT & COMPLIANCE	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Cultural Svcs	P153	P2-1	CULTURE, PARKS & RECREATION	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Cust Support	P027	P2-4	CUSTOMER SERVICE	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, DAR Program Mgr	P167	P3-1	PLANNING	68,402	91,203	114,003	2,630.85	3,507.81	4,384.73
Sr Specialist, Digital Incls	P203	P2-4	CUSTOMER SERVICE	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Econ Sustain	P056	P2-1	SUSTAINABILITY	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Env Compliance	P125	P2-1	SUSTAINABILITY	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Enviro Sustain	P061	P2-1	SUSTAINABILITY	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Equity	P144	P2-1	SUSTAINABILITY	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Forestry	P151	P2-1	CULTURE, PARKS & RECREATION	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, OEM	P128	P2-4	ADMINISTRATION	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Outreach	P107	P2-5	PROTECTIVE SERVICES	61,984	82,648	103,307	2,384.00	3,178.77	3,973.35
Sr Specialist, Parks	P033	P2-1	CULTURE, PARKS & RECREATION	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Product Mgmt	P206	P3-4	ADMINISTRATION	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Specialist, Public Engage	P054	P2-4	CUSTOMER SERVICE	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Real Estate	P055	P2-2	OPERATIONS	57,264	76,352	95,440	2,202.46	2,936.62	3,670.77
Sr Specialist, Recreation	P045	P2-1	CULTURE, PARKS & RECREATION	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Recruiter	P172	P2-4	HUMAN RESOURCES	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Safety	P192	P2-4	HUMAN RESOURCES	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Sales Tax Rev	P233	P2-4	FINANCE & ACCOUNTING	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Sciences	P035	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Sr Specialist, Security	P182	P2-4	ADMINISTRATION	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Social Sustain	P132	P2-1	SUSTAINABILITY	60,193	80,258	100,322	2,315.12	3,086.85	3,858.54
Sr Specialist, Wellness	P217	P2-4	HUMAN RESOURCES	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Specialist, Workers Comp	P147	P2-4	ADMINISTRATION	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Sr Supervisor, Administration	S040	S2-4	ADMINISTRATION	65,389	88,236	108,987	2,514.96	3,393.69	4,191.81
Sr Supervisor, Apps Software	S078	S2-3	TECHNOLOGY	80,194	106,926	133,657	3,084.38	4,112.54	5,140.65
Sr Supervisor, AR / Billing	S045	S2-4	FINANCE & ACCOUNTING	65,389	88,236	108,987	2,514.96	3,393.69	4,191.81
Sr Supervisor, Code Compliance	S075	S2-1	DEVELOPMENT & COMPLIANCE	68,279	91,038	113,797	2,626.12	3,501.46	4,376.81
Sr Supervisor, Cultural Svcs	S037	S2-1	CULTURE, PARKS & RECREATION	68,279	91,038	113,797	2,626.12	3,501.46	4,376.81
Sr Supervisor, Cust Support	S018	S2-4	CUSTOMER SERVICE	65,389	88,236	108,987	2,514.96	3,393.69	4,191.81
Sr Supervisor, Enforcement	S070	S2-5	PROTECTIVE SERVICES	62,088	82,785	103,482	2,388.00	3,184.04	3,980.08
Sr Supervisor, Facilities	S026	S2-2	OPERATIONS	72,344	96,457	120,574	2,782.46	3,709.88	4,637.46



EXHIBIT A TO ORDINANCE NO. 181, 2025

City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Sr Supervisor, Fleet	S024	S2-2	OPERATIONS	72,344	96,457	120,574	2,782.46	3,709.88	4,637.46
Sr Supervisor, Forestry	S025	S2-1	CULTURE, PARKS & RECREATION	68,279	91,038	113,797	2,626.12	3,501.46	4,376.81
Sr Supervisor, HRIS	S041	S2-4	HUMAN RESOURCES	65,389	88,236	108,987	2,514.96	3,393.69	4,191.81
Sr Supervisor, Information Svc	S047	S2-5	PROTECTIVE SERVICES	62,088	82,785	103,482	2,388.00	3,184.04	3,980.08
Sr Supervisor, Land Surveying	S068	S2-3	SCIENCES & ENGINEERING	80,194	106,926	133,657	3,084.38	4,112.54	5,140.65
Sr Supervisor, Maintenance	S032	S2-2	OPERATIONS	72,344	96,457	120,574	2,782.46	3,709.88	4,637.46
Sr Supervisor, Marketing	S038	S2-4	MARKETING & CREATIVE SERVICES	65,389	88,236	108,987	2,514.96	3,393.69	4,191.81
Sr Supervisor, Mechanical Engr	S022	S2-3	SCIENCES & ENGINEERING	80,194	106,926	133,657	3,084.38	4,112.54	5,140.65
Sr Supervisor, Natural Areas	S058	S2-1	CULTURE, PARKS & RECREATION	68,279	91,038	113,797	2,626.12	3,501.46	4,376.81
Sr Supervisor, Neighborhood Svc	S055	S2-1	DEVELOPMENT & COMPLIANCE	68,279	91,038	113,797	2,626.12	3,501.46	4,376.81
Sr Supervisor, Netwk Engineer	S065	S2-3	TECHNOLOGY	80,194	106,926	133,657	3,084.38	4,112.54	5,140.65
Sr Supervisor, Outreach	S079	S2-5	PROTECTIVE SERVICES	62,088	82,785	103,482	2,388.00	3,184.04	3,980.08
Sr Supervisor, Parks	S031	S2-1	CULTURE, PARKS & RECREATION	68,279	91,038	113,797	2,626.12	3,501.46	4,376.81
Sr Supervisor, Plant Ops	S023	S2-2	OPERATIONS	72,344	96,457	120,574	2,782.46	3,709.88	4,637.46
Sr Supervisor, Premise Tech	S088	S2-3	TECHNOLOGY	80,194	106,926	133,657	3,084.38	4,112.54	5,140.65
Sr Supervisor, Process Support	S048	S2-5	PROTECTIVE SERVICES	62,088	82,785	103,482	2,388.00	3,184.04	3,980.08
Sr Supervisor, Project Mgmt	S043	S2-4	ADMINISTRATION	65,389	88,236	108,987	2,514.96	3,393.69	4,191.81
Sr Supervisor, Public Engage	S039	S2-4	CUSTOMER SERVICE	65,389	88,236	108,987	2,514.96	3,393.69	4,191.81
Sr Supervisor, Recreation	S044	S2-1	CULTURE, PARKS & RECREATION	68,279	91,038	113,797	2,626.12	3,501.46	4,376.81
Sr Supervisor, Safety&Security	S077	S2-5	PROTECTIVE SERVICES	62,088	82,785	103,482	2,388.00	3,184.04	3,980.08
Sr Supervisor, Sciences	S020	S2-3	SCIENCES & ENGINEERING	80,194	106,926	133,657	3,084.38	4,112.54	5,140.65
Sr Supervisor, Transit	S042	S2-2	OPERATIONS	72,344	96,457	120,574	2,782.46	3,709.88	4,637.46
Sr Supervisor, Transportn Ops	S060	S2-2	OPERATIONS	72,344	96,457	120,574	2,782.46	3,709.88	4,637.46
Sr Supervisor, Video Productn	S066	S2-4	MARKETING & CREATIVE SERVICES	65,389	88,236	108,987	2,514.96	3,393.69	4,191.81
Sr Tech, Elec Project Engineer	O095	O5-2	OPERATIONS	59,439	74,298	89,158	2,286.12	2,857.62	3,429.15
Sr Tech, Floodplain Admin	A099	A5-3	SCIENCES & ENGINEERING	55,555	69,445	83,334	2,136.73	2,670.96	3,205.15
Sr Tech, Police Records	A092	A5-5	PROTECTIVE SERVICES	62,864	78,577	94,290	2,417.85	3,022.19	3,626.54
Sr Tech, Police Technology	A063	A5-5	PROTECTIVE SERVICES	62,864	78,577	94,290	2,417.85	3,022.19	3,626.54
Sr Tech, Processing Support	A091	A5-5	PROTECTIVE SERVICES	62,864	78,577	94,290	2,417.85	3,022.19	3,626.54
Sr Tech, Signal Construction	O084	O5-2	OPERATIONS	59,439	74,298	89,158	2,286.12	2,857.62	3,429.15
Sr Tech, Transportation Ops	O046	O5-2	OPERATIONS	59,439	74,298	89,158	2,286.12	2,857.62	3,429.15
Sr Technical Project Manager	P076	P3-4	ADMINISTRATION	72,013	96,014	120,015	2,769.73	3,692.85	4,615.96
Sr Technician, Client Services	A047	A6-3	TECHNOLOGY	61,112	76,390	91,667	2,350.46	2,938.08	3,525.65
Sr Technician, Facilities	O049	O5-2	OPERATIONS	59,439	74,298	89,158	2,286.12	2,857.62	3,429.15
Sr Technician, Fiber	O089	O5-3	TECHNOLOGY	63,332	79,033	94,850	2,435.85	3,039.73	3,648.08
Sr Technician, Graphic Design	A100	A5-4	MARKETING & CREATIVE SERVICES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Technician, HRIS	A113	A5-4	HUMAN RESOURCES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Technician, Maintenance	O050	O5-2	OPERATIONS	59,439	74,298	89,158	2,286.12	2,857.62	3,429.15
Sr Technician, Network Engr	A080	A5-3	TECHNOLOGY	55,555	69,445	83,334	2,136.73	2,670.96	3,205.15
Sr Technician, Police Admin	A081	A5-5	PROTECTIVE SERVICES	62,864	78,577	94,290	2,417.85	3,022.19	3,626.54
Sr Technician, Traffic Engr	O055	O5-3	SCIENCES & ENGINEERING	63,332	79,033	94,850	2,435.85	3,039.73	3,648.08
Sr Technician, Traffic Signals	O086	O5-3	SCIENCES & ENGINEERING	63,332	79,033	94,850	2,435.85	3,039.73	3,648.08
Sr Technician, Video Prod	A084	A5-4	MARKETING & CREATIVE SERVICES	50,979	63,726	76,469	1,960.73	2,451.00	2,941.12
Sr Technician, Water Field Ops	O053	O5-2	OPERATIONS	59,439	74,298	89,158	2,286.12	2,857.62	3,429.15
Supervisor I, Sign Shop	S072	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Supervisor, Accounts Payable	S067	S1-4	FINANCE & ACCOUNTING	57,547	76,725	95,903	2,213.35	2,950.96	3,688.58
Supervisor, Administration	S003	S1-4	ADMINISTRATION	57,547	76,725	95,903	2,213.35	2,950.96	3,688.58
Supervisor, Bldg & Dev Rev	S057	S1-1	DEVELOPMENT & COMPLIANCE	60,963	81,284	101,605	2,344.73	3,126.31	3,907.88
Supervisor, Client Services	S004	S1-3	TECHNOLOGY	70,570	94,095	117,617	2,714.23	3,619.04	4,523.73



EXHIBIT A TO ORDINANCE NO. 181, 2025

City of Fort Collins
2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Supervisor, Cultural Services	S062	S1-1	CULTURE, PARKS & RECREATION	60,963	81,284	101,605	2,344.73	3,126.31	3,907.88
Supervisor, Customer Support	S001	S1-4	CUSTOMER SERVICE	57,547	76,725	95,903	2,213.35	2,950.96	3,688.58
Supervisor, Energy Services	S028	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Supervisor, Enforcement	S009	S1-5	PROTECTIVE SERVICES	53,993	71,988	89,985	2,076.65	2,768.77	3,460.96
Supervisor, Facilities	S008	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Supervisor, Fiber	S063	S1-3	TECHNOLOGY	70,570	94,095	117,617	2,714.23	3,619.04	4,523.73
Supervisor, Fleet	S021	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Supervisor, Land Surveying	S005	S1-3	SCIENCES & ENGINEERING	70,570	94,095	117,617	2,714.23	3,619.04	4,523.73
Supervisor, Network Engr	S061	S1-3	TECHNOLOGY	70,570	94,095	117,617	2,714.23	3,619.04	4,523.73
Supervisor, Office Management	S069	S1-4	LEGAL	57,547	76,725	95,903	2,213.35	2,950.96	3,688.58
Supervisor, Plans Examiner	S064	S1-1	DEVELOPMENT & COMPLIANCE	60,963	81,284	101,605	2,344.73	3,126.31	3,907.88
Supervisor, Plant Operations	S054	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Supervisor, Traffic Markings	S071	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Supervisor, Traffic Signals	S073	S1-3	SCIENCES & ENGINEERING	70,570	94,095	117,617	2,714.23	3,619.04	4,523.73
Supervisor, Transit	S007	S1-2	OPERATIONS	63,592	84,789	105,985	2,445.85	3,261.12	4,076.35
Support I, Recycling Ops	O107	O1-2	OPERATIONS	40,598	50,747	60,897	1,561.46	1,951.81	2,342.19
Tech I, Material Handling	O070	O3-2	OPERATIONS	49,124	61,405	73,685	1,889.38	2,361.73	2,834.04
Tech II, Investigative Support	A094	A4-5	PROTECTIVE SERVICES	55,009	68,762	82,514	2,115.73	2,644.69	3,173.62
Tech II, Police Technology	A089	A4-5	PROTECTIVE SERVICES	55,009	68,762	82,514	2,115.73	2,644.69	3,173.62
Tech II, Processing Support	A033	A4-5	PROTECTIVE SERVICES	55,009	68,762	82,514	2,115.73	2,644.69	3,173.62
Tech II, Resource Recovery	O096	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Tech II, Transportation Ops	O031	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Tech Proj Mgr, Environmental	P212	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Technical Project Manager	P036	P2-4	ADMINISTRATION	63,369	84,491	105,615	2,437.27	3,249.65	4,062.12
Technical Svcs Mgr, Police Svc	P176	P3-5	ADMINISTRATION	69,421	92,565	115,709	2,670.04	3,560.19	4,450.35
Technician I, Bldg Dev Review	A010	A3-1	DEVELOPMENT & COMPLIANCE	44,377	55,472	66,566	1,706.81	2,133.54	2,560.23
Technician I, CCT Ops	O071	O3-2	OPERATIONS	49,124	61,405	73,685	1,889.38	2,361.73	2,834.04
Technician I, Civil Engr	O014	O3-3	SCIENCES & ENGINEERING	51,220	64,025	76,835	1,970.00	2,462.50	2,955.19
Technician I, Customer Support	O016	O3-4	CUSTOMER SERVICE	41,362	51,703	62,044	1,590.85	1,988.58	2,386.31
Technician I, Facilities	O020	O3-2	OPERATIONS	49,124	61,405	73,685	1,889.38	2,361.73	2,834.04
Technician I, Fiber	O062	O3-3	OPERATIONS	51,220	64,025	76,835	1,970.00	2,462.50	2,955.19
Technician I, Fleet	O017	O3-2	OPERATIONS	49,124	61,405	73,685	1,889.38	2,361.73	2,834.04
Technician I, Forestry	O018	O3-1	CULTURE, PARKS & RECREATION	44,907	56,134	67,359	1,727.19	2,159.00	2,590.73
Technician I, Horticulture	O075	O3-1	CULTURE, PARKS & RECREATION	44,907	56,134	67,359	1,727.19	2,159.00	2,590.73
Technician I, Natural Areas	O060	O3-1	CULTURE, PARKS & RECREATION	44,907	56,134	67,359	1,727.19	2,159.00	2,590.73
Technician I, Parks	O024	O3-1	CULTURE, PARKS & RECREATION	44,907	56,134	67,359	1,727.19	2,159.00	2,590.73
Technician I, Police Admin	A012	A3-5	PROTECTIVE SERVICES	50,012	62,513	75,012	1,923.54	2,404.35	2,885.08
Technician I, Recreation	O105	O3-1	CULTURE, PARKS & RECREATION	44,907	56,134	67,359	1,727.19	2,159.00	2,590.73
Technician I, Traffic Control	O068	O3-2	OPERATIONS	49,124	61,405	73,685	1,889.38	2,361.73	2,834.04
Technician I, Water Field Util	O027	O3-2	OPERATIONS	49,124	61,405	73,685	1,889.38	2,361.73	2,834.04
Technician II, Client Services	A019	A4-3	TECHNOLOGY	50,505	63,132	75,758	1,942.50	2,428.15	2,913.77
Technician II, Energy Services	O040	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Technician II, Facilities	O032	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Technician II, Fiber	O061	O4-3	TECHNOLOGY	56,899	71,138	85,359	2,188.42	2,736.08	3,283.04
Technician II, Fleet	O054	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Technician II, Forestry	O033	O4-1	CULTURE, PARKS & RECREATION	49,896	62,370	74,844	1,919.08	2,398.85	2,878.62
Technician II, GIS	A027	A4-3	TECHNOLOGY	50,505	63,132	75,758	1,942.50	2,428.15	2,913.77
Technician II, Graphic Design	A085	A4-4	MARKETING & CREATIVE SERVICES	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Technician II, Land Surveying	O028	O4-3	SCIENCES & ENGINEERING	56,899	71,138	85,359	2,188.42	2,736.08	3,283.04
Technician II, Maintenance	O041	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46



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City of Fort Collins 2026 Open Pay Plan - For Council

Item 4.

Job Title	Job Code	Pay Grade	Job Function	Annual Min (\$)	Annual Mid (\$)	Annual Max (\$)	Bi-Weekly Min (\$)	Bi-Weekly Mid (\$)	Bi-Weekly Max (\$)
Technician II, Natural Areas	O034	O4-1	CULTURE, PARKS & RECREATION	49,896	62,370	74,844	1,919.08	2,398.85	2,878.62
Technician II, Network Engr	A079	A4-3	TECHNOLOGY	50,505	63,132	75,758	1,942.50	2,428.15	2,913.77
Technician II, Police Records	A035	A4-5	PROTECTIVE SERVICES	55,009	68,762	82,514	2,115.73	2,644.69	3,173.62
Technician II, Recreation	O104	O4-1	CULTURE, PARKS & RECREATION	49,896	62,370	74,844	1,919.08	2,398.85	2,878.62
Technician II, Sciences	A078	A4-3	SCIENCES & ENGINEERING	50,505	63,132	75,758	1,942.50	2,428.15	2,913.77
Technician II, Traffic Control	O074	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Technician II, Traffic Engr	O030	O4-3	SCIENCES & ENGINEERING	56,899	71,138	85,359	2,188.42	2,736.08	3,283.04
Technician II, Traffic Ops	O091	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Technician II, Traffic Signals	O085	O4-3	SCIENCES & ENGINEERING	56,899	71,138	85,359	2,188.42	2,736.08	3,283.04
Technician II, Video Prod	A029	A4-4	MARKETING & CREATIVE SERVICES	46,345	57,931	69,517	1,782.50	2,228.12	2,673.73
Technician II, Water Engr	O029	O4-3	SCIENCES & ENGINEERING	56,899	71,138	85,359	2,188.42	2,736.08	3,283.04
Technician II, Wtr Field Util	O039	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Victim Advocate	A034	A4-5	PROTECTIVE SERVICES	55,009	68,762	82,514	2,115.73	2,644.69	3,173.62
Water Engineer II	P038	P2-3	SCIENCES & ENGINEERING	76,745	102,326	127,908	2,951.73	3,935.62	4,919.54
Water Meter Technician	O101	O4-2	OPERATIONS	54,037	67,544	81,054	2,078.35	2,597.85	3,117.46
Worker I, Facilities	O003	O1-2	OPERATIONS	40,598	50,747	60,897	1,561.46	1,951.81	2,342.19
Worker I, Fleet	O067	O1-2	OPERATIONS	40,598	50,747	60,897	1,561.46	1,951.81	2,342.19
Worker I, Natural Areas	O098	O1-1	CULTURE, PARKS & RECREATION	36,375	45,468	54,562	1,399.04	1,748.77	2,098.54
Worker I, Parks	O004	O1-1	CULTURE, PARKS & RECREATION	36,375	45,468	54,562	1,399.04	1,748.77	2,098.54
Worker I, Parks Shop Attendant	O072	O1-1	CULTURE, PARKS & RECREATION	36,375	45,468	54,562	1,399.04	1,748.77	2,098.54
Worker I, Recreation	O059	O1-1	CULTURE, PARKS & RECREATION	36,375	45,468	54,562	1,399.04	1,748.77	2,098.54
Worker I, Traffic Control	O111	O1-2	OPERATIONS	40,598	50,747	60,897	1,561.46	1,951.81	2,342.19
Worker I, Transit	O002	O1-2	OPERATIONS	40,598	50,747	60,897	1,561.46	1,951.81	2,342.19
Worker I, Transportation Ops	O005	O1-2	OPERATIONS	40,598	50,747	60,897	1,561.46	1,951.81	2,342.19
Worker II, Cultural Services	O063	O2-1	CULTURE, PARKS & RECREATION	40,415	50,521	60,624	1,554.42	1,943.12	2,331.69
Worker II, Facilities	O008	O2-2	OPERATIONS	44,658	55,823	66,987	1,717.62	2,147.04	2,576.42
Worker II, Fleet	O007	O2-2	OPERATIONS	44,658	55,823	66,987	1,717.62	2,147.04	2,576.42
Worker II, Theatre Audio Engr	O082	O2-1	CULTURE, PARKS & RECREATION	40,415	50,521	60,624	1,554.42	1,943.12	2,331.69
Worker II, Theatre Lighting	O083	O2-1	CULTURE, PARKS & RECREATION	40,415	50,521	60,624	1,554.42	1,943.12	2,331.69
Worker II, Theatre Production	O080	O2-1	CULTURE, PARKS & RECREATION	40,415	50,521	60,624	1,554.42	1,943.12	2,331.69

EXHIBIT A TO ORDINANCE NO. 181, 2025

Item 4.



City of Fort Collins
2026 Step Pay Plan

JOB TITLE	1	2	3	4	5	6	7	8	9	10
LINE GROUNDWORKER										
	\$65,256	\$68,386	\$71,670	\$75,110	\$78,716	\$82,496	\$86,536	\$90,851		
ELECTRIC LINEWORKER										
	\$90,977	\$96,116	\$98,978	\$101,932	\$105,024	\$108,163	\$111,396	\$115,411	\$119,682	\$126,932
LINE CREW CHIEF										
	\$132,644	\$138,433								
	1	2	3	4	5	6	7	8	9	10
ELECTRIC METER SYSTEM TECH										
	\$70,961	\$78,048	\$83,352	\$88,615	\$93,837	\$99,005	\$103,211	\$107,445	\$111,663	\$115,883
	1	2	3	4	5					
SUBSTATION SPECIALIST										
	\$90,977	\$100,075	\$108,081	\$116,727	\$126,932					
SUBSTATION ELEC/COMM SPEC										
	\$103,553	\$114,173	\$124,338	\$134,076	\$144,478					
SUBSTATION CREW CHIEF										
	\$132,644	\$138,433								
	1	2	3	4	5	6	7			
ELECTRIC SYSTEMS OPERATOR										
	\$90,977	\$96,969	\$102,962	\$108,954	\$114,947	\$120,939	\$126,932			
	1	2	3	4	5	6				
WATER OPERATOR										
	\$66,875	\$72,721	\$77,067	\$81,703	\$86,624	\$93,305				
	1	2	3	4	5	6	7	8	9	
FLEET MAINTENANCE TECHNICIAN										
	\$59,379	\$65,819	\$68,422	\$71,186	\$74,030	\$76,995	\$80,078	\$82,847	\$86,161	
	1	2	3	4	5	6	7	8		
BUILDING INSPECTOR										
	\$70,904	\$77,839	\$80,970	\$84,578	\$87,884	\$91,404	\$95,057	\$98,925		
LEAD BUILDING INSPECTOR										
	\$77,993	\$85,228	\$88,639	\$92,604	\$96,271	\$100,109	\$104,074	\$108,291		

File Attachments for Item:

5. Second Reading of Ordinance No. 182, 2025, Adopting the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, adopts the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Marc Virata, Civil Engineer
Dana Hornkohl, Capital Projects Manager

SUBJECT

Second Reading of Ordinance No. 182, 2025, Adopting the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 3, 2025, adopts the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

In 2000, the City and Larimer County (the "County") entered into an intergovernmental agreement (the "IGA") authorizing the City to adopt the Larimer County Regional Transportation Capital Expansion Fees ("Regional TCEFs"). The Regional TCEFs generate revenue for capacity-related improvements to regionally significant roadways that are necessitated by new development. The regional TCEFs are used only for improvements that mutually benefit both the City and the County. Regional TCEFs are collected at the time of issuance of a building permit.

Per the IGA, the County serves as the Regional TCEF administrator and is responsible for developing project recommendations for fee utilization. The County's recommendations typically are based on the County's Transportation Master Plan, a document that identifies regionally significant roadways. Once a project has been identified, City and County staff work together to determine Regional TCEF funding allocations. Regional TCEFs frequently are leveraged with other funds to support larger scale capital projects and can fully support small scale capacity-related improvements.

The City and County previously have partnered to design and construct several projects along regionally significant roadways using Regional TCEFs, including improvements to Taft Hill Road, Shields Street, and the Shields Street/Vine Drive intersection. City and County staff continue to collaborate on efficient and effective uses for the Regional TCEF funds; most recently agreeing to use these funds to improve a section of Taft Hill Road between Horsetooth Road and Harmony Road.

The Larimer County Land Use Code specifies that its Regional TCEF must be updated annually to reflect changes in road construction costs during the previous year. In July 2025, the County adopted a revised

fee schedule which increased the Regional TCEF by 4.4%. A copy of the May 12, 2025, “2025 Transportation Capital Expansion Fee (TCEF) Adjustments” memorandum to the Larimer County Board of County Commissioners (the “BOCC”) is attached as Exhibit A to the Ordinance.

For 2026, and based on the May 12, 2025, memo, the Regional TCEF would decrease -2.77%, based on the Colorado Construction Cost Index (the “CCCI”) reported by the Colorado Department of Transportation (eight-quarter moving average). However, in the previous year the eight-quarter moving average CCCI was calculated at 17.2% and the BOCC instead supported a 10% increase for 2025, rather than the higher percentage, when adopting the scheduled for the County in May of 2024. Recognizing that the full 17.2% increase was not adopted last year, Larimer County Engineering staff at the BOCC Work Session on May 12, 2025, proposed a 4.44% increase to align with the rate that would have been achieved had the full 17.2% increase been adopted last year. In response the BOCC provided feedback in support of the increase. Adoption of the 4.44% increase was then approved on consent by the BOCC at its May 27, 2025, Administrative Matters Meeting, taking effect within the County on July 1, 2025 (See Attachment 1 “Transportation Capital Expansion Fee Schedule”).

The updated City implementation schedule of (2026) Regional TCEFs, along with a comparison to the City implementation schedule of the 2025 Regional TCEFs, are provided below and attached as Exhibit B to the Ordinance:

Development Type	2025 Regional Road TCEF	2026 Regional Road TCEF	Increase or Decrease
Residential (per Dwelling) by Square Feet of Finished Living Space			
900 or less	\$256	\$268	\$12
901 to 1300	\$360	\$376	\$16
1301 to 1800	\$437	\$457	\$20
1801 to 2400	\$511	\$535	\$24
2401 to 3000	\$572	\$600	\$28
3001 to 3600	\$621	\$653	\$32
3601 or more	\$666	\$698	\$32
Nonresidential (per 1,000 Square Feet of Floor Area)			
Commercial	\$672	\$702	\$30
Office & Other Services	\$396	\$414	\$18
Industrial	\$158	\$165	\$7

The 2026 Regional Road TCEF fee increase became effective within the County on July 1, 2025. Under the IGA, revisions to the Regional TCEFs do not take effect in the City until Council approves a new fee schedule. Since the City is on the calendar fiscal year, the approval by Council of the annual update by ordinance generally aligns with a January 1st effective date.

CITY FINANCIAL IMPACTS

The fees are collected on behalf of Larimer County and the Regional TCEF program. Revenues from the fees will pass through City accounts and will not affect City revenue limits under Article X, Section 20 of the Constitution of the State of Colorado. The City retains a 2% administrative fee. Adoption of the Regional TCEF Schedule will result in an increase to development fee payers.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

City staff did not present this item to any Boards and Commissions as the fees are being adjusted based on inflation.

PUBLIC OUTREACH

As these fees are managed and administered by Larimer County, City staff did not participate in scheduled public outreach.

ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 182, 2025

ORDINANCE NO. 182, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING THE 2026 LARIMER COUNTY REGIONAL
TRANSPORTATION CAPITAL EXPANSION FEE SCHEDULE

A. The City and Larimer County (the “County”) previously entered into an intergovernmental agreement (the “IGA”), as amended from time to time, whereby the City collects a Regional Transportation Capital Expansion Fee (also known as a “regional road impact” fee) on behalf of Larimer County at the time of issuance of building permits, which fee raises revenue for road improvements on regionally significant roadways that are necessitated by new development.

B. The City and the County have established a procedure pursuant to City Code Section 7.5-82 for the City Council to consider and approve any County-proposed changes to the Regional Transportation Capital Expansion Fee schedule (the “Regional TCEF Schedule”) to reflect changes in construction costs, or other relevant factors.

C. The last changes to the Regional TCEF Schedule were accomplished by City Council’s adoption of Ordinance No. 185, 2024.

D. On May 27, 2025, after reviewing calculations and data analyzing increases in road construction costs based on an eight-quarter moving average calculated from the Colorado Construction Cost Index data compiled by the Colorado Department of Transportation, the County approved a 4.44% increase to the 2025 Regional Transportation Capital Expansion Fee, taking effect on July 1, 2025.

E. Under the terms of the IGA, revisions to the Regional TCEF Schedule do not take effect in the City until the City Council approves the new fee schedule.

F. The City Council has determined that it is in the best interests of the City to adopt the County’s Regional TCEF adjustments, which serve the public interest of adequately funding road improvements that are necessitated by new developments along regionally significant roadways that impact the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the 2026 Larimer County Regional TCEF Adjustment attached hereto as Exhibit A and incorporated herein by reference is hereby adopted and approved and shall go into effect in Fort Collins on January 1, 2026, which reflects the adjustment of the Regional TCEF to the City (the “City Schedule of the 2026 Regional TCEF”) attached hereto as Exhibit B and incorporated herein by reference.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025
Approving Attorney: Dianne Criswell

Exhibits: Exhibit A: 2026 Larimer County Regional TCEF Adjustment
 Exhibit B: City Schedule of the 2026 Regional TCEF

LARIMER COUNTY | ENGINEERING DEPARTMENT

P.O. Box 1190, Fort Collins, Colorado 80522-1190, 970.498.5700, Larimer.org

MEMORANDUM

TO: Board of County Commissioners**FROM:** Mark Peterson, County Engineer**DATE:** May 12, 2025**RE:** 2025 Transportation Capital Expansion Fee (TCEF) Adjustments

Since 1998, under the terms of the Land Use Code, Larimer County has been collecting Transportation Capital Expansion Fees (TCEF) from new traffic generating development. The TCEF can only be used for capacity-related improvements to Larimer County's roadway system. Fees are based on maintaining an adequate Level of Service (LOS) on the mainline County Road system.

The County's TCEF Study was last updated in 2018. The study established a fee schedule that considered road capacity needs, development patterns, and other factors such as the construction costs of transportation improvements. Since 2018, the annual TCEF adjustments have considered construction cost inflation factors based on the direction of our Land Use Code, which stipulates, "*The fees in the road fee schedule shall be updated annually by the Fee Administrator to reflect changes in road construction costs during the previous year.*" The methodology used for the annual fee update is also specified in the Land Use Code as an 8-quarter moving average of the quarterly Construction Cost Index (CCI) data compiled and reported by the Colorado Department of Transportation (CDOT). The 8-quarter moving average is intended to reflect changes in road construction costs over a 2-year period to smooth out short-term cost fluctuations.

Engineering Staff reviews the TCEF schedule annually and notifies the Board of County Commissioners (BCC) of the results. Last year, the 8-quarter moving average showed a need for an increase of 17.2% from the 2023 values to reflect actual road construction costs occurring in the State. The BCC discussed rate changes in a work session on May 20, 2024, and ultimately supported a 10% increase, considering the financial impacts on the development community, but also acknowledging that the loss in TCEF revenue from using the lower percentage could cause a delay in capacity-related capital projects. This year, the past 8-quarter moving average showed a 2.77% decrease, from the prior year's 17.2% increase. However, Staff recommends a 4.44% increase to align the County with the actual TCEF rate





that would have been achieved had the full 17.2% increase been adopted last year, based on the adopted 8-quarter moving average, rather than the 10% that was implemented. Figure 1 below shows a graph depicting the annual and cumulative TCEF adjustments since the fee's inception.

The procedure spelled out in the Land Use Code states, *"if the change in fees is less than or equal to 5%, the new fees become effective without further action by the BCC. If the fee change is greater than 5%, the BCC shall determine the percentage to be used to update the fees."* Staff is considering the 2025 TCEF rate change to be 7.22%, based on the current CDOT eight-quarter moving average showing a -2.77% decrease and the proposed +4.44% increase. Although we are proposing only a 4.44% increase from the current fee schedule, we are still seeking input from the BCC since the total rate change (7.22%) is greater than 5%.

As an example, a 4.44% TCEF rate increase for a new single-family home (between 1,801 SF and 2,400 SF) would increase the fee by \$294, from \$6,628 (2024) to \$6,922 (2025). Table 1 below shows the change in TCEF amounts for all categories, considering a 4.44% increase from the 2024 Fee Schedule.

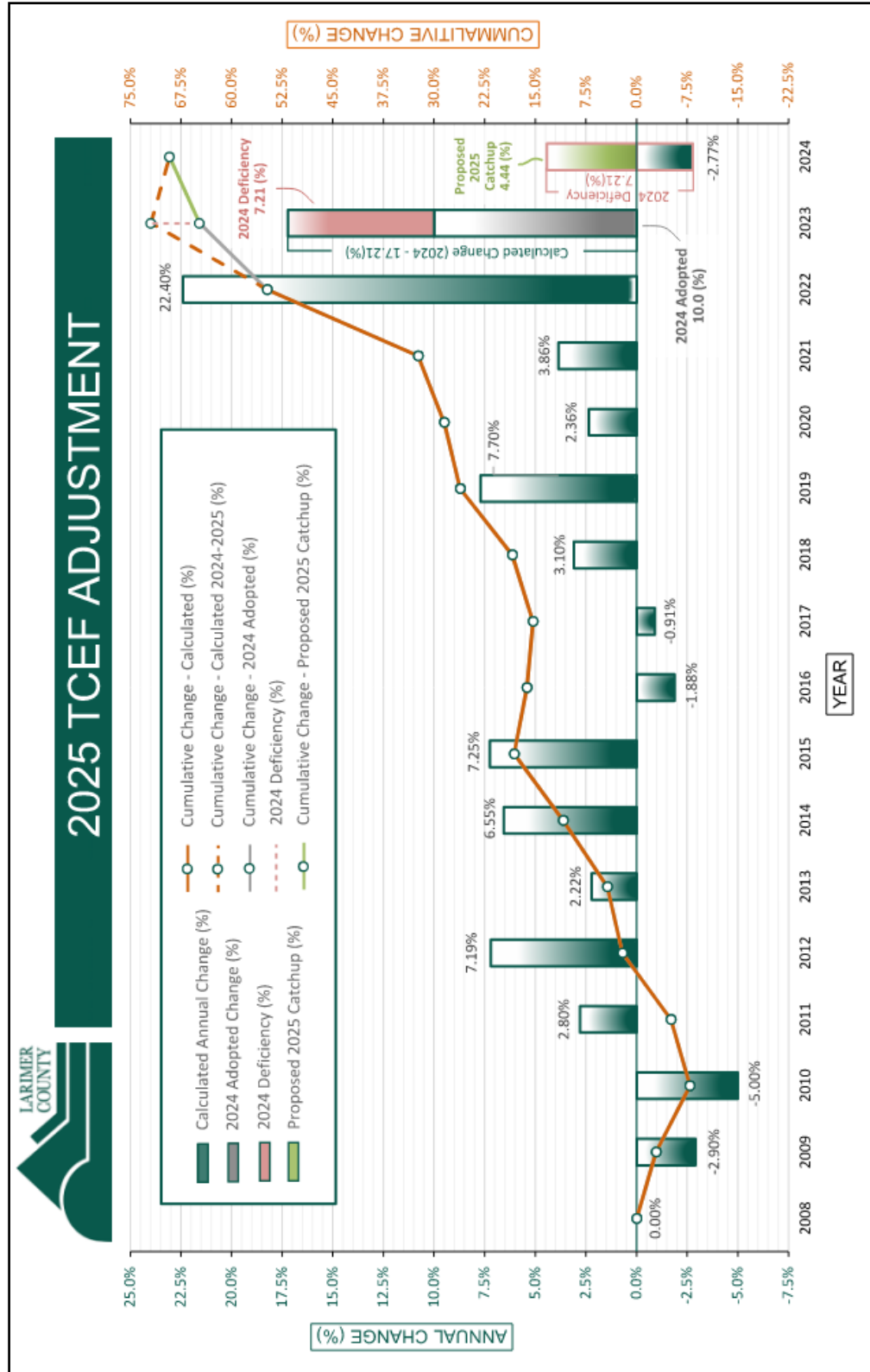
Staff Recommendation and Request for Direction:

The Engineering Department recommends that the Commissioners consider adopting a 4.44% increase to the 2024 TCEF Fee Schedule. This adjustment aligns the TCEF with the rate that would have been implemented last year had the full increase been applied, based on the adopted 8-quarter moving average methodology. The proposed increase reflects the rising road construction costs experienced in our capital projects and will help maintain the current level of service. It ensures adequate funding is available to expand road capacity in response to increased vehicle trips generated by new development.

Another consideration is that our TCEF program is being restudied this year in conjunction with our 2025 Transportation Plan update. The TCEF structure is being re-analyzed using updated development and traffic predictions and current cost data. The Engineering Department Staff plan to present the results of the updated TCEF Study to the BCC by the fourth quarter of 2025. The revised TCEF Study will establish an accurate baseline considering the most up-to-date data to support the fee, such as development trends, trip generation rates, average vehicle miles traveled, existing and future road capacity needs, and current road construction costs. This will provide another opportunity for the County to ensure the fee structure supports maintaining an adequate level of service while accommodating additional vehicle trips generated by new development.

Based on the input given, staff will provide a 2025 TCEF Schedule for adoption at an upcoming Administrative Matters meeting. The adopted fee schedule will be effective on July 1, 2025, consistent with the specified annual effective date listed in the Land Use Code. The effective date also aligns with the annual cost-of-living adjustments and impact fees for other Community Development services.

Page 3



May 12, 2025
 Transportation Capital Expansion Fee Adjustments
 Page 4



Table 2: Proposed TCEF Rate Structure with 4.44% Increase

Residential TCEF			
Finished Living Space per Dwelling (Square Feet)	2024 TCEF (Current)	2025 TCEF (with 4.44% Increase)	Change
900 or less	\$3,350	\$3,498	\$148
901-1300	\$4,700	\$4,909	\$209
1301-1800	\$5,662	\$5,912	\$350
1801-2400	\$6,628	\$6,922	\$294
2401-3000	\$7,436	\$7,766	\$330
3001-3600	\$8,094	\$8,453	\$359
3601 or more	\$8,653	\$9,038	\$385
Non-Residential TCEF			
Non-Residential Use (per 1,000 SF of Floor Area)	2024 TCEF (Current)	20245 TCEF (with 4.44% Increase)	Change
Industrial	\$2,059	\$2,150	\$91
Commercial	\$8,683	\$9,069	\$386
Office & Other Services	\$5,110	\$5,337	\$227

City Implementation Schedule of the 2026 Regional TCEFs*Effective January 1, 2026*

Development Type	2025 Regional Road TCEF	2026 Regional Road TCEF	Increase or Decrease
Residential (per Dwelling) by Square Feet of Finished Living Space			
900 or less	\$256	\$268	\$12
901 to 1300	\$360	\$376	\$16
1301 to 1800	\$437	\$457	\$20
1801 to 2400	\$511	\$535	\$24
2401 to 3000	\$572	\$600	\$28
3001 to 3600	\$621	\$653	\$32
3601 or more	\$666	\$698	\$32
Nonresidential (per 1,000 Square Feet of Floor Area)			
Commercial	\$672	\$702	\$30
Office & Other Services	\$396	\$414	\$18
Industrial	\$158	\$165	\$7

File Attachments for Item:

6. Second Reading of Ordinance No. 183, 2025, Amending Section 26-149 of the Code of the City of Fort Collins Regarding Annual Water Allotments for Nonresidential Water Services with Permits Issued Before March 1, 1984.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, seeks approval for revising the methodology for how annual water allotments for nonresidential customers with permits issued before March 1, 1984, are calculated prior to applying excess water use surcharges (surcharges) for these customers on December 1, 2025. Annual water allotments (allotments) are a volume of water measured from December 1 to November 30 each year.

Nonresidential customers that received a tap prior to March 1, 1984, were not initially assigned an allotment, even after the City began assigning new nonresidential customers with allotments on March 1, 1984. Per Ordinance 152, 2024, allotments were assigned to these customers on December 1, 2024, using a hybrid methodology that assigned the greater of either the tap credit or average annual water use (based on historical use from years 2019 through 2023).

Surcharges were not to be applied until December 1, 2025, allowing affected customers time to adjust water use to their allotment, if needed. It also allowed time for customers to ask questions and provide input to staff. After receiving and discussing feedback, staff is recommending revising the hybrid methodology in City Code Section 26-149 (e) to assign allotments based on the greater of the tap credit or average historical use *increased by one-half of a standard deviation* to account for variability in weather, patronage, revolving tenants, or other factors.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Jen Dial, Water Resources Manager

SUBJECT

Second Reading of Ordinance No. 183, 2025, Amending Section 26-149 of the Code of the City of Fort Collins Regarding Annual Water Allotments for Nonresidential Water Services with Permits Issued Before March 1, 1984.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 3, 2025, seeks approval for revising the methodology for how annual water allotments for nonresidential customers with permits issued before March 1, 1984, are calculated prior to applying excess water use surcharges (surcharges) for these customers on December 1, 2025. Annual water allotments (allotments) are a volume of water measured from December 1 to November 30 each year.

Nonresidential customers that received a tap prior to March 1, 1984, were not initially assigned an allotment, even after the City began assigning new nonresidential customers with allotments on March 1, 1984. Per Ordinance 152, 2024, allotments were assigned to these customers on December 1, 2024, using a hybrid methodology that assigned the greater of either the tap credit or average annual water use (based on historical use from years 2019 through 2023). Surcharges were not to be applied until December 1, 2025, allowing affected customers time to adjust water use to their allotment, if needed. It also allowed time for customers to ask questions and provide input to staff. After receiving and discussing feedback, staff is recommending revising the hybrid methodology in City Code Section 26-149 (e) to assign allotments based on the greater of the tap credit or average historical use *increased by one-half of a standard deviation* to account for variability in weather, patronage, revolving tenants, or other factors.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

Applying Allotments

Allotments are intended to represent the anticipated annual amount of water needed per water nonresidential account. If a nonresidential account (commercial or irrigation-only taps on multi-unit or HOA properties) uses more water than the allotment in a year, it is subject to surcharges to incentivize customers to keep their water use at or below a volume consistent with what they paid for with the development's

Water Supply Requirement. From December 1 through November 30 of each year, account consumption is measured against the allotment.

Pre-1984 nonresidential allotments

Approximately 1,000 nonresidential accounts (700 customers) purchased water service prior to March 1, 1984, without an assigned allotment, according to policy at the time. Customers without an allotment were charged the same monthly rates as other nonresidential customers but were not subject to a surcharge if their use exceeded their allotment.

To improve consistency and fairness among all nonresidential customers and to encourage customers to more closely monitor water use, City staff proposed assigning allotments to these “pre-1984” nonresidential customers. Throughout the summer and fall of 2024, staff analyzed four methodologies for assigning allotments and collected feedback from Council, Boards and Commissions, and potentially impacted customers.

In November 2024, Council approved staff’s recommendation to calculate pre-1984 nonresidential customer allotments based on a hybrid methodology that assigned the greater of either the tap credit or average historical use. Staff committed to collecting feedback from customers for one year and addressing any concerns with this methodology prior to applying surcharges. Beginning on December 1, 2025, annual water use that exceeds the allotment will incur a surcharge on the excess volume.

Proposed revised methodology for assigning allotments to pre-1984 nonresidential customers

In 2025, staff engaged the impacted nonresidential customers through phone calls, emails, utility portal notifications, and one-on-one meetings, specifically focusing on those who were at risk for exceeding their assigned allotment based on past consumption. All customers assigned an allotment received written notice of the proposed change throughout 2024 and of the approved changes to their account through 2025. This allowed staff to collect feedback on the assignment of allotments and promote water conservation programs. While the majority of affected customers were understanding of the reasoning behind the change, there were two primary concerns raised:

- By including data from 2020 in the average, for some businesses that had to shut down or decrease hours during COVID, the assigned allotment was lower than their normal water use; and
- By including data from 2023 in the average, a year with above average precipitation, some customers with large irrigation uses received allotments that were lower than their normal water use.

Both of these scenarios could result in surcharges. Common suggestions from affected customers included adding or removing years from the 2019 to 2023 average to account for these “outliers”, or to use the maximum 2019 to 2023 annual use.

After discussing customer feedback and reviewing water use data, staff propose revising the original hybrid methodology for determining allotment size. The updated approach assigns each allotment as the greater of either the tap credit or the average historical use from 2019-2023, *plus one-half of the standard deviation calculated from the 2019-2023 use data*. This method keeps the historical data range the same but helps account for some variation in water use due to weather, patronage, revolving tenants, or other factors.

A standard deviation is a common statistical measure that quantifies the variability within a group of data. In other words, it measures how spread out a group of numbers is from its average. Because each customer’s water use varies year to year due to numerous factors, the standard deviation is a unique value for each customer. Thus, adding one-half standard deviation to the average historical use to calculate the allotment for each customer provides a methodology that is applied consistently but based on individual customer water use patterns. The average increase in a customer’s allotment would be 177,360 gallons results in a slightly larger allotment than originally adopted, and thus a lower financial impact to customers.

The table below shows an example of how an allotment would be calculated for a customer according to the proposed methodology.

	Annual Use (gallons)
2019	2,650,600
2020	2,417,700
2021	2,032,300
2022	2,317,300
2023	2,484,500
Average Use	2,380,480
Standard Deviation (S.D.)	229,342
Proposed new allotment (Average use + 0.5 S.D.)	2,495,151

Alternative methodologies were considered, such as omitting or adding certain years or using the 2019 to 2023 maximum annual use. Omitting or adding years did not significantly decrease the number of customers impacted by a surcharge; it only shifted the type of business/customer that was impacted. For example, omitting the year 2020 due to COVID benefited some restaurants but not customers with large irrigation water needs. Using the maximum annual water use during 2019 to 2023 is not representative of use in most years and defeats the purpose of a surcharge to incentivize the efficient use of water because a customer's use in most years would be expected to stay below the maximum annual use. Neither of these methods provide a consistently applied, individualized approach that is accomplished by adding one-half standard deviation to the average historical use.

Impacts to Customers

The information below illustrates how the changes in the allotment size calculation could impact customers financially. The new proposed method achieves the original goals of improving fairness among customers and promoting efficient water use, while also mitigating some of the potential financial impact to the affected customers.

Under the current method, 995 accounts (93%) were assigned an allotment based on tap size and 70 accounts (7%) were assigned an allotment based on average historical use. Table 1 illustrates the number of accounts that would have been impacted and what those financial impacts would have been based on 2024 water use data.

Table 1: Impact to pre-1984 nonresidential customers based on 2024 water use and their current allotment

	# Accounts that would have paid a surcharge in 2024	Average annual surcharge	Annual surcharge per account	Total 2024 surcharges
Tap Credit	15 (1.4%)	\$3,200	\$3,200 to \$25,000	\$48,600
Average Historical Use	49 (4.6%)	\$6,200	\$200 to \$64,000	\$300,100

Using the proposed method, 980 accounts (92%) would be assigned an allotment based on tap size and 85 accounts (8%) would be assigned an allotment based on average historical use increased by one-half of a standard deviation. Table 2 illustrates the number of accounts that would have impacted and what those financial impacts would have been based on 2024 water use data. Under this proposed methodology the number of customers impacted by a surcharge decreased by 16 and the amount of total surcharges decreased by \$109,000.

Table 2: Impact to pre-1984 nonresidential customers based on 2024 data and the proposed revised methodology for calculating allotments

	# Accounts that would have paid a surcharge in 2024	Average Annual surcharge	Annual surcharge per account	Total 2024 surcharges
Tap Credit	15 (1.4%)	\$3,200	\$3,200 to \$25,000	\$48,600
Average Historical Use + 0.5 S.D.	33 (2.4%)	\$5,800	\$30 to \$47,600	\$191,100

The impacts to customers under the proposed methodology are less than those experienced by the approximately 1,800 nonresidential accounts that have an allotment assigned based on the policy at that time of permit issuance which has varied since 1984 (Table 3). This is to be expected since the proposed method allows for greater variability through the addition of a 0.5 S.D. However, it still meets the goal to improve fairness through assigning an allotment while limiting financial impacts to customers who have never had to manage their water use against one.

Table 3: Impacts to post-1984 nonresidential customers using 2024 data

	# Accounts that paid a surcharge in 2024	Average Annual surcharge	Annual surcharge per account	Total 2024 surcharges
Post-1984 customers	264 (15%)	\$7,000	\$9 to \$74,100	\$1,840,000

CITY FINANCIAL IMPACTS

Revenue from surcharges is used for recovering costs from past development-driven water projects and the purchase of future water supplies and storage projects that are necessary to meet current and future water demands. Revenue from surcharges varies year to year but is on average approximately 2.5% of the total Utilities Water Fund revenue. Based on 2024 use data, the proposed change (5-yr historical average + 0.5 standard deviation) would mean some of the pre-1984 customers receiving new allotments would benefit by having a lower chance of exceeding their allotments than with the originally proposed method (5-yr historical average). This would lower the total annual revenue slightly compared to the original method; however, the main objective of assigning allotments to these pre-1984 customers is not revenue generation, but rather to increase fairness amongst nonresidential customers. Prior to assigning allotments, customers who used more than they originally paid in water supply requirements, did not generate any surcharge revenue because there were no limitations on water use.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

Below outlines the outreach planned for those approximately 1,000 customers that received an allotment in December 2024 and will be subject to surcharges beginning January 1, 2026, as well as targeted outreach to those customers that will receive a revised allotment.

Late October:

- Letters will be mailed to all accounts that had an allotment assigned in 2024, describing the proposed change in method used to assign the allotment and what the new allotment would be if approved by Council. Communication would include reiterating allotments and excess water use surcharges will be active beginning 2026.
- Staff will follow up with additional communications to all account holders who had requested so throughout 2025.

December 2025:

- Letters will be mailed to all accounts that had an allotment assigned in 2024, describing a summary of 2025 consumption, resources for water conservation, and status of proposed method change, with final allotment amount, following Council decision.
- In-person meeting invitations will be extended to allotment assigned customers with EWU surcharge in 2024/2025. These meeting invitations will continue into January and throughout 2026.

ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link:
<https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 183, 2025

ORDINANCE NO. 183, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 26-149 OF THE CODE OF THE CITY OF FORT COLLINS
REGARDING ANNUAL WATER ALLOTMENTS FOR NONRESIDENTIAL WATER
SERVICES WITH PERMITS ISSUED BEFORE MARCH 1, 1984

A. The City owns and operates a water utility that provides water service to customers in its service area pursuant to the City Charter, City Code, and other applicable laws.

B. The City Council is empowered and directed by the City Charter Article XII, Section 6, by ordinance from time to time, to fix, establish, maintain and provide for the collection of such rates, fees, or charges for utility services furnished by the City as will produce revenues sufficient to pay the costs, expenses, and other obligations of the water utility, as set forth therein.

C. Through Ordinance No. 152, 2024, the City added Subsection (e) to City Code Section 26-149, thereby adopting a methodology to assign annual allotments for nonresidential water service permits issued before March 1, 1984. For such permits, the assigned annual allotment is the greater of: the appropriate value in the table in this subsection; and the average annual use of the service between January 1, 2019, and December 31, 2023.

D. Since the enactment of Ordinance No. 152, 2024, City staff have analyzed the methodology and impacts of City Code Section 26-149(e). City staff have noted concerns regarding the use of data from the year 2020 in the calculations because the COVID-19 pandemic and related impacts decreased indoor water use by some customers, resulting in smaller annual allotments for some customers. City staff has also considered the use of data from the year 2023 in the calculations because of that year's higher-than-normal precipitation that decreased irrigation water use by some customers, resulting in smaller annual allotments for some customers.

E. City staff have thus recommended that the assignment of annual allotments on nonresidential water service permits issued before March 1, 1984, should be the greater of: the appropriate value in the table in this subsection; and the average annual use of the service between January 1, 2019, and December 31, 2023, *increased by one-half standard deviation*. The increase of the annual average by one-half of a standard deviation will account for variability in weather, patronage, revolving tenants, or other factors using a methodology that is applied consistently but based on individual customer water use patterns.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that Section 26-149 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-149. - Water supply requirement (WSR); nonresidential service.

. . .

- (e) Nonresidential services with permits issued before March 1, 1984, shall be assigned an annual allotment of water for each service that is equal to the greater of: the appropriate value in the table in this subsection; and the average annual use of the service between January 1, 2019, and December 31, 2023, increased by 0.5 standard deviation. Any exceedance of an annual allotment assigned under this Subsection shall not be assessed any excess water use surcharge until January 1, 2026.

<i>Meter Size (Inches)</i>	<i>Annual Allotment (gallons per year)</i>
$\frac{3}{4}$	293,270
1	977,550
1 $\frac{1}{2}$	1,955,110
2	3,128,170
3 and larger	4,692,250

. . .

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

 Mayor

ATTEST:

 Sr. Deputy City Clerk

Effective Date: November 28, 2025
 Approving Attorney: Eric Potyondy

Exhibit: None

File Attachments for Item:

7. Second Reading of Ordinance No. 184, 2025, Making Supplemental Appropriations and Authorizing the Transfer of Appropriations for the Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, appropriates \$171,613 of unanticipated grant revenue from the Colorado Department of Transportation's Section 405C Grant Program and \$45,737 from Police Admin General Funds for the Enhancing E-Ticket and E-Crash Systems Project.

This item also requests an exception to the competitive bid process for the purchase of an enhanced E-ticket and E-crash system from Tyler Technologies. Approval of this exception may be used as authorized in City Code Section 8-161(d)(4) as the basis for the City Manager and the Purchasing Agent to negotiate and agree to the additional purchase of Software as a Service (SaaS) and related services from Tyler Technologies without further Council approval. This additional work would be added to an existing contract and would expand on an existing system, using compatible technology available from the current vendor.

Exception to Competitive Bidding Rationale: Code Section 8-161(d)(1)(c). A particular material or service is required to maintain interchangeability or compatibility as part of an existing integrated system.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Kevin Cronin, Lieutenant
David Lindsay, Sergeant
Carisa Clinton, Senior Grants Analyst
Gerry Paul, Director of Purchasing

SUBJECT

Second Reading of Ordinance No. 184, 2025, Making Supplemental Appropriations and Authorizing the Transfer of Appropriations for the Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 3, 2025, appropriates \$171,613 of unanticipated grant revenue from the Colorado Department of Transportation's Section 405C Grant Program and \$45,737 from Police Admin General Funds for the Enhancing E-Ticket and E-Crash Systems Project.

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Exception to Competitive Bidding Rationale: Code Section 8-161(d)(1)(c). A particular material or service is required to maintain interchangeability or compatibility as part of an existing integrated system.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The Section 405C Grant Program is a State of Colorado funding initiative administered by the Colorado Department of Transportation (CDOT) to support traffic safety programs based on national priorities. This program, officially titled the "405C Traffic Records Program," uses funds from the National Highway Traffic Safety Administration (NHTSA) to improve the collection and use of traffic safety data in Colorado to address issues like impaired driving, distracted driving, and occupant protection.

Fort Collins Police Services was awarded \$171,613 for their Enhancing E-ticket and E-crash Systems Project. This grant provides funding to Police Services to improve timeliness, accuracy, and uniformity of citations and crashes; improve timeliness, accuracy, and completeness of Records processes with the Citation/Adjudication Database Model; and increase collaboration with statewide law enforcement agencies, municipal and county courts, and the Department of Motor Vehicles. This project is in furtherance of Fort Collins Police Services' goal of enhancing Traffic Safety. Specifically, the project makes traffic enforcement efforts on behalf of police officers more effective and efficient.

The department has been piloting several of the options offered by Tyler Technologies' Software as a Service (SaaS) solution for E-ticket and E-crash since mid-year 2022. Initial system development work has been completed, and 50 test E-ticket units are currently operational. The solution being piloted was initially awarded to Tyler Technologies as part of competitive process. The exception is required because the scope of this initiative is significantly expanded from the original contract, and the contract will be amended to incorporate federal terms and conditions required by the grant. Although there is a case to be made that an exception to the competitive process is not required, for transparency this approval is being formalized as an approval of a single-source award.

CITY FINANCIAL IMPACTS

This item appropriates \$171,613 in unanticipated revenue for Police Services' Enhancing E-Ticket and E-Crash Systems Project.

The total anticipated cost of the project is \$217,350 with \$171,613 coming from CDOT grant funds with a \$45,737 City match from Police Admin General Funds.

The grant from the Colorado Department of Transportation is a reimbursement type grant, meaning General Fund expenses will be reimbursed up to \$171,613.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 184, 2025

ORDINANCE NO. 184, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING SUPPLEMENTAL APPROPRIATIONS AND
AUTHORIZING THE TRANSFER OF APPROPRIATIONS FOR
THE COLORADO DEPARTMENT OF TRANSPORTATION E-
TICKET AND E-CRASH SYSTEMS PROJECTS GRANT

A. Fort Collins Police Services ("FCPS") has been piloting 50 Tyler Technology handheld E-ticket and E-crash devices since mid-year 2022.

B. The E-ticket and E-crash devices allow officers to improve timeliness, accuracy, and uniformity of citations and crashes; improve timeliness, accuracy, and completeness of Records processes with the Citation/Adjudication Database Model; and increase collaboration with statewide law enforcement agencies, municipal and county courts, and the Department of Motor Vehicles.

C. Based on the efficiencies gained from the pilot project, FCPS applied for a grant from the Colorado Department of Transportation ("CDOT") to expand the E-ticket and E-crash devices to additional officers in the department.

D. FCPS was awarded \$171,613 in unanticipated revenue to expand their Enhancing E-Ticket and E-Crash Systems Project.

E. The total anticipated cost of the project is \$217,350. To cover the total cost of the project, \$171,613 will come from the CDOT grant funds, and the remaining \$45,737 will come from a City match from Police Admin General Funds.

F. The CDOT grant will reimburse the city for expenses related to this project up to \$171,613.

G. The Section 405C Grant Program is a State of Colorado funding initiative administered by the CDOT to support traffic safety programs based on national priorities. This program, officially titled the "405C Traffic Records Program," uses funds from the National Highway Traffic Safety Administration ("NHTSA") to improve the collection and use of traffic safety data in Colorado to address issues like impaired driving, distracted driving, and occupant protection.

H. This ordinance appropriates \$171,613 in unanticipated revenue for Police Services' Enhancing E-Ticket and E-Crash Systems project.

I. This appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of enhancing traffic safety. Specifically, the project makes traffic enforcement efforts on behalf of police officers more effective and efficient.

J. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

K. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the General Fund and that this appropriation will not cause the total amount appropriated in the General Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

L. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

M. The City Manager has recommended the transfer of \$45,737 from the Police Administration Budget in the General Fund to the E-Systems and E-Crash Grant budget in the General Fund and determined that the purpose for which the funds were initially appropriated no longer exists.

N. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

O. The City Council wishes to designate the appropriation herein for Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant as an appropriation that shall not lapse until the earlier expiration of the grant or the City's expenditure of all funds received from such grant.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the General Fund the sum of ONE HUNDRED SEVENTY-ONE THOUSAND SIX HUNDRED

THIRTEEN DOLLARS (\$171,613) to be expended in the General Fund for Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant.

Section 2. The unexpended and unencumbered appropriated amount of FORTY-FIVE THOUSAND SEVEN HUNDRED THIRTY-SEVEN DOLLARS (\$45,737) is authorized for transfer from the Police Administration Budget in the General Fund to the E-Systems and E-Crash Grant budget in the General Fund and appropriated therein to be expended for the Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant.

Section 3. The appropriation herein for Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025

Approving Attorney: Dawn Downs

Exhibit: None

File Attachments for Item:

8. Second Reading of Ordinance No. 185, 2025, Making Supplemental Appropriations and Appropriating Prior Year Reserves for the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund to Support the Front Range Passenger Rail Planning Study.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, enables the City to receive and expend Energy/Mineral Impact Assistance Fund (EIAF) Grant funds through the Colorado Department of Local Affairs (DOLA) for the Front Range Passenger Rail Planning Study.

The funds will be used to conduct a planning study for a proposed Front Range Passenger Rail system in alignment with the Service Plan Development work being conducted by the Front Range Passenger Rail District. If approved, the ordinance will appropriate \$200,000 in EIAF grant funds, \$125,000 in City of Fort Collins match, and \$75,000 in City of Loveland match for a total of \$400,000 to the project.

An update has been made to the City Financial Impact section of the Agenda Item Summary.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Seth Lorson, Senior Transportation Planner
Carisa Clinton, Senior Grants Analyst

SUBJECT

Second Reading of Ordinance No. 185, 2025, Making Supplemental Appropriations and Appropriating Prior Year Reserves for the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund to Support the Front Range Passenger Rail Planning Study.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 3, 2025, enables the City to receive and expend Energy/Mineral Impact Assistance Fund (EIAF) Grant funds through the Colorado Department of Local Affairs (DOLA) for the Front Range Passenger Rail Planning Study.

The funds will be used to conduct a planning study for a proposed Front Range Passenger Rail system in alignment with the Service Plan Development work being conducted by the Front Range Passenger Rail District. If approved, the ordinance will appropriate \$200,000 in EIAF grant funds, \$125,000 in City of Fort Collins match, and \$75,000 in City of Loveland match for a total of \$400,000 to the project.

An update has been made to the City Financial Impact section of the Agenda Item Summary.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The Front Range Passenger Rail (FRPR) District is an independent government agency with the mission to plan, design, finance, construct, operate and maintain a new passenger rail system along the Front Range. The FRPR District is conducting the Service Plan Development Plan that proposes intercity passenger rail service from Pueblo to Fort Collins. The long-term vision is to connect the FRPR from New Mexico to Wyoming. The cities of Fort Collins and Loveland are collaborating on a station planning study effort to identify station locations within their respective cities and create station area plans. The cities of Fort Collins and Loveland are collaborating on grant funding for FRPR station planning because they are the only communities along the planned railway without stations identified and to increase the chance of successful funding. EIAF grant funds will support a portion of the initial planning study costs. On May 6, 2025, Resolution 2025-055 was adopted, which approved and supported the application to DOLA for funding for preliminary design and station location planning for the Front Range Passenger Rail and expressed the City's intent to provide required matching funds or other required contributions.

This initial planning effort includes identifying suitable station sites within each city, and for each city to engage the community to determine a final site, providing a preliminary operations analysis, creating preliminary site plans, evaluating economic impacts, conducting a pre-National Environmental Policy Act (NEPA) process, developing scenarios for right-of-way acquisition, and advancing a detailed financial plan for long-term funding needs. This collaborative planning effort will support the future final design and construction of FRPR stations in Fort Collins and Loveland, aligning with the goal of the FRPR District to provide intercity passenger rail service from Pueblo to Fort Collins.

CITY FINANCIAL IMPACTS

The Ordinance appropriates a total of \$400,000: the \$200,000 DOLA EIAF grant, and the \$200,000 local share (match).

The Ordinance appropriates \$200,000 in unanticipated revenue from the DOLA EIAF grant program to support the Front Range Passenger Rail Planning Study. Of the \$200,000 non-lapsing grant award, \$125,000 will be allocated to the City of Fort Collins, and \$75,000 will be allocated to the City of Loveland.

Second Reading Update: This item also appropriates \$200,000 in required local share (match) by the grant. The City of Fort Collins will contribute \$125,000 towards the local match and the City of Loveland will contribute \$75,000 towards the local match requirement. The Fort Collins non-lapsing local match will be provided from the 2050 Tax Parks Rec Transit OCF fund. The City will invoice Loveland for Loveland's non-lapsing local match.

This grant is a reimbursement type grant, meaning eligible grant expenses will be reimbursed up to \$200,000 through the period of performance specified in the grant agreement.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

As part of the work for this initial station planning study, staff anticipates conferring with the Transportation Board. The Council Finance Committee considered this item on October 2, 2025, and expressed their support and local match funding for the item. **The minutes were not available on First Reading and are attached for Second Reading.**

PUBLIC OUTREACH

The greater FRPR effort has been a public-facing effort through the FRPR District. The individual station area planning effort conducted by local municipalities will engage in public outreach.

ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Council Finance Committee Meeting Minutes, October 2, 2025 (draft excerpt)
2. Ordinance No. 185, 2025



Council Finance Committee Hybrid Meeting
CIC Room / Teams
October 2, 2025
4:00 - 6:00 pm

Council Attendees: Mayor Arndt, Emily Francis, Kelly Ohlson, Susan Gutowsky,
Tricia Canonico

Staff: Kelly DiMartino, Tyler Marr, Caleb Weitz, Ginny Sawyer, Emily Land
Dianne Criswell, Terri Runyan, Taryn Moran, Joe Wimmer, Jen
Poznanovic, Victoria Shaw, Wendy Bricher, Jo Cech, Carissa Clinton,
Alexis Coppello, Christina Cornelius-Spight, Caryn Champine, Monica
Martinez, Seth Lorson, Jeff Rochford, Gerry Paul, Trevor Nash, Adam
Halvorson, Renee Reeves, Garrison Dam, Lawrence Pollack, Jill Wuertz,
Jacob Castillo, Drew Brooks, Josh Birks, Mallory Gallegos, Peggy
Streeter, Annabelle Phillips, Carolyn Koontz

Others:

Meeting called to order at 4:00 pm

Approval of minutes from September 4, 2025, Council Finance Committee meeting.
Motion made to approve by Emily Francis and seconded by Kelly Ohlson.
Approved via roll call.

A) DOLA Passenger Rail Grant and Local Match Funding

Monica Martinez, FP&A Manager, PDT
Caryn Champine, Director, PDT
Seth Lorson, Sr. Planner, Transportation

Monica Martinez – FP&A Manager, PDT

Caryn Champine – Director, PDT

SUBJECT

Local Match Support for the Front Range Passenger Rail Grant

EXECUTIVE SUMMARY

The City of Fort Collins has been awarded funding under the Colorado Department of Local Affairs ("DOLA") Energy and Mineral Impact Assistance Fund ("EIAF") program for station location and preliminary design of the Front Range Passenger Rail project ("FRPR"), a new passenger rail system along the Front Range. The total award amount is \$400k and requires a 50/50 local match. Loveland and Fort Collins are partners on this award with Loveland receiving \$150k and Fort Collins receiving \$250k. As such, Fort Collins must provide a match of \$125k.

STAFF RECOMMENDATION

Staff recommends using 2025 Tax Climate to meet the \$125k local match requirement.

BACKGROUND / DISCUSSION

The City of Fort Collins is partnering with Loveland on the use of \$400k in DOLA grant funding. These funds are to be used for station location and preliminary design of the FRPR. At this time, staff is seeking the recommendation of Council Finance Committee on whether to fund the \$125k local match, and, if so, direction on the use of 2050 Tax Climate to fund this need.

CITY FINANCIAL IMPACTS

Use of \$125k of the 2050 Tax Climate for local match.

DISCUSSION / NEXT STEPS

Kelly Ohlson; it is a stretch for me to use Climate funds. I would like to send a message for the future that every time we do anything by any stretch of the imagination, related to climate

This is new and is gray to me but has more of a connection than some. We should be helping people on building things and energy things, retrofitting and then we don't have any money left due to death by a thousand cuts on all of these other things. A bigger number would have really got my attention but \$125K for a local match – I am probably ok with it

Kelly DiMartino; this is my summary, this is not the easy button. Be very diligent in using it for the intended purpose.

Mayor Arndt; what does 'the study' entail? I see preliminary design and identification of a location. I talked with Tracy, and he said there were basically two options for location, so do we need \$400K to find out the location?

Seth Lorson; there are a lot of moving parts to this one. This project is twofold; right now, they are working on a demonstration project called joint service, which is that initial project. There are two locations we are looking at for that, and we would like to look at them deep enough to identify the full cost and buildout for the intended design for joint service, but then there is a long-term station that really needs to be identified. The initial criterion for joint services is 'cheap and fast'.

Mayor Arndt; \$400K for cheap and fast? To spend that much on a study when we have two locations identified. I know there is a big push for front range passenger rail, and the joint service has been described to me as cheap and fast (like a bench and a covering)

If there are only 1-2 locations, I am not questioning you, but really questioning the state on why don't they just give us the money and not make us do the match?

Seth Lorson; we only have \$250K and Loveland has another \$150K.

Mayor Arndt; why wouldn't it go together? Does Loveland get a station?

Seth Lorson; yes

Emily Francis; I am confused as to what it is covering; is it site analysis for those two sites and the long term?

Seth Lorson; there will have to be more funding to be able to design and engineer the future site. Preliminary evaluation of seven sites we are looking at now which are all the way from Vine and Linden to the south transit station.

Mayor Arndt; so, we only have \$250K because Loveland has their share – so, it is not \$400K. So, it is coming from the 2050 tax, I totally agree with you on that. If it was from the General Fund, it would be a hard no for me.

Kelly Ohlson; can we get specific details on what we get directly for the \$400K?

Seth Lorson; I do have a scope of work outline for the \$250K. We plan to issue an RFP as soon as we can. Service is expected to be in 2029, so we want to be able to get ahead of it and have the community input as well as design for first joint services as well as this long-term consideration for a site. So, we are looking at evaluating seven different sites as well as community engagement, putting site plans together, engineering, working with front range passenger rail district and BNSF on an operations plan. We are looking at economic development, future funding - how can we use this as a catalyst project in the TOD (Transit-Oriented Development) overlay zone, how do we connect in other modes of transportation into it and for our pedestrian network, how can we make sure it is a walkable space.

Kelly Ohlson; are we doing this or contracting most of it out?

Seth Lorson; all going to a sub-contractor, consultant services who are experts in this area.

Kelly Ohlson; is that who came up with \$400K?

Seth Lorson; it is what we could get from DOLA, max for the Tier 2 grant. This is the fourth grant we have looked at for this effort.

Kelly Ohlson; have we hired that group?

Seth Lorson; no, we are issuing an RFP after we get approval

Kelly Ohlson; I am a yes, but this is a bit of a challenge for me as this is kind of a soft cost in climate versus something that has direct impact that can be measured – it is really not a match for building renovation -

Emily Francis; what happens after, and do we know the cost?

Seth Lorson; we will identify the cost during this phase – what a station will cost - working directly with a political and changing entity – this new Joint Services Executive Oversight Committee represented by the Governor's office, RTD, CDOT and other entities. They are pushing it forward a little quickly, wanting service to start in 2029. What we would like to do is to assert our own autonomy and be able to say, this location works for the city of Fort Collins. We haven't done any community engagement so far about a new train station coming to Fort Collins. We need that input and we need to do a technical analysis. What is the best station for ridership and community connection?

Emily Francis; what happens in the next phase?

Seth Lorson; we should have enough information to be able work with joint services. We think they are going to pay for the pad, the station amenity itself. The confusion is that we are not sure, they haven't told us anything certain yet so in that uncertainty we feel like we need to grab on to it and gain an understanding of what is going on and use our own process.

Tyler Marr; we are sitting on some buffer in the climate portion of the 2050 tax. Council has expressed a willingness to help the county with their grant. That is later than we expected but still underway. I don't know that there is an immediate trade off of something that won't happen as we are sitting on some buffer in the tax.

Mayor Arndt; I won't say no, but I would say no more money until the tax passes. The Front Range Passenger Rail. I don't want Fort Collins to invest our precious dollars or to carry this – we need to get the district to vote yes. I would caution giving any more money until that passes and we know that this is a distinct possibility for Fort Collins.

Tricia Canonico; there should be more information coming in the next month or two with more certainty around the temporary station location

Mayor Arndt; if they know what the location is, what is the grant for?

Tricia Canonico; this is for the temporary location which could be different from the permanent location. That would be something to defer to staff, there are more technical questions on why the temporary platform is up in the air

Kelly DiMartino; there has been an idea put out for a preferred temporary station location which does have some technical challenges. We need some additional due diligence before we could even say, yes this is a viable temporary location.

Emily Francis; more information

DRAFT

ORDINANCE NO. 185, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING SUPPLEMENTAL APPROPRIATIONS AND
APPROPRIATING PRIOR YEAR RESERVES FOR THE
COLORADO DEPARTMENT OF LOCAL AFFAIRS ENERGY AND
MINERAL IMPACT ASSISTANCE FUND TO SUPPORT THE
FRONT RANGE PASSENGER RAIL PLANNING STUDY

A. The purpose of this Resolution is to appropriate Colorado Department of Local Affairs ("DOLA") Energy and Mineral Impact Assistance Fund ("EIAF") program funds and local matching funds for the Front Range Passenger Rail Planning Study (the "Study"). The funds will be used to conduct a planning study and coordinate with the City of Loveland ("Loveland") for a proposed Front Range Passenger Rail system in alignment with the Service Plan Development work being conducted by the Front Range Passenger Rail ("FRPR") District.

B. The FRPR District is an independent government agency with the mission to plan, design, finance, construct, operate and maintain a new passenger rail system along the Front Range. The FRPR District is conducting the Service Plan Development Plan that proposes intercity passenger rail service from Pueblo to Fort Collins. The long-term vision is to have the FRPR connecting to New Mexico and Wyoming. Fort Collins and Loveland are collaborating on grant funding for the Study to identify station locations within their respective cities and create station area plans. Resolution 2025-055 approved and supported application to DOLA for funding for the Study and expressed Fort Collins' intent to provide required matching funds or other required contributions.

C. Fort Collins received the DOLA EIAF grant ("Grant") in the amount of \$200,000 for the Study from which \$125,000 is allocated for Fort Collins and \$75,000 is allocated for Loveland. The total project cost identified in the grant application is approximately \$400,000. Under the Grant conditions, 50% local matching funds in the amount of \$200,000 are required, of which Fort Collins plans to contribute \$125,000 and Loveland plans to contribute \$75,000.

D. The Grant funds will support a portion of the Study costs, including identifying suitable station sites within Fort Collins and Loveland, enabling each city to engage the community to determine a final site, providing a preliminary operations analysis, creating preliminary site plans, evaluating economic impacts, conducting a pre-National Environmental Policy Act process, developing scenarios for right-of-way acquisition, and advancing a detailed financial plan for long-term funding needs.

E. Fort Collins will serve as the lead grantee agency, managing the Grant funds and coordinating with Loveland on Loveland's portion of the Study. The cities will work jointly to share information and accomplish efficiencies through shared efforts. Fort Collins anticipates acceptance of the Grant will be authorized via Resolution 2025-093. Fort Collins and Loveland anticipate executing an intergovernmental agreement as

authorized via Resolution 2025-092 to document the mutual agreements between the cities regarding expenditure of the Grant and completing the Study.

F. The Grant is a reimbursable type grant, meaning eligible Grant expenses will be reimbursed up to \$200,000 through the close-out period of the Grant ending November 29, 2027.

G. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

H. The City Manager has recommended the appropriations described in Sections 1 and 2 below and determined that the funds to be appropriated are available and previously unappropriated from the Transportation Services fund and the 2050 Tax Parks Rec Transit OCF fund and that these appropriations will not cause the total amount appropriated in the Transportation Services fund and 2050 Tax Parks Rec Transit OCF fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in these funds during this fiscal year

I. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

J. The City Manager has recommended the appropriation described in Section 3 below and determined that the funds to be appropriated are available and previously unappropriated from the 2050 Tax Parks Rec Transit OCF fund and that this appropriation will not cause the total amount appropriated in the 2050 Tax Parks Rec Transit OCF fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this fund during this fiscal year.

K. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

L. The City Council wishes to designate the appropriations herein for the Grant and matching funds for the Front Range Passenger Rail Study as appropriations that shall not lapse until the earlier of the expiration of the Grant or the City's expenditure of all funds received from such Grant.

M. These appropriations benefit the public health, safety, and welfare of the residents and traveling public of Fort Collins and serve the public purpose of contributing to the improvement of transportation infrastructure.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the Transportation Services fund the sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000) to be expended in the Transportation Services fund for the DOLA EIAF Grant to support the Front Range Passenger Rail Planning Study.

Section 2. There is hereby appropriated from new revenue or other funds in the 2050 Tax Parks Rec Transit OCF fund the sum of SEVENTY-FIVE THOUSAND DOLLARS (\$75,000) to be expended in the 2050 Tax Parks Rec Transit OCF fund for the City of Loveland required local match by the DOLA EIAF Grant for the Front Range Passenger Rail Planning Study.

Section 3. There is hereby appropriated from prior year reserves in the 2050 Tax Parks Rec Transit OCF fund the sum of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000) to be expended in the 2050 Tax Parks Rec Transit OCF fund for the City of Fort Collins required local match by the DOLA EIAF Grant for the Front Range Passenger Rail Planning Study.

Section 4. The appropriations herein for the Front Range Passenger Rail Planning Study are hereby designated, as authorized in Article V, Section 11 of the City Charter, as appropriations that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the Grant or the City's expenditure of all funds received from such Grant.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025

Approving Attorney: Heather N. Jarvis

Exhibit: None

File Attachments for Item:

9. Second Reading of Ordinance No. 186, 2025, Being the Annual Appropriations Ordinance Relating to the Annual Appropriations, and Amending the Budget, for the Fiscal Year Beginning January 1, 2026, and Ending December 31, 2026; and Fixing the Mill Levy for Property Taxes Payable in 2026.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, amends the adopted 2026 Budget. This Ordinance sets the amount of \$843,306,077 to be appropriated for fiscal year 2026. This appropriated amount does not include what is also being separately appropriated pursuant to Council/Board of Director actions to adopt the 2026 budgets for the General Improvement District (GID) No. 1 of \$381,296, the 2026 budget for GID No. 15 (Skyview) of \$1,000, the Urban Renewal Authority (URA) 2026 budget of \$7,166,316 and the Downtown Development Authority 2026 budget of \$38,261,137. The sum of all of these Ordinances results in City-related total appropriations of \$889,115,826 for 2026. This Ordinance also sets the property tax year 2025 City mill levy, to be collected in 2026, at 9.797 mills; this mill levy rate has not changed since 1991.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Kelly DiMartino, City Manager
Caleb Weitz, Chief Financial Officer
Lawrence Pollack, Budget Director

SUBJECT

Second Reading of Ordinance No. 186, 2025, Being the Annual Appropriations Ordinance Relating to the Annual Appropriations, and Amending the Budget, for the Fiscal Year Beginning January 1, 2026, and Ending December 31, 2026; and Fixing the Mill Levy for Property Taxes Payable in 2026.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 3, 2025, amends the adopted 2026 Budget. This Ordinance sets the amount of \$843,306,077 to be appropriated for fiscal year 2026. This appropriated amount does not include what is also being separately appropriated pursuant to Council/Board of Director actions to adopt the 2026 budgets for the General Improvement District (GID) No. 1 of \$381,296, the 2026 budget for GID No. 15 (Skyview) of \$1,000, the Urban Renewal Authority (URA) 2026 budget of \$7,166,316 and the Downtown Development Authority 2026 budget of \$38,261,137. The sum of all of these Ordinances results in City-related total appropriations of \$889,115,826 for 2026. This Ordinance also sets the property tax year 2025 City mill levy, to be collected in 2026, at 9.797 mills; this mill levy rate has not changed since 1991.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

On November 19, 2024, by adoption of Ordinance No. 163, 2024, Council approved the 2025-2026 Biennial Budget and appropriated monies for expenditure in fiscal year 2025. State statutes and the City Charter both require an annual appropriation to cover expenses for the ensuing year (2026) based upon the adopted budget. Per City Charter, Second Reading must occur before the last day of November and is currently scheduled for November 18, 2025.

This Ordinance also sets the 2026 City mill levy at 9.797 mills, unchanged since 1991.

OVERVIEW: The mid-cycle budget revision process (the "Revision Process") is different from the biennial budgeting process in that the revisions do not reflect general procedures to solicit and submit new budget requests. This is because the City is operating within the approved 2025-2026 Biennial Budget, and these revisions should be exceptions based on information not known at the time the budget was adopted in November 2024. The City Manager and the executive team conducted a comprehensive review to

determine which changes should be forwarded for Council's considerations, which were discussed during Council Work Sessions on September 23 and October 14, 2025.

The budget revisions for the 2026 fiscal year (the "2026 Budget Revision(s)") include both of the following: (1) reductions to 2026 ongoing expenses to align them with a decreased 2026 Sales Tax forecast, unexpectedly low turnover and other inflationary expenses; and (2) additional offers for consideration.

ECONOMIC CONSIDERATIONS: Through most of 2025 there has been significant economic uncertainty, which continues today. At the national level, impacts from the tariffs will still not be known for many months, while unemployment has continued to climb since the low in mid-2023. Inflationary rate increases were 2.9% as of the end of August, but the increased costs experienced in many commodities over the past few years have not subsided.

REVENUE: Overall, most City revenue sources are coming in at, or above, the amounts budgeted for the 2025 fiscal year. Based on 2025 year-to-date actual collections and other information, however, there are four areas of continued revenue concern within the Governmental Funds: Ongoing Sales Tax revenue (not 1-Time sources like audits), Camera Radar Red Light revenue, Interest on Investments in the General Fund revenue, and revenues from State's marijuana share back. All of these revenue sources are recommended to be decreased for 2026 in the Budget Revision as follows:

1) *Sales Tax:* Overall, staff anticipates sales tax collections to be under budget and use tax collections to be over budget, with combined sales and use tax collections to end the year at or near the 2025 budget.

Cumulatively, sales and use tax collections through September are 0.9% over budget. Sales tax is \$2.1M under budget and use tax is \$3.4M over budget. Sales and use tax combined is \$1.3M over budget. The favorability is largely driven by volatile one-time revenue for audits, voluntary disclosure agreements and building permit use tax.

For 2026, staff is currently forecasting 2% sales tax growth on 2025 sales tax collections (adjusted for one-time revenue), which is a 4% reduction (\$7.1M) from the current 2026 budget. For use tax, staff is forecasting flat growth from the 2025 budget and recommends keeping the current 2026 budget for use tax.

2) *Camera Radar Red Light:* Delays were experienced with the deployment of the newly, State allowed transportable speed cameras intended to support Net Vision Zero. This delay along with potentially higher than expected modifications to driving behavior is anticipated to have up to a \$1.5M shortfall compared to 2026 Budget.

3) *Interest on Investments in the General Fund:* Due to increased use of reserves over the past few years and the lack of reserve generation in 2024 to backfill those reserves, forecasted interest is estimated to be about \$800k less than the \$2.8M included in the 2026 Budget.

4) *State of Colorado Marijuana Share Back:* The State of Colorado is reducing the forecasted share-back by 50%, which is a revenue reduction of \$450k for 2026.

EXPENSES: Increased budget accuracy since COVID, along with inflationary pressures, has significantly reduced the amount of unspent appropriations each year. Although this results in the efficient use of City funds by applying these amounts rather than allowing them to sit idle, it directly impacts the availability of reserves. As such, the City has implemented increased focus on financial monitoring to manage fund balances and cash flow.

Since personnel costs are a large portion of the City's budget, total compensation costs are budgeted in 2026 for less than 100% due to anticipated position vacancies; this policy decision is also intended to make budget capacity available that would otherwise go unused. So far in 2025, the City has experienced a sharp

decrease in turnover, driven by the City's employee engagement strategies, as well as economic concerns and uncertainty. These employment and economic realities are the main drivers of the personnel overspend being experienced in 2025, and thus, it is financially prudent to adjust the 2026 Budget to assume a lower level of turnover.

Police Services is also experiencing additional budgetary pressures. The most recent collective bargaining agreement (CBA) increased ongoing personnel expenses by nearly \$1.0M for sworn positions in 2025. Those increased costs were addressed in 2025 via the use of General Fund reserves, but no such reserves are anticipated to be available for 2026. Beyond those increased expenses, it has also been determined that some personnel cost line items were not budgeted accurately and are projected to exceed amounts budgeted in this Service Area for compensation. These unavoidable expenses also need to be adjusted in the 2026 Budget.

Financial analysis has also identified other areas of expense pressures, where expenditures are expected to exceed appropriations. For example, there will likely be a need for a supplemental appropriation for snow removal. In a warmer year, with lower snowfalls, such a contingency may not be necessary. Historically, when increased snow removal costs are necessary, those were covered with General Fund reserves. However, given the lack of General Fund reserves available for nearly any purpose, it would also be financially prudent to make an adjustment in the 2026 Budget with anticipated contingency needs.

2026 BUDGET REVISIONS: The combination of decreased revenue and expense challenges forecasted for 2026 have been addressed through a combination of Citywide adjustments and Service Area operational and programmatic reductions, as follows:

Citywide

- Decrease in 2026 merit adjustments from 3.0% down to 2.0%
- Benefit cost changes, including use of healthy reserve balances to help offset medical and dental rate increases
- Hiring freeze through Q1 2026 with phased hiring approvals based on the financial conditions in Q2
- Increased budgeted personnel costs to better align with lower forecasted turnover rates

Service Area Reductions

- Each Service Area submitted reduction proposals of 6% of non-restricted operational costs.
- Although there are 27 employment positions proposed for elimination in 2026, all of them are vacant with no classified City staff losing employment
- In lieu of adjustments to the legal defense funds, General Fund Digital Equity reserves of \$22k were used to help balance the budget

The 2026 Revisions also include a few Enhancement requests, primarily within City Utilities:

- **1.0 FTE Sales Tax Auditor (\$114k):** This budget request brings the City closer in line with, and still below, audit staffing levels in comparable Front Range cities. This budget request is self-funded through forecasted audit revenue.
- **Grocery Tax Rebate Program growth (\$415k):** Residential utilization of this program has experienced significant growth with the implementation of GetFoCo. The additional funding need for 2025 is expected to continue to increase in 2026.
- **Transfort operational expenses (\$5.2M):** Proposed funding comes from \$2.5M in 2050 Tax Parks Rec Transit OCF Revenue, \$535k in 2050 Tax Parks Rec Transit OCF Reserves, and \$2.1M in federal grants. The post-pandemic Transit industry has experienced unprecedented levels of operating cost increases of 50%-70% across the industry for 2025 and Transfort is similarly experiencing significant cost pressures. These ongoing cost increases carry into 2026 placing ever more importance on the results of the Transit Optimization Study and implementation of key findings.

- **Halligan Environmental Mitigation Credits (\$10.4M):** This will enable the City to purchase needed stream credits and wetland credits (collectively referred to as environmental mitigation credits) in support of City's Water Utility receiving an approved Mitigation Plan and Record of Decision from the United States Army Corp of Engineers (USACE) for the Halligan Water Supply Project.
- **Customer Information System Operational Costs (\$700k):** This provides funding for unanticipated operational costs of the legacy CIS and associated billing software through the revised go-live date of Q2 2026 for the new Customer Information System (CIS) billing system.

In addition to the recommended budget revisions, there are a few other administrative changes for the 2026 Budget, as follows:

- 1) Modification to 2025-26 Offer 40.7 - Timberline Recycling Center (TRC): With the move of TRC operations from the Environmental Services Department to the Streets Department now complete, this revision authorizes transfer of the \$1.0M budget in the General Fund to be expended in the Transportation Fund. There is no change in expenses for the Timberline Recycling Center or the City.
- 2) As with all other dedicated $\frac{1}{4}$ cent Sales and Use Taxes, the Open Space Yes! tax will now be received directly into the Natural Areas Fund, where that revenue is spent. This change eliminates the need for the transfer from the Sales Tax Fund to the Natural Areas Fund. Although the total appropriation goes down, there is no actual change in City expenses.

NET CITY BUDGET: The Net City Budget, as amended, is broken down as follows:

TOTAL BUDGET (in Millions)			
	Original 2026	Revised 2026	% Change
Operating	\$757.0	\$766.2	1.2%
Debt	55.6	59.8	7.6%
Capital*	63.7	63.2	-0.8%
Total City Appropriations**	\$876.2	\$889.1	1.5%
Less			
Internal Service Funds	(\$109.5)	(\$109.5)	0.0%
Transfers to Other Funds	(72.1)	(57.5)	-20.2%
GIDs	(0.3)	(0.4)	22.7%
URAs	(4.8)	(7.2)	49.8%
DDA	(31.6)	(38.3)	21.0%
Total	(\$218.4)	(\$212.9)	-2.5%
Net City Budget	\$657.9	\$676.2	2.8%

* Capital in this table includes all capital related items, which will be significantly greater than the sum of Capital Project offers

** This includes the GID #1, GID #15, URA and DDA all of which are appropriated in separate ordinances

CITY FINANCIAL IMPACTS

This Ordinance amends the City Budget for fiscal year 2026 and represents the annual appropriation for fiscal year 2026 in the amount of \$843,306,077, excluding the GID's, URA's and DDA. The Ordinance also sets the City mill levy at 9.797 mills, unchanged since 1991.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Following the Council Finance Committee meeting on September 4, 2025, the full City Council discussed the 2026 Budget Revisions at their work sessions on September 23, 2025, and October 14, 2025.

PUBLIC OUTREACH

The various methods of public outreach conducted as part of the 2025-26 Biennial Budget are not applicable to the 2026 Revision Process. This process is only intended to revise the previously adopted budget to address items not known at the time it was adopted, including necessary changes to align with updated financial forecasts and economic conditions.

ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 186, 2025

ORDINANCE NO. 186, 2025
 OF THE COUNCIL OF THE CITY OF FORT COLLINS
 BEING THE ANNUAL APPROPRIATIONS ORDINANCE
 RELATING TO THE ANNUAL APPROPRIATIONS, AND
 AMENDING THE BUDGET, FOR THE FISCAL YEAR BEGINNING
 JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026; AND
 FIXING THE MILL LEVY FOR PROPERTY TAXES PAYABLE IN
 2026

A. On November 19, 2024, the City Council adopted on second reading Ordinance No. 163, 2024, approving the biennial budget for the years beginning on January 1, 2025, and January 1, 2026.

B. The City Manager has filed with the City Clerk proposed amendments ("Proposed 2026 Budget Amendments") to the 2026 budget adopted by the City Council as part of the 2025-2026 Budget ("Biennial Budget" in Ordinance No. 163, 2024).

C. The 2026 fiscal year budgets, fixing mill levies for property tax year 2025 to be collected in 2026, and annual appropriations for the City's General Improvement District No. 1 and Skyview South General Improvement District No. 15 are not addressed in this Ordinance, but will be considered by City Council in separate ordinances.

D. Article V, Section 4 of the City Charter requires that, before the last day of November of each fiscal year, the City Council shall appropriate, on a fund basis and by individual project for capital projects and federal or state grant projects, such sums of money as it deems necessary to defray all expenditures of the City during the ensuing fiscal year, based upon the budget as approved by the City Council.

E. Article V, Section 5 of the City Charter provides that the annual appropriation ordinance shall also fix the tax levy in mills upon each dollar of the assessed valuation of all taxable real property within the City, such levy representing the amount of taxes for City purposes necessary to provide for payment during the ensuing fiscal year for all properly authorized expenditures to be incurred by the City, including interest and principal of general obligation bonds.

F. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance, and the transfers in this Ordinance are being made upon the City Manager's recommendation for one or more of these purposes.

G. Article V, Section 11 of the City Charter provides that all appropriations unexpended or unencumbered at the end of the fiscal year shall lapse to the applicable general or special fund, except that City Council may designate in an ordinance appropriating funds for capital projects and for federal, state, and private grants and donations that such funds shall not lapse until the completion of the capital project or until the earlier of the expiration of the federal, state, or private grant or donation or the City's expenditure of all funds received from such grant or donation.

H. The appropriations in the Ordinance also include appropriations as needed to transfer monies from the dedicated funds receiving the revenues to the funds from which those monies will be expended.

I. The City Council finds and determines that the adoption of this Ordinance is necessary for the public's health, safety, and welfare, and therefore, wishes to approve the City Manager's Proposed 2026 Budget Amendments, and authorize the expenditures described in this Ordinance for the 2026 fiscal year.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The City Council, having reviewed the City Manager's Proposed 2026 Budget Amendments, amending the 2026 Proposed Appropriations section of the Fort Collins 2025 and 2026 Biennial Budget (the "Biennial Budget"), as shown on pages 50 through 63 thereof, a copy of which is on file with the office of the City Clerk, and as shown on Exhibit A ("2026 Budget Revisions"), attached hereto and incorporated herein by this reference, hereby amends the Biennial Budget to reflect the following changes and adopts said Biennial Budget as amended:

	Original Proposed 2026			
	Appropriations	Additions	Reductions	As Amended
GENERAL FUND	\$251,496,994	\$9,414,943	(\$16,865,800)	\$244,046,137
SPECIAL REVENUE FUNDS				
2050 Tax Parks Rec				
Transit OCF	\$12,464,992	\$3,062,698	(\$302,049)	\$15,225,641
Capital Expansion Fund	\$628,819	\$0	\$0	\$628,819
Cemeteries Fund	\$1,002,635	\$13,828	(\$22,116)	\$994,347
Cultural Services Fund				\$0
Operating Total	\$9,052,094	\$163,545	(\$307,109)	\$8,908,530
Capital				
Art in Public Places	\$57,690	\$0	\$0	\$57,690
Total Cultural Services Fund	\$9,109,784	\$163,545	(\$307,109)	\$8,966,220
General Employees'				
Retirement Fund	\$6,839,500	\$0	\$0	\$6,839,500

Keep Fort Collins Great Fund	\$0	\$0	\$0	\$0
Museum Fund	\$1,298,144	\$66,013	(\$170,542)	\$1,193,615
Natural Areas Fund	\$17,230,962	\$200,253	(\$229,747)	\$17,201,468
Parking Fund	\$3,151,135	\$32,787	(\$21,603)	\$3,162,319
Perpetual Care Fund	\$64,386	\$0	\$0	\$64,386
Recreation Fund	\$11,471,671	\$168,216	(\$227,523)	\$11,412,364
Sales & Use Tax Fund	\$11,315,735	\$0	(\$11,315,735)	\$0
Transit Service Fund	\$24,949,160	\$3,708,716	(\$4,258,372)	\$24,399,504
Transportation CEF Fund	\$2,076,481	\$10,770	(\$5,554)	\$2,081,697
Transportation Fund	\$32,438,601	\$13,691,595	(\$4,076,299)	\$42,053,897
Capital Leasing Corp Fund	\$6,259,597	\$0	\$0	\$6,259,597
TOTAL SPECIAL REVENUE & DEBT SERVICE FUNDS	\$140,301,602	\$21,118,421	(\$20,936,649)	\$140,483,374
CAPITAL IMPROVEMENT FUNDS				
General City Capital Capital				
CCIP Nature in the City	\$100,000	\$0	\$0	\$100,000
CCIP Pedestrian Sidewalk - ADA	\$0	\$0	\$0	\$0
City Bridge Program	\$1,700,000	\$0	\$0	\$1,700,000
East Community Park	\$62,357	\$0	\$0	\$62,357
Northeast Community Park	\$189,462	\$0	\$0	\$189,462
Railroad Crossing Replacement	\$131,328	\$0	\$0	\$131,328
Turnberry & Suniga Extension	\$200,000	\$0	\$0	\$200,000
Total General City Capital	\$2,383,147	\$0	\$0	\$2,383,147
Community Capital Improvement				
Carnegie Bldg Renovation	\$25,000			\$25,000
Nature in the City Pedestrian	\$100,000			\$100,000
Sidewalk - ADA	20,000			\$20,000
SE Comm Ctr w/ Pool	\$230,000			\$230,000
Total Community Capital Improvement	\$375,000	\$0	\$0	\$375,000
Conservation Trust Fund				
Operating Total	\$677,824	\$100,000	\$0	\$777,824
Capital Trail Acquisition/ Development	\$2,200,000	\$0	\$0	\$2,200,000

Total Conservation Trust Fund	\$2,877,824	\$100,000	\$0	\$2,977,824
Neighborhood Parkland Fund				
Operating Total	\$712,216	\$0	\$0	\$712,216
Capital				
New Park Site Development	\$3,682,974	\$0	\$0	\$3,682,974
Total Neighborhood Parkland Fund	\$4,395,190	\$0	\$0	\$4,395,190
TOTAL CAPITAL IMPROVEMENT FUNDS	\$10,031,161	\$100,000	\$0	\$10,131,161
ENTERPRISE FUNDS				
Broadband Fund				
Operating Total	\$26,273,741	\$158,196	(\$187,976)	\$26,243,961
Capital	-\$53,000			-\$53,000
Total Broadband Fund	\$26,220,741	\$158,196	(\$187,976)	\$26,190,961
Golf Fund				
Operating Total	\$5,422,875	\$32,833	(\$21,108)	\$5,434,600
Total Golf Fund	\$5,422,875	\$32,833	(\$21,108)	\$5,434,600
Light & Power Fund				
Operating Total	\$181,217,255	\$510,385	(\$281,783)	\$181,445,857
Capital				
2023 - GIWH Installations	\$1,315,000	\$0	\$0	\$1,315,000
Art in Public Places	\$14,000	\$0	\$0	\$14,000
Back Lot to Front Lot - Parent	\$400,000	\$0	\$0	\$400,000
CMMS—Maintenance Management	\$375,000			\$375,000
Dist. System Impr. & Replace.	\$500,000	\$0	\$0	\$500,000
Distribution Automation-Parent	\$200,000	\$0	\$0	\$200,000
Service Center - L&P Parent	\$100,000	\$0	\$0	\$100,000
Streetlights - Parent	\$1,106,866	\$0	\$0	\$1,106,866
Substation Cap Prj - Parent	\$1,300,000	\$0	\$0	\$1,300,000
System Relocations - Parent	\$400,000	\$0	\$0	\$400,000
Transformers - Parent	\$2,000,000			\$2,000,000
Capital Total	\$7,710,866	\$0	\$0	\$7,710,866
Total Light & Power Fund	\$188,928,121	\$510,385	(\$281,783)	\$189,156,723

Stormwater Fund				
Operating Total	\$16,253,312	\$208,827	(\$3,345)	\$16,458,794
Capital				
Art in Public Places	\$52,000	\$0	\$0	\$52,000
Cured in Place Pipe	\$200,000	\$0	\$0	\$200,000
Developer Repays	\$620,000	\$0	\$0	\$620,000
Master Planning	\$300,000	\$0	\$0	\$300,000
Stormwater Basin Improvements	\$2,750,000	\$0	(\$50,000)	\$2,700,000
Stream Rehabilitation Program	\$5,000,000	\$0	\$0	\$5,000,000
SW Land Acquisition	\$300,000	\$0	\$0	\$300,000
Utility Service Center Phase 2	\$350,020	\$0	\$0	\$350,020
Capital Total	<u>\$9,572,020</u>	<u>\$0</u>	<u>-\$50,000</u>	<u>\$9,522,020</u>
Total Stormwater Fund	\$25,825,332	\$208,827	(\$53,345)	\$25,980,814
Wastewater Fund				
Operating Total	\$29,759,406	\$324,503	(\$133,725)	\$29,950,184
Capital				
Art in Public Places	\$28,400	\$0	\$0	\$28,400
Collection Sys Replace Pgm	\$1,750,000	\$0	\$0	\$1,750,000
Developer Repayments	\$150,000	\$0	\$0	\$150,000
Operational Technology	\$325,000	\$0	\$0	\$325,000
PARENT-Collect Small Projects	\$1,750,000	\$0	(\$100,000)	\$1,650,000
PARENT-Polu Control Cap Repla	\$90,000	\$0	\$0	\$90,000
PARENT-Serv Center Improvements	\$286,860	\$0	\$0	\$286,860
PARENT-Water Recl Replcmt Prgm	\$1,000,000	\$0	\$0	\$1,000,000
Capital Total	<u>\$5,380,260</u>	<u>\$0</u>	<u>-\$100,000</u>	<u>\$5,280,260</u>
Total Wastewater Fund	\$35,139,666	\$324,503	(\$233,725)	\$35,230,444
Water Fund				
Operating Total	\$32,675,461	\$509,991	(\$376,532)	\$32,808,920
Capital				
Water - College Avenue Water Main replacement	\$2,527,000	\$0	\$0	\$2,527,000
Art in Public Places	\$52,270	\$0	\$0	\$52,270
Distribution Sys Replac	\$1,000,000	\$0	\$0	\$1,000,000
Halligan Res Enlargement Proj	\$0	\$10,357,500		\$10,357,500

Operational Technology	\$200,000	\$0	\$0	\$200,000
PARENT-Cathodic Protection	\$700,000	\$0	\$0	\$700,000
PARENT-Distro Small Projects	\$2,150,000	\$0	\$0	\$2,150,000
PARENT-Service Cntr Improvm't	\$339,500	\$0	\$0	\$339,500
PARENT-Water Prod Replcmt Prgm	\$900,000	\$0	\$0	\$900,000
PARENT-Water Qual Cap Replace	\$100,000	\$0	\$0	\$100,000
PARENT-Water Supply Developm't	\$1,500,000	\$0	\$0	\$1,500,000
PARENT-Watershed Protection	\$200,000	\$0	\$0	\$200,000
PARENT-Wtr Meter Replacement	\$350,000	\$0	\$0	\$350,000
Capital Total	<u>\$10,018,770</u>	<u>\$10,357,500</u>	<u>\$0</u>	<u>\$20,376,270</u>
Total Water Fund	\$42,694,231	\$10,867,491	(\$376,532)	\$53,185,190
TOTAL ENTERPRISE FUNDS	\$324,230,966	\$12,102,235	(\$1,154,469)	\$335,178,732
INTERNAL SERVICE FUNDS				
Benefits Fund	\$46,125,619	\$92,184	(\$18,701)	\$46,199,102
Data & Communications Fund	\$14,173,010	\$1,096,790	(\$1,995,534)	\$13,274,266
Equipment Fund	\$18,561,854	\$1,440,968	(\$1,315,533)	\$18,687,289
Self Insurance Fund	\$9,942,777	\$36,645	(\$21,981)	\$9,957,441
Utility CS&A Fund	<u>\$24,655,893</u>	<u>\$1,188,494</u>	<u>(\$495,812)</u>	<u>\$25,348,575</u>
TOTAL INTERNAL SERVICE FUNDS	\$113,459,153	\$3,855,081	(\$3,847,561)	\$113,466,673
TOTAL CITY FUNDS	\$839,519,876	\$46,590,680	(\$42,804,479)	\$843,306,077
GID #1	\$320,689	\$61,062	(\$455)	\$381,296
GID #15	\$1,000	\$0	\$0	\$1,000
URA	\$4,782,973	\$2,387,694	(\$4,351)	\$7,166,316
DDA				
Debt Service	\$9,431,611	\$2,000,000	\$0	\$11,431,611
Operating	<u>\$22,191,146</u>	<u>\$5,178,380</u>	<u>\$0</u>	<u>\$26,829,526</u>
Total other Funds	\$36,727,419	\$9,627,136	(\$4,806)	\$45,809,749
Total 2026	\$876,247,295	\$56,217,816	(\$42,809,285)	\$889,115,826

Section 2. There is hereby appropriated out of the revenues of the City, for the fiscal year beginning January 1, 2026, and ending December 31, 2026, the sum of EIGHT HUNDRED EIGHTY-NINE MILLION ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED TWENTY-SIX DOLLARS (\$889,115,826) to be raised by taxation and

otherwise, which sum is deemed by the City Council to be necessary to defray all expenditures of the City during said budget year, to be divided and appropriated for the purposes shown in Section 1 above.

Section 3. As provided by Article V, Section 11 of the City Charter, all appropriations for federal, state, and private grants and donations shall not lapse until the earlier of the expiration of the federal, state, or private grant or donation or the City's expenditure of all funds received from such grant or donation, and that all of the following funds appropriated herein for capital projects shall not lapse until the completion of the capital project:

- a. \$57,960 in the Cultural Services Fund for Art in Public Places;
- b. \$2,383,147 in Capital Improvements Funds for Total General City Capital;
- c. \$375,000 in the Community Capital Improvements Fund for Total Community Capital Improvement;
- d. \$2,200,000 in the Conservation Trust Fund for Capital Trail Acquisition/Development;
- e. \$3,682,974 in the Neighborhood Parkland Fund for Capital New Park Site Development;
- f. \$7,710,866 for Capital in the Light & Power Fund;
- g. \$9,522,020 for Capital in the Stormwater Fund;
- h. \$5,280,260 for Capital in the Wastewater Fund; and
- i. \$20,376,270 for Capital in the Water Fund.

Section 4. Mill Levy.

a. The mill levy rate for the taxation upon each dollar of the assessed valuation of all the taxable real property within the City of Fort Collins shall be 9.797 mills to be imposed on the assessed value of such property as set by state law for property taxes payable in 2026, which levy represents the amount of taxes for City purposes is necessary to provide for payment during the 2026 budget year of all properly authorized expenditures to be incurred by the City, including interest and principal of general obligation bonds.

b. The City Clerk shall certify this levy of 9.797 mills to the County Assessor and the Board of Commissioners of Larimer County, Colorado, in accordance with the applicable provisions of law, as required by Article V, Section 5 of the City Charter and no later than December 15, 2025.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025

Approving Attorney: Dianne Criswell

Exhibit: Exhibit A – 2026 Budget Revisions

2026 Budget Revisions

Citywide – \$5,000,000 Personnel Savings

The Citywide adjustments can all be characterized as personnel savings through actions that impact talent. Slowing the thaw of the Citywide hiring freeze to recoup additional savings and reducing pay increases constitute the largest amount of budget reductions.

Reductions

- \$2,600,000 – Extend Hiring Freeze through Q1 2026; partial thereafter
- \$1,200,000 – Reduce merit increase to 2.0%
- \$500,000 – Benefits Holiday (one pay period of no premium for Employer/Employee)
- \$500,000 – Lower insurance premium increase for 2026 (no impact to benefit offerings)
- \$200,000 – Organizational restructuring of yet to be determined positions

Community Services – \$1,548,655

Many of the changes for various Community Services programs are either through reducing General Fund contributions or increasing earned revenue. The intent of these decisions is to focus on areas that have opportunities for further cost recovery and to minimize impact to access or programming. Service level reductions for medians, tree replacement and park maintenance are expected. Reducing river-related services is expected to allow additional time for negotiations with the ditch company related to the Poudre Flows project and will shift staff support across the organization for some river-related efforts.

Reductions

- \$353,900 – 2.0 FTE - Parks Staffing and Services (2025-26 Offer #54.8)
- \$325,000 – Shift Parks funding to earned revenues and dedicated funding sources (2025-26 Offer #54.1)
- \$185,000 – Reduce Forestry Management & Infrastructure Replacement (2025-26 Offer #59.11 and #59.2)
- \$180,000 – Arts & Culture and Recreation – Reduce transfer to General Fund to replace with earned revenue (2025-26 Offer #26.9 and #46.2)
- \$140,415 – Delay Poudre Flows Initiative and reduce General Fund supported river staff work (2025-26 Offer #72.1 and #37.7)
- \$79,000 – Reduce Center for Creativity and Gardens advertising, programming, and supplies (2025-26 Offer #26.9 and #26.1)
- \$75,000 – Reduce medians streetscape maintenance (2025-26 Offer #56.1)
- \$63,540 – Redeploy Arts & Culture Sr. Manager and related funding source (2025-26 Offer #26.3)
- \$58,800 – Reduced Parks discretionary spending (2025-26 Offer #54.1 and #59.11)
- \$55,500 – Reduce Lincoln Center Box Office Hours (2025-26 Offer #26.2)

- \$32,500 – Reduced Cemetery and Forestry discretionary spending (2025-26 Offer #57.1 and #59.11)

Executive Services – \$239,000

Executive Services reductions result in less programmatic spend, workforce appreciation and consistent fall engagement with DC-based agencies and Congressional staffs. Additionally, some service level reductions will occur as a result of reducing headcount by 1 FTE.

Reductions

- \$108,000 – 1.0 FTE - City Manager's Office Administrative Support (2025-26 Offer #48.2)
- \$35,000 – Reduce Customer Experience consultant services (2025-26 Offer #48.10)
- \$35,000 – Reduce Equity Office program spending, including less support for community led initiatives, internal training efforts and language access (2025-26 Offer #48.5)
- \$36,000 – Eliminate Holiday Party for City employees, including \$10k from budget in Information and Employee Services (2025-26 Offer #48.2)
- \$20,000 – Eliminate redundant software expenses (2025-26 Offer #52.1)
- \$15,000 – Eliminate City Council's fall lobbying trip (2025-26 Offer #48.2)

Financial Services – \$393,363

Reductions for Finance can be summarized as management decisions related to leadership structure in the Service Area and best-placed funding sources for the near-term work of the Transformation Management Office. Additionally, staff believes an additional auditor position can more than cover salary and be a net revenue generator.

Key Reductions / Additional Revenue

- \$192,300 – 1.0 FTE – Financial Planning & Analysis Director (2025-26 Offer #35.4)
- \$121,063 – Shift General Fund support for Transformation Management Office to Utilities funding (2025-26 Offer #35.4)
- \$80,000 – Adding 1.0 FTE - Sales Tax Auditor is estimated to cover expenses and contribute additional revenue of \$80k (2025-26 Offer #35.3)

Information & Employee Services – \$3,071,000

Adjustments within the internal service departments involve numerous decisions to shift funding sources (fleet reserves covering General Fund for 2026) or capture efficiency savings because of how prices or contracts have moved (e.g., fuel, custodial). There are numerous vacant positions being reduced across the service area and some deferment of planned capital projects on City facilities.

Reductions

- \$500,000 – Shift Fleet replacements from General Fund to Fleet Fund Reserves (2025-26 Offer #16.9)
- \$435,000 – City Building Custodial and Utilities efficiency savings/reductions (2025-26 Offer #16.8)
- \$388,500 – 3.0 FTE - Information Technology Administrator I, Analyst II, Engineer I (2025-26 Offer #6.4 and #6.3)
- \$300,000 – 2026 City Fleet Fuel savings (price-based) (2025-26 Offer #16.1)
- \$175,000 – Network Professional Services and IT Reserve Support (2025-26 Offer #6.1)
- \$650,000 – Defer 2026 Facility Modifications and Improvements (2025-26 Offer #16.3)
- \$125,000 – Virtual Chief Information Security Officer and Endpoint Management (2025-26 Offer #10.3)
- \$115,000 – 1.0 FTE – Human Resources Recruitment Specialist (2025-26 Offer #14.1)
- \$105,000 – Reduce Expanded Communication Methods & Digital Implementation Support (2025-26 Offer #11.5 and #11.7)
- \$100,000 – Retire AirWatch and CyberArk mobile device systems (2025-26 Offer #6.4)
- \$70,000 – Decrease Talent Acquisition and Development Programming (2025-26 Offer #14.2)
- \$60,000 – Continue 0.5 FTE funding shift to Benefits Fund (2025-26 Offer #14.4)
- \$25,000 – Reduce Emergency Preparedness outreach, preventative maintenance and hourly support (2025-26 Offer #51.1)
- \$12,500 – Move State of the City event to every other year (2025-26 Offer #11.2)
- \$10,000 – Included above in Exec Services for the Holiday Party (2025-26 Offer #11.2)

Judicial Services – \$30,000

Reductions for Municipal Court relate to discretionary spending.

Reductions

- \$30,000 – Reduced discretionary spending (2025-26 Offer #62.1)

Legal Services – \$123,000

The City Attorney's Office plans to defer hiring their office manager role until 2027.

Reductions

- \$123,000 – 1.0 FTE – City Attorney's Office defer hiring Office Management Supervisor (2025-26 Offer #49.1)

Planning, Development & Transportation – \$3,209,380

PDT's adjustments will impact accustomed levels of service for many programs, including road maintenance, snow removal and Transfort. In addition to this coming from reduced

asset management spend, the service area will reduce vacant headcount by 8. That number included holding back the planned deployment of 2 FTEs funded by camera radar funding in the '26 budget and a code compliance officer, which will likely delay response and resolution times.

Reductions

- \$1,087,333 – Reduced street maintenance & snow removal (fewer lane miles resurfaced; slower response for sidewalk snow removal and ice cutting); reduce graffiti abatement and alley maintenance (shift to complaint-based programs); reduce hours at Timberline Recycling Center on hard to recycle side of facility (2025-26 Offer #21.1, #21.2, #21.3, #21.5, #21.9, #24.1, and #40.1)
- \$410,326 – Reduced Level of Service - Transfort Routes 11 & 12, FLEX program (2025-26 Offer #65.4 and #65.20)
- \$323,277 – 2.0 FTE – Streets Asphalt Patching & 2.0 FTE – Streets Traffic Control Technicians (2025-26 Offer #21.7 AND #21.8)
- \$287,000 – Unfund 1041's and Water Adequacy (*These were pre-appropriated in advance of any applications, which recover the cost of the work. Should applications be received, staff will ensure appropriations come forward and work is completed.*) (2025-26 Offer #17.9 and 17.10)
- \$198,103 – 2.0 FTE - Transfort Analyst & Transit Service Planner (2025-26 Offer #65.1)
- \$178,263 – 2.0 FTE – Traffic Vision Zero staffing (2025-26 Offer #29.21)
- \$175,000 – Reduce level of service to Neighborhood Traffic Safety Program (2025-26 Offer #53.5 and #53.10)
- \$149,748 – 2.0 FTE - Business Support & Code Compliance (2025-26 Offer #17.2 and #18.1)
- \$147,070 – Maintain 60-minute frequency on Transfort Route 16 (2025-26 Offer #65.1)
- \$95,000 – Eliminate Neighborhood Mini-Grants, Landmark Preservation programs, and Contractual Building Inspection (2025-26 Offer #18.1, 17.3 and 17.4)
- \$60,000 – Shift contracted mowing services for road shoulders City staff (2025-26 Offer #21.3)
- \$53,760 – Reduce hourly Transfort Project Specialist staffing (2025-26 Offer #65.1)
- \$35,000 – Reduce Engineering programing spend (2025-26 Offer #20.9, #20.8, #20.1, AND #17.5)
- \$9,500 – Eliminate asphalt art program (2025-26 Offer #19.8)

Police Services – \$1,124,897

Police reductions in this personnel-heavy budget include a reduction of 5 budgeted FTE in 2026 that could impact time to resolve some cases or requests handled by the civilian positions. Additionally, Police plan to cut their discretionary spending across a number of areas.

Reductions

- \$461,500 – Reduce service across Medical, Security, Language, Animal Care, IT, & Police Vehicle service/support (2025-26 Offer #29.1, #29.2, #29.3, #29.4, #29.5, #29.6, #29.8, #29.9, and #29.26)
- \$343,397 – 3.0 FTE - Records Supervisor, Criminalist, Property & Evidence Technician (2025-26 Offer #29.5 and #29.4)
- \$320,000 – 2.0 FTE - HOPE officers (2025-26 Offer #29.2 and #29.10)

Sustainability Services – \$667,053

Within Sustainability Services, reductions include 3 vacant positions related to data analysis and project management. Reduced hourly budget and shifting funding sources are intended to minimize service reductions externally while resulting in some increased time spent by remaining staff on other items. Additionally, reductions in grants and other marketing will mean fewer dollars than have recently been provided to community groups and organizations.

Reductions

- \$354,983 – 2.0 FTE – Environmental Services Data Analyst and Specialist, and 1.0 FTE Economic Health Specialist and Reduced Hourly Support (2025-26 Offer #41.1, #42.1, and #43.3)
- \$81,570 – Reduce Affordable Housing, Human Services & Neighborhood grants and programming (2025-26 Offer #18.2 and #44.1)
- \$75,000 – Reduce Hourly support and Utilize State Air Quality Monitoring Funding (2025-26 Offer #42.1)
- \$60,000 – Shift Downtown flowers funding from General Fund to GID #1 (2025-26 Offer #55.1)
- \$43,500 – Reduce Economic Health marketing, sponsorships and MBEC program funding (2025-26 Offer #43.3, #43.4, and #43.5)
- \$30,000 – Reduced Discretionary Spend (2025-26 Offer #42.1, #43.3, #43.4, and # 44.1)
- \$22,000 – 1-Time use of Digital Equity Reserves (2025-26 Offer #N/A)

File Attachments for Item:

10. Second Reading of Ordinance No. 187, 2025, Making a Supplemental Appropriation and Appropriating Prior Year Reserves for the Construction of the Southeast Community Center and Related Art in Public Places.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, appropriates \$9.5M from the Community Capital Improvement Project (CCIP) Fund to the Capital Project Fund for the Southeast Community Center (SECC) Project and for the Art in Public Places (APP) Program. This appropriation provides funding to the Recreation Department for the design and construction of a LEED Gold Community Recreation Center in southeast Fort Collins.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

LeAnn Williams, Director, Recreation
Wes Collins, Sr. Financial Analyst, Recreation

SUBJECT

Second Reading of Ordinance No. 187, 2025, Making a Supplemental Appropriation and Appropriating Prior Year Reserves for the Construction of the Southeast Community Center and Related Art in Public Places.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 3, 2025, appropriates \$9.5M from the Community Capital Improvement Project (CCIP) Fund to the Capital Project Fund for the Southeast Community Center (SECC) Project and for the Art in Public Places (APP) Program. This appropriation provides funding to the Recreation Department for the design and construction of a LEED Gold Community Recreation Center in southeast Fort Collins.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

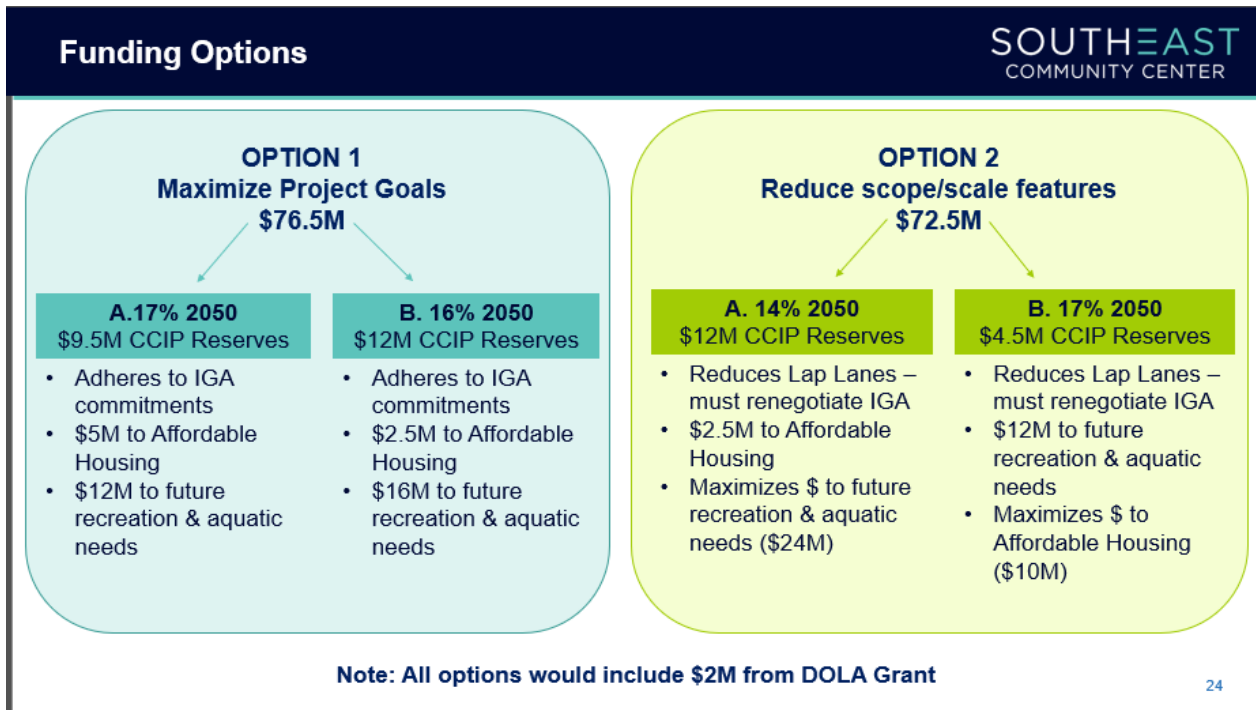
FIRST READING BACKGROUND / DISCUSSION

The SECC Project represents more than 11 years of planning and development, beginning with the completion of a 2013 feasibility study and continuing through today. Due to the volume of supporting materials, this Agenda Item Summary provides a high-level overview of key milestones rather than a comprehensive history.

- **April 2015:** Voters approved the Community Capital Improvement Program (CCIP) ¼-cent sales tax, which included funding for a “Southeast Community Center and Outdoor Pool.” The ballot language envisioned a facility emphasizing innovation, technology, art, recreation, and the creative process, including an outdoor leisure pool with slides, sprays, jets, decks, a lazy river, and open swim areas.
- **November 2023:** Voters approved the 2050 ½-cent sales tax with ballot language allocating “50% for the replacement, upgrade, maintenance, and accessibility of parks facilities and for the replacement and construction of indoor and outdoor recreation and pool facilities.”
- **November 2023:** On November 8, 2025, the City received a grant award from the Colorado Department of Local Affairs in the amount of \$2,000,000 from its Climate Resilience Challenge grant program under the Energy and Mineral Impact Assistance Fund Program (the “EAIF Program”) to

support the SECC Project by constructing it as a Leadership in Energy and Environmental Design (LEED) Gold Certified project.

- **December 2023:** The City, Poudre School District (PSD), and the Poudre River Public Library District (the “Library District”) negotiated and executed an intergovernmental agreement for the construction of the SECC, with land from the PSD, an indoor aquatics facility, and a co-located branch of the Library District.
- **April 2024:** The City and PSD execute a purchase and sale agreement for PSD land on which the SECC Project will be constructed.
- **February 25, 2025:** Staff presented the four facility options and funding options for the SECC Project at a City Council Work Session.
- **October 2, 2025:** Based on feedback provided at the February 25, 2025, Work Session, staff presented the schematic design and cost for Option 2.B. (see below, “Funding Options” table) to the Council Finance Committee. Staff also presented multiple value engineering (VE) considerations to limit the project costs to \$80 million or less. Committee members indicated interest in additional work on options with VE aspects in order to manage overall project costs, and provided feedback to staff to present additional funding options at a second Council Work Session.
- **October 14, 2025:** At a second Work Session, staff presented several versions of project scope and budget options, along with funding considerations which included scenarios for funding from both the 2015 CCIP and 2050 Tax. Options presented to achieve project cost savings included:
 - Reducing the size of the outdoor leisure pool;
 - Reducing the gymnasiums from two high school courts to two middle school courts;
 - Reducing the overall area dedicated to weights and fitness;
 - Reducing the size and number of lanes for the elevated track;
 - Eliminating the licensed childcare wing and replaced it with a child watch (drop-in childcare);
 - Reducing the common space;
 - Eliminating 1 innovation and 1 community room;
 - Reducing site amenities;
 - Eliminating the small northeast parking lot; and
 - Removing geothermal from the project.



Option 1.A.: Maximization of Project Goals, 17% 2050 Tax, \$9.5M CCIP Reserves

Based on feedback from the Work Session on October 14, 2025, Resolution 2025-101, reflecting Option 1.A., was prepared for consideration of Council. The project scope of Option 1.A. is:

- Commons, Innovation and Community Rooms
- 2 gymnasiums
- 10 indoor lap lanes
- Large outdoor leisure pool with slides, sprays, jets, decks, a lazy river and open swim areas
- Child watch – drop-in childcare for facility users
- Weights and fitness
- Locker rooms
- Family locker rooms
- Elevated track
- Staff Offices

The estimated project cost to the City for Option 1.A. is \$76.5 million.

The funding sources and types (the “Funding Stack”) for Option 1.A. are:

Source	Amount (\$ in millions)
2050 Tax Revenues	\$46.0
2015 CCIP Tax Revenues	\$9.5
DOLA EAIF Program Grant	\$2.0
2015 CCIP Project Appropriations	\$18.0
Recreation Fund Reserves	\$1.0
TOTAL	\$76.5

The remaining CCIP reserves of approximately \$5M would be available for other City priorities, including affordable housing initiatives.

The SECC represents a major community investment for more than a decade in the making. As the project advances toward final design, further appropriations, and groundbreaking, staff remain focused on balancing fiscal responsibility with community vision and Council direction—delivering a thoughtfully designed, inclusive, and sustainable facility that supports recreation, learning, and wellness while honoring the intent of voter-approved funding.

CITY FINANCIAL IMPACTS

Ordinance No. 187, 2025, appropriates \$9.5 million from 2015 CCIP Fund, transferring that amount to the Community Capital Improvement Project Fund for the SECC Project, and from those amounts, further transfers \$74,100, \$19,000, and \$1,900 of unexpended and unencumbered amounts for art projects, operational program costs, and maintenance costs, respectively, for the APP Program.

The City Manager has recommended the appropriation in Ordinance No. 187, 2025, and determined that the funds to be appropriated are available and previously unappropriated from the CCIP Fund and that this appropriation will not cause the total amount appropriated in the Community Capital Improvement Project Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

On its meeting on October 22, 2025, members of the Parks and Recreation Advisory Board unanimously supported the appropriations in Ordinance No. 187, 2025.

PUBLIC OUTREACH

Staff presented this project to the public at multiple events and other City advisory boards over the past seven months.



ATTACHMENTS

First Reading attachments available in November 3, 2025, agenda materials at the following link:
<https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 187, 2025

ORDINANCE NO. 187, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING A SUPPLEMENTAL APPROPRIATION AND
APPROPRIATING PRIOR YEAR RESERVES AND AUTHORIZING
TRANSFERS FOR THE CONSTRUCTION OF THE SOUTHEAST
COMMUNITY CENTER AND RELATED ART IN PUBLIC PLACES

A. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

B. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Capital Project Fund and that this appropriation will not cause the total amount appropriated in the Capital Project Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

C. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

D. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Community Capital Improvement Project Fund and that this appropriation will not cause the total amount appropriated in the Community Capital Improvement Project Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

E. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

F. On April 7, 2015, City voters approved Ballot Issue No. 1, and Ordinance No. 013, 2015, extending an existing twenty-five hundredths percent (0.25%) sales and

use tax for the purpose of raising revenue for the “Community Capital Improvement Program (the “2015 CCIP Tax”).” Ordinance No. 013, 2015, includes a requirement that the City construct a Community Center in southeast Fort Collins focused on innovation, technology, art, recreation and the creative process, including a large outdoor leisure pool and meeting spaces dedicated to innovation and creativity (the “SECC”).

G. Poudre School District (“PSD”) uses swim lanes at existing City recreation facilities for high school swim team practices and meets, but access to lanes for both PSD and the general public is constrained by the current capacity of the City’s recreation system. Because PSD had approximately 10 acres of land available next to Fossil Ridge High School that was identified as a suitable site for an indoor aquatics facility (the “Land”) to serve the Fort Collins community and allow PSD access to indoor lanes for its swim programs (the “Aquatics Facility”).

H. The City, Poudre School and the Poudre River Public Library District, which was interested in co-locating a southeast branch library within the SECC, negotiated an intergovernmental agreement governing the City’s acquisition of the Land from PSD for the SECC, the construction of the SECC (including the Aquatics Facility) and the ownership, maintenance and use of an indoor aquatics facility (the “SECC IGA”). On December 19, 2023, the City Council adopted Resolution 2023-112, authorizing the Mayor to execute the SECC IGA, which was executed by the parties and effective December 20, 2023.

I. On April 16, 2024, by adoption of Resolution 2024-026, and pursuant to the SECC IGA and Resolution 2023-112, Council authorized the City Manager to execute the Purchase and Sale Agreement with PSD for the Land, which was signed on April 30, 2024.

J. To move forward with the SECC project (the “SECC Project”), staff presented project scope and funding options for its construction to Council at a Work Session on February 25, 2025, to the Finance Committee on October 2, 2025, and to Council at a second Work Session on October 14, 2025.

K. On November 3, 2025, by adoption of Resolution 2025-101, Council directed staff to take such efforts and actions which may be required for the funding, financing, and construction of the SECC and, further, by the resolution, memorialized a project scope, estimated project cost, and proposed sources of funding as the most optimal approach to achieve the important project goals while efficiently and effectively managing project costs in order to balance the many demands on the City’s public resources.

L. The City Manager has recommended, pursuant to Resolution 2025-101, the transfer of \$9,500,000 from the Community Capital Improvement Project Fund (the “CCIP Fund”) and determined that the purpose for which the transferred funds are to be expended remains unchanged.

M. The SECC Project involves construction estimated to cost more than \$250,000 and, as such, City Code Section 23-304 requires one percent of these appropriations to be transferred to the Cultural Services and Facilities Fund for a contribution to the Art in Public Places program ("APP Program").

N. A project cost of \$9,500,000 has been used to calculate the contribution to the APP program.

O. The amount to be contributed to the APP Program in this Ordinance will be \$95,000.

P. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a capital project, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the completion of the capital project.

Q. The City Council wishes to designate the appropriation herein for SECC Project as an appropriation that shall not lapse until the completion of the project.

R. The City Council finds and determines that the adoption of this Ordinance is necessary for the public's health, safety, and welfare, and therefore, wishes to authorize the expenditures described in this Ordinance.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from the revenue generated for the purposes specified in Section 2(b) of Ordinance No. 013, 2015, in prior year reserves in the Community Capital Improvement Project Fund the sum of NINE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$9,500,000) to be expended in the Community Capital Improvement Project Fund for transfer to the Capital Project Fund for the SECC Project and appropriated therein.

Section 2. The unexpended and unencumbered appropriated amount of SEVENTY-FOUR THOUSAND ONE HUNDRED DOLLARS (\$74,100) in the Capital Project Fund is hereby authorized for transfer to the Cultural Services and Facilities Fund and appropriated and expended therein to fund art projects under the APP Program.

Section 3. The unexpended and unencumbered appropriated amount of NINETEEN THOUSAND DOLLARS (\$19,000) in the Capital Project Fund is hereby authorized for transfer to the Cultural Services and Facilities Fund and appropriated and expended therein for the operation costs of the APP Program.

Section 4. The unexpended and unencumbered appropriated amount of ONE THOUSAND NINE HUNDRED DOLLARS (\$1,900) in the Capital Project Fund is hereby

authorized for transfer to the Cultural Services and Facilities Fund and appropriated and expended therein for the maintenance costs of the APP Program.

Section 5. The appropriation herein for the SECC Project is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the completion of the project.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 28, 2025
Approving Attorney: Dianne Criswell

Exhibit: None

File Attachments for Item:

11. First Reading of Ordinance No. 188, 2025, Appropriating Unanticipated Philanthropic Revenue Received Through City Give and Authorizing Transfers of Appropriations.

The purpose of this item is to request an appropriation of \$23,412.80 in philanthropic revenue received through City Give. These miscellaneous gifts to various City departments support a variety of programs and services and are aligned with both the City's strategic priorities and the respective donors' designation.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Emily Land, Director of Philanthropy & Strategic Partnerships

SUBJECT

First Reading of Ordinance No. 188, 2025, Appropriating Unanticipated Philanthropic Revenue Received Through City Give and Authorizing Transfers of Appropriations.

EXECUTIVE SUMMARY

The purpose of this item is to request an appropriation of \$23,412.80 in philanthropic revenue received through City Give. These miscellaneous gifts to various City departments support a variety of programs and services and are aligned with both the City's strategic priorities and the respective donors' designation.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The City has long been the beneficiary of local generosity and has a valuable role in our community's philanthropic landscape. Generosity is demonstrated in both large and modest gifts, each appreciated for its investment in the mission and the range of services the City strives to deliver.

The City received several individual philanthropic donations in 2025 totaling \$23,412.80 to support various departments, and these funds are currently unappropriated. Both Section 2.5 of the City's Financial Management Policy 2 – Revenue, as approved by City Council, and the Administrative Philanthropic Governance Policy 6.04, adopted by the City Manager, (together the "City Give Policies"), provide the bases and processes for the responsible and efficient management of charitable donations to the City.

Gifts totaling \$23,412.80 have been received for various programs. These gifts include: \$3,000.00 from Connexion as a sponsor and in support of Open Streets, \$1,000 from Morning Fresh Dairy in support of Kids in the Park, \$7,020.25 from the Tom Van Horn Memorial Fund (NoCo Foundation) to benefit Northside Aztlan Center, \$1,307.55 from the Inspiration Playground and Adaptive Recreation Endowment to benefit Inspiration Playground, \$10,000.00 from Elevations Credit Union in support of The Urban Design Awards, \$500.00 from GCSAA to support First Tee Golf program, and \$585.00 from individual donors to benefit the Youth Golf Scholarship Fund.

CITY FINANCIAL IMPACTS

Upon adoption, this Ordinance will appropriate in the current fiscal year into the Funds as detailed in the table below in new philanthropic revenue received by City Give in the amount of \$23,412.80 and authorize expenditures against those revenues for the purposes and in the amounts as directed by donors to support various City departments to support a range of programs and services.

Fund	Amount	Donor	Recipient Program & Campaign	Lapsing or Non-Lapsing
Transportation Fund	\$3,000.00	Connexion	Open Streets Sponsorship	Lapsing
General Fund	\$1,307.55	NoCo Foundation: Inspiration Playground & Adaptive Recreation Fund	Inspiration Playground	Lapsing
General Fund	\$10,000.00	Elevations Credit Union	Urban Design Awards Sponsorship	Lapsing
Recreation Fund	\$1,000.00	Morning Fresh Dairy Farm	Kids in The Park Sponsorship	Lapsing
Recreation Fund	\$7,020.25	Noco Foundation: Tom Van Horn Mem. Fund	Aztlan Center	Lapsing
Golf Fund	\$585.00	Collins Cup Collective Donors	Youth Golf Scholarship	Non-Lapsing
Golf Fund	\$500.00	GCSAA	First Tee Program	Lapsing

The donations will be spent from the designated fund solely for the donors' intended purpose. The funds have been received and accepted according to City Give Policies.

The City Manager has also determined that these appropriations are available and previously unappropriated from their designated City Fund and will not cause the total amount appropriated in those Funds to exceed the current estimate of actual and anticipated revenues.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance No. 188, 2025

ORDINANCE NO. 188, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING UNANTICIPATED PHILANTHROPIC
REVENUE RECEIVED THROUGH CITY GIVE AND
AUTHORIZING TRANSFERS OF APPROPRIATIONS

A. The City has received generous donations in 2025 through its City Give program, both large and modest, as philanthropic gifts to the public and the City programs and activities to serve the community.

B. The appropriation of these funds benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of supporting programs or capital expenses throughout the City, including, but not limited to, urban design, community building, transit, golf, parks, and recreation.

C. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

D. The City Manager has recommended the appropriations described in Section 1 of this Ordinance and determined that the amount of each of these appropriations are available and previously unappropriated from the respective funds named in Section 1 and will not cause the total amount appropriated in each such fund to exceed the current estimate of actual and anticipated revenues to be received in those funds during this fiscal year.

E. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds, a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the donation or the City's expenditure of all funds received from such donation.

F. City Council wishes to designate \$585 of the appropriation herein for the donation to the Golf Fund as appropriations that shall not lapse until the earlier of the expiration of the donation or the City's expenditure of all funds received from such donation.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from the following funds these amounts of philanthropic revenue received in 2025 to be expended as designated by the donors in

support of the various City programs and services as described in the Agenda Item Summary.

Transportation Fund	\$3,000.00
General Fund	\$11,307.55
Recreation Fund	\$8,020.25
Golf Fund	\$1,085.00

Section 2. The appropriation of \$585 herein for the donation to the Golf Fund is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but until the earlier of the expiration of the donation or the City's expenditure of all funds received from such donation.

Introduced, considered favorably on first reading on November 18, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025
Approving Attorney: Dianne Criswell

Exhibit: None

File Attachments for Item:

12. First Reading of Ordinance No. 189, 2025, Adopting the 2026 Budget and Appropriating the Fort Collins Share of the 2026 Fiscal Year Operating and Capital Improvement Funds for the Northern Colorado Regional Airport.

The purpose of this item is to adopt the 2026 budget for the Northern Colorado Regional Airport and appropriate Fort Collins' share of the 2026 fiscal year operating and capital funds for the Airport. Under the Amended and Restated Intergovernmental Agreement for the Joint Operation of the Airport between Fort Collins and Loveland (the "IGA"), the Airport is operated as a joint venture with each City owning 50% of the assets and revenues and responsible for 50% of the operating and capital costs. The proposed budget does not include any financial contributions from the City's General Fund. Because each City has an ownership interest in 50% of the Airport revenues, each City must appropriate its 50% share of the annual operating and capital budget for the Airport under the IGA.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

John S. Kinney, Airport Director

SUBJECT

First Reading of Ordinance No. 189, 2025, Adopting the 2026 Budget and Appropriating the Fort Collins Share of the 2026 Fiscal Year Operating and Capital Improvement Funds for the Northern Colorado Regional Airport.

EXECUTIVE SUMMARY

The purpose of this item is to adopt the 2026 budget for the Northern Colorado Regional Airport and appropriate Fort Collins' share of the 2026 fiscal year operating and capital funds for the Airport. Under the Amended and Restated Intergovernmental Agreement for the Joint Operation of the Airport between Fort Collins and Loveland (the "IGA"), the Airport is operated as a joint venture with each City owning 50% of the assets and revenues and responsible for 50% of the operating and capital costs. The proposed budget does not include any financial contributions from the City's General Fund. Because each City has an ownership interest in 50% of the Airport revenues, each City must appropriate its 50% share of the annual operating and capital budget for the Airport under the IGA.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

In 1963, the City of Fort Collins and the City of Loveland agreed to the establishment of a regional aviation facility and became owners and operators of the Northern Colorado Regional Airport, located ten miles southeast of downtown Fort Collins, just west of Interstate 25. The Airport is operated as a joint venture between the City of Fort Collins and the City of Loveland, with each city retaining a 50% ownership interest, sharing equally in policymaking and management, and with each assuming responsibility for 50% of the capital and operating costs associated with the Airport. Airport governance and management is set forth in the IGA.

The Airport's mission is: Serving the region, we are a catalyst for innovation in all modes of transportation, a driving force for innovation in business and training, and a global gateway to a magnificent Colorado. According to a 2020 State of Colorado study, the Northern Colorado Airport provides a regional economic impact of approximately \$295.97 million annually and supports 1,072 area jobs.

All revenues derived from the Airport are applied to both operating and capital expenditures. Each City contributes equal funding, when necessary, for Airport operating and capital needs as defined in the IGA. External funding is also received through grants that are applied for and received by the Airport for eligible projects from the Federal Aviation Administration and the Colorado Department of Transportation Division of Aeronautics.

This Ordinance appropriates \$1,113,248, which is the City's 50% share of the 2026 Airport operating budget. That full amount of \$2,226,496 was approved by the Northern Colorado Regional Airport Commission in May 2025 and by the City of Loveland in October 2025. The Airport's operating budget is used to maintain and operate the facility in compliance with all regulatory standards for safety and security and to achieve goals set by the Northern Colorado Regional Airport Commission on behalf of the Cities.

The Airport's capital budget will be used to complete improvement projects, including the environmental analysis of a permanent air traffic control facility, and construction of the Runway 15-33 widening project to begin in the spring of 2026. Due to pending grant awards, which would change the amount of the Airport's capital budget, staff will prepare a separate supplemental appropriation in 2026 for the consideration of the City Councils to adjust the total appropriation to reflect the final amount of grant funds. The Airport's capital appropriation for 2025 for the runway project does not lapse until the project is completed or the funds have fully been spent.

CITY FINANCIAL IMPACTS

There is no direct impact on City of Fort Collins General finances. The Airport operating budget is supported through Airport revenues and capital projects are funded by a combination of Airport revenues and federal and state grants. regular commission meeting.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Northern Colorado Regional Airport Commission recommended adoption of the 2026 budget at their June 16, 2025, meeting. The City of Loveland passed the appropriated the other 50% of the Airport budget on October 21, 2025, by Ordinance No. 6759.

PUBLIC OUTREACH

The 2026 Airport budget was considered at the May 15, 2025, Airport Commission meeting and the October 7, 2025, and October 21, 2025, Loveland City Council Meetings.

ATTACHMENTS

1. Copy of Airport Commission Resolution R-9-2025
2. Ordinance No. 189, 2025

RESOLUTION # R-9-2025**A RESOLUTION APPROVING THE REVISED 2026 AIRPORT BUDGET AND
RECOMMENDING APPROVAL BY THE CITY COUNCILS OF FORT COLLINS
AND LOVELAND**

WHEREAS, the City of Fort Collins (“Fort Collins”) and the City of Loveland (“Loveland”) jointly own and operate the Northern Colorado Regional Airport (the “Airport”) pursuant to that Amended and Restated Intergovernmental Agreement for the Joint Operation of the Fort Collins-Loveland Municipal Airport (the “IGA”), dated January 22, 2015, as amended; and

WHEREAS, pursuant to the IGA, the two Cities formed the Northern Colorado Regional Airport Commission (“Commission”) and granted the Commission certain authority, including the authority to develop the Airport budget; and

WHEREAS, the two Cities reserved to themselves the authority to approve the annual Airport budget and the authority to approve each Cities’ annual contributions to and appropriation of the Airport budget; and

WHEREAS, on May 15, 2025, the Commission reviewed and approved the 2026 Airport Budget for final review and approval by the two City Councils; however, certain figures within the 2026 Airport Budget have been adjusted by Airport staff, and therefore, the staff desired to update the Commission’s approval of the revised 2026 Airport Budget (the “Revised 2026 Airport Budget”); and

WHEREAS, Airport staff has prepared the Revised 2026 Airport Budget for fiscal year 2026 and the Commission has reviewed the Revised 2026 Airport Budget, which is attached hereto as “Exhibit A” and incorporated herein; and

WHEREAS, after such review, the Commission approves the Revised 2026 Airport Budget, and recommends approval by the two City Councils along with appropriation of the necessary funds for such Revised 2026 Airport Budget.

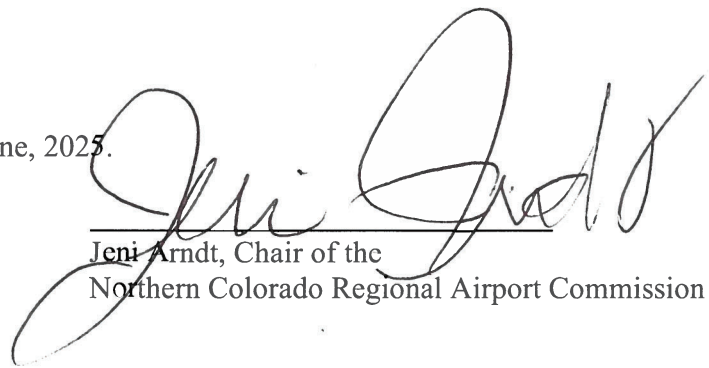
**NOW THEREFORE BE IT RESOLVED BY THE NORTHERN COLORADO
REGIONAL AIRPORT COMMISSION AS FOLLOWS:**

Section 1. That the Revised 2026 Airport Budget attached hereto as “Exhibit A” is hereby approved.

Section 2. That the Commission recommends that the Fort Collins City Council and the Loveland City Council each approve the Revised 2026 Airport Budget. The Commission further recommends that the City Councils approve each City’s annual contributions to and appropriation of the Revised 2026 Airport Budget.

Section 3. That this Resolution shall be effective as of the date and time of its adoption.

ADOPTED this 16th day of June, 2025.



Jeni Arndt, Chair of the
Northern Colorado Regional Airport Commission

ATTEST:



Secretary

APPROVED AS TO FORM:



Laurie Wilson, Deputy City Attorney

COPY

ORDINANCE NO. 189, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING THE 2026 BUDGET AND APPROPRIATING THE FORT COLLINS SHARE
OF THE 2026 FISCAL YEAR OPERATING AND CAPITAL IMPROVEMENT FUNDS
FOR THE NORTHERN COLORADO REGIONAL AIRPORT

A. In 1963, the City of Fort Collins and the City of Loveland (the “Cities”) agreed to establish a regional general aviation facility and became owners and operators of the Fort Collins-Loveland Municipal Airport, now known as the Northern Colorado Regional Airport (the “Airport”).

B. The Airport is operated as a joint venture between the Cities, with each city retaining 50% ownership interest, sharing equally in policy-making and management, and each assuming responsibility for 50% of the Airport’s capital and operating costs.

C. Pursuant to the Amended and Restated Intergovernmental Agreement for the Joint Operation of the Airport dated January 22, 2015, and the First Amendment to the Amended and Restated Intergovernmental Agreement for the Joint Operation of the Airport dated June 7, 2016, (collectively, the “IGA”), the Airport Manager is responsible for preparing the Airport’s annual operating budget and submitting it to the Cities for their approval.

D. Under the IGA, the City’s share of existing and unanticipated Airport revenue is to be held and disbursed by the City of Loveland as an agent on behalf of the Cities, since the City of Loveland provides finance and accounting services for the Airport.

E. The Airport Manager has submitted for City Council consideration a 2026 Airport operating budget totaling \$2,226,496 of which the City’s 50% share is \$1,113,248.

F. Pursuant to the IGA, the City of Loveland holds on behalf of both Cities the revenues of, and other financial contributions to, the Airport in a fund, which includes unappropriated and unencumbered reserves (the “Airport Fund”).

G. Funding for the Airport’s 2026 operating budget has been identified as follows:

Airport Revenues	\$2,217,263
Airport Reserves	<u>9,233</u>
Total	\$2,226,496

H. The City’s 50% share of the 2026 Airport operating costs, to be held in the Airport Fund, is \$1,113,248.

I. The Airport Reserves item is an appropriation for use by the Northern Colorado Regional Airport Commission for discretionary Airport projects.

J. City Finance staff has reviewed the financial statements for the Airport and determined that the requested appropriation of Airport Reserves in the 2026 Airport Budget meets the required limits set forth in the IGA.

K. This appropriation benefits the public health, safety and welfare of the residents of Fort Collins and serves the public purpose of enhancing transportation and economic welfare of the City and its residents.

L. This appropriation will not require additional funding from the Cities and is consistent with the IGA.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS, as follows:

Section 1. The City Council hereby approves and adopts the 2026 Airport operating budget totaling \$2,226,496, a copy of which is attached hereto as Exhibit A and incorporated herein by reference.

Section 2. The City Council hereby appropriates in the Airport Fund \$1,113,248 to be expended to defray the City's 50% share of the 2026 operating costs of the Airport.

Introduced, considered favorably on first reading on November 18, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025
Approving Attorney: Dianne Criswell

Exhibit: Exhibit A – 2026 Northern Colorado Regional Airport Budget

2026 Northern Colorado Regional Airport Budget

	2024 ACTUAL	2025 ADOPTED	2025 REVISED	2026 ADOPTED		
	2024	2025	2025	FY2026	Prior Year Change \$	Prior Year Change %
Revenues by Division						
Non-Departmental	\$12,728,133	\$16,376,736	\$20,369,400	\$2,217,263	-\$14,159,473	-86%
Airport	\$0	\$250,000	\$250,000	–	-\$250,000	-100%
REVENUES BY DIVISION TOTAL	\$12,728,133	\$16,626,736	\$20,619,400	\$2,217,263	-\$14,409,473	-87%
Revenues by Class						
Gain/Loss On Assets	\$2,905	–	–	–	\$0	–
Interest Income	\$217,699	\$51,450	\$51,450	\$51,450	\$0	0%
Intergovern	\$10,372,697	\$14,439,240	\$18,431,904	–	-\$14,439,240	-100%
Lease Revenue	\$433,666	–	–	–	\$0	–
Miscellaneous	\$97,137	\$55,230	\$55,230	\$87,230	\$32,000	58%
Operating Revenues	\$1,604,030	\$2,080,816	\$2,080,816	\$2,078,583	-\$2,233	0%
REVENUES BY CLASS TOTAL	\$12,728,133	\$16,626,736	\$20,619,400	\$2,217,263	-\$14,409,473	-87%
Expenses by Division						
Non-Departmental	\$2,094	–	–	–	\$0	–
Airport	\$20,702,744	\$20,433,497	\$21,075,897	\$2,226,496	-\$18,207,001	-89%
EXPENSES BY DIVISION TOTAL	\$20,704,838	\$20,433,497	\$21,075,897	\$2,226,496	-\$18,207,001	-89%
Expenses by Class						
Personal Services	\$802,685	\$1,231,592	\$1,231,592	\$1,134,386	-\$97,206	-8%
Capital Outlay	\$18,386,656	\$18,121,404	\$18,181,904	\$170,000	-\$17,951,404	-99%
Supplies	\$111,783	\$129,729	\$129,729	\$151,903	\$22,174	17%
Purchased Services	\$1,380,264	\$924,322	\$1,506,222	\$770,207	-\$154,115	-17%
Cost Allocations	\$23,450	\$26,450	\$26,450	–	-\$26,450	-100%
EXPENSES BY CLASS TOTAL	\$20,704,838	\$20,433,497	\$21,075,897	\$2,226,496	-\$18,207,001	-89%
Exp. by Operating vs. Capital						
Operating Expenses	\$20,704,838	\$20,433,497	\$21,075,897	\$2,226,496	-\$18,207,001	-89%
EXP. BY OPERATING VS. CAPITAL TOTAL	\$20,704,838	\$20,433,497	\$21,075,897	\$2,226,496	-\$18,207,001	-89%

File Attachments for Item:

13. Items Relating to Development Contributions to Transportation Capital Improvement Projects.

A. First Reading of Ordinance No. 190, 2025, Appropriating Prior Year Reserves for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement Project and Related Art in Public Places.

B. First Reading of Ordinance No. 191, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the East Prospect Road – Sharp Point to I-25 Project and Related Art in Public Places.

C. First Reading of Ordinance No. 192, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the Sharp Point Drive and March Court Pedestrian Intersection Improvement Project and Related Art in Public Places.

The purpose of this item is to appropriate development contributions from The Standard at Fort Collins and Liberty Common Junior High School to the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement project (Project A), the East Prospect Road – Sharp Point to I-25 project (Project B), and the Sharp Point Drive and March Court Pedestrian Intersection Improvement project (Project C). If approved, this item will:

- 1) appropriate \$20,000 received in 2018 from The Standard at Fort Collins as a development contribution to construction near Project A;
- 2) appropriate \$200 (1%) of the development contribution to construction to the Art in Public Places (APP) program;
- 3) appropriate \$6,237 received in 2025 from the Liberty Common Junior High School as a development contribution to construction near Project B;
- 4) appropriate \$62 (1%) of the development contribution to construction to the APP program;
- 5) appropriate \$7,500 in existing capital project funds in Project B to the APP program to correct an error in a previous appropriation in 2018;
- 6) appropriate \$52,485 received in 2025 from the Liberty Commons Junior High School as a development contribution to construction near Project C; and
- 7) appropriate \$525 (1%) of the development contribution to construction to the APP program.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Dana Hornkohl, Capital Projects Manager

SUBJECT

Items Relating to Development Contributions to Transportation Capital Improvement Projects.

EXECUTIVE SUMMARY

A. First Reading of Ordinance No. 190, 2025, Appropriating Prior Year Reserves for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement Project and Related Art in Public Places.

B. First Reading of Ordinance No. 191, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the East Prospect Road – Sharp Point to I-25 Project and Related Art in Public Places.

C. First Reading of Ordinance No. 192, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the Sharp Point Drive and March Court Pedestrian Intersection Improvement Project and Related Art in Public Places.

The purpose of this item is to appropriate development contributions from The Standard at Fort Collins and Liberty Common Junior High School to the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement project (Project A), the East Prospect Road – Sharp Point to I-25 project (Project B), and the Sharp Point Drive and March Court Pedestrian Intersection Improvement project (Project C). If approved, this item will:

- 1) appropriate \$20,000 received in 2018 from The Standard at Fort Collins as a development contribution to construction near Project A;
- 2) appropriate \$200 (1%) of the development contribution to construction to the Art in Public Places (APP) program;
- 3) appropriate \$6,237 received in 2025 from the Liberty Common Junior High School as a development contribution to construction near Project B;
- 4) appropriate \$62 (1%) of the development contribution to construction to the APP program;
- 5) appropriate \$7,500 in existing capital project funds in Project B to the APP program to correct an error in a previous appropriation in 2018;
- 6) appropriate \$52,485 received in 2025 from the Liberty Commons Junior High School as a development contribution to construction near Project C; and
- 7) appropriate \$525 (1%) of the development contribution to construction to the APP program.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinances on First Reading.

BACKGROUND / DISCUSSION

The Active Modes Plan recommends bicycle and pedestrian improvements at locations where they could reduce vehicular-pedestrian crashes. Vehicle-pedestrian crashes and vehicle-cyclist crashes are more likely to result in severe injuries or fatalities. FC Moves staff and Engineering staff evaluated five recommendations where improvements were likely to have a significant impact. The City successfully applied for Highway Safety Improvement Program (HSIP) grant funds to make improvements at these locations in 2022 and 2023. Projects A and C are two of these locations. Council appropriated the grant and local funding in September 2024. Design has begun at all five locations, and construction is anticipated in 2026.

East Prospect Road between Sharp Point and I-25 (Project B) is currently a two-lane arterial roadway. The Master Street Plan identifies this corridor to become a four-lane arterial roadway. Prospect Road west of Sharp Point Drive is a four-lane arterial roadway. The existing bridges over the Poudre River and Boxelder Creek have been widened in anticipation of Project B. The City participated in the replacement of the Prospect Road interchange at I-25 with the Colorado Department of Transportation. Project B would be the culmination of significant City investment over the past 20 years. The additional capacity would also relieve significant congestion and lengthen the lifespan of the parallel arterial corridors at Mulberry Street and Harmony Road. The City's goals to promote mode shift from single occupancy vehicles mean Project B will include active modes improvements for pedestrians and bicycle infrastructure. This corridor is currently being evaluated as a potential transit corridor that may connect to a future mobility hub. Council made an initial appropriation of funding to Project B in 2018. That appropriation should have included \$20,000 for the APP program, but only \$12,500 was appropriated at that time. This proposed action will transfer \$7,500 in appropriated capital project funds to APP to fulfill the obligation. Design is currently at approximately 30% and holding to prioritize additional project elements.

CITY FINANCIAL IMPACTS

The development contribution to construction from The Standard at Fort Collins is allocated to the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement project (Project A). The development contributions to construction from the Liberty Common Junior High School are allocated to the East Prospect Road – Sharp Point to I-25 project (Project B), and the Sharp Point Drive and March Court Pedestrian Intersection Improvement project (Project C).

The following is a summary of the funding anticipated for the design, acquisition, and construction for Project A. The total fund amount for Project A is \$483,051 composed of prior appropriated funds and funds appropriated with this action.

Prior Appropriated Funds West Prospect Road and Prospect Lane (Project A)	
Highway Safety Improvement Program (HSIP)	\$ 416,926
Community Capital Improvement Program - Bike/Pedestrian Grade Separated Crossing (CCIP-BII)	\$ 46,325
Total Prior Appropriation	\$ 463,251

Funds to be Appropriated West Prospect Road and Prospect Lane (Project A)	
Development Contribution (DC) - The Standard at Fort Collins, LLC	\$ 20,000
Art in Public Places - Art (APP-A)	\$ (156)
Art in Public Places - Operations (APP-O)	\$ (40)
Art in Public Places - Maintenance (APP-M)	\$ (4)
Net Total Project Funds to be Appropriated	\$ 19,800

Total Capital Project Funds (Project A)	\$ 483,051
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The following is a summary of the funding anticipated for the design and acquisition for Project B. The total fund amount for Project B is \$1,986,175 composed of prior appropriated funds and funds appropriated with this action.

Prior Appropriated Funds East Prospect Road (Project B)	
Transportation Capital Expansion Fee (TCEF)	\$ 1,997,250
Transportation Services Fund (TSF)	\$ 2,750
Art in Public Places (APP)	\$ (12,500)
Total Prior Appropriation	\$ 1,987,500

Funds to be Appropriated East Prospect Road (Project B)	
Development Contribution (DC) - LCS Building Corporation	\$ 6,237
Art in Public Places - Art (APP-A)	\$ (49)
Art in Public Places - Operations (APP-O)	\$ (12)
Art in Public Places - Maintenance (APP-M)	\$ (1)
Art in Public Places (APP) - Correction for Previous Appropriation	\$ (7,500)
Net Total Project Funds to be Appropriated	\$ (1,325)

Total Capital Project Funds (Project B)	\$ 1,986,175
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The following is a summary of the funding anticipated for the design and acquisition for Project C. The total fund amount for Project C is \$221,960 composed of prior appropriated funds and funds appropriated with this action.

Prior Appropriated Funds Sharp Point Drive and March Court (Project C)	
Highway Safety Improvement Program (HSIP)	\$ 153,000
Community Capital Improvement Program - Bike/Pedestrian Grade Separated Crossing (CCIP-BII)	\$ 17,000
Total Prior Appropriation	\$ 170,000

Funds to be Appropriated Sharp Point Drive and March Court (Project C)	
Development Contribution (DC) - LCS Building Corporation	\$ 52,485
Art in Public Places - Art (APP-A)	\$ (410)
Art in Public Places - Operations (APP-O)	\$ (105)
Art in Public Places - Maintenance (APP-M)	\$ (10)
Net Total Project Funds to be Appropriated	\$ 51,960

Total Capital Project Funds (Project C)	\$ 221,960
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BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Pedestrian Intersection Improvement projects (West Prospect Road and Prospect Lane / Sharp Point Drive and March Court) were identified as part of the Active Modes Plan adopted by Council in December 2022. Council approved the initial appropriation of grant and local funds for these projects as part of Ordinance No. 132, 2024.

The East Prospect Road – Sharp Point to I-25 project is identified as part of the Master Street Plan adopted by Council on December 5, 2023. The project has not been separately presented to any board, commission, or committee at this time. It is anticipated that as the project moves forward, it will likely be brought before the Transportation Board and/or Council. Council approved the initial appropriation of local funds for this project as part of the annual appropriation for 2019 included in Ordinance No. 133, 2018.

PUBLIC OUTREACH

The Pedestrian Intersection Improvement projects were presented at the 2025 Transportation Projects Fair on March 6, 2025. Staff will develop and implement a Public Engagement Plan for the three projects in conjunction with the Communications and Public Involvement Office.

ATTACHMENTS

1. Development Agreement – The Standard at Fort Collins (excerpt)
2. Development Agreement – Liberty Common Junior High School (excerpt)
3. Ordinance No. 190, 2025
4. Ordinance No. 191, 2025
5. Ordinance No. 192, 2025

RECEPTION #20180031981, 5/29/2018 3:58:38 PM,
1 of 37, \$193.00
Angela Myers, Clerk & Recorder, Larimer County, CO

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FORT COLLINS; AND
THE STANDARD AT FORT COLLINS, LLC,
AND RIDGE GATE PARTNERS, LLC

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this 22nd day of MAY 2018, by and between the CITY OF FORT COLLINS, COLORADO, a Municipal Corporation, hereinafter referred to as the "City"; THE STANDARD AT FORT COLLINS, LLC, a Delaware limited liability company, hereinafter referred to as the "Developer"; and RIDGE GATE PARTNERS, LLC, a Nevada limited liability company, hereinafter referred to as the "Owner."

WITNESSETH:

WHEREAS, the Developer is the owner of a portion of certain real property situated in the County of Larimer, State of Colorado, (hereafter sometimes referred to as the "Property" or "Development") and legally described as follows:

Standard at Fort Collins, a portion thereof being a replat of Lots 5, 6, and 19, and portions of Lots 4, 7, 16, 17, 18 and 20, Block 2, College Heights, a Subdivision Plat, located in the Southwest Quarter of Section 14, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado.

WHEREAS, the Developer has entered into an agreement with Ridge Gate Partners, LLC, to acquire a long-term ground lease interest in and to a portion of the Property; and

WHEREAS, the Developer desires to develop the Property and has submitted to the City all plats, plans (including utility plans), reports and other documents required for the approval of a final plan according to the City's development application submittal requirements master list (the "Final Development Plan Documents") copies of which are on file in the office of the City Engineer and made a part hereof by reference; and

WHEREAS, the parties hereto have agreed that the development of the Property will require increased municipal services from the City in order to serve such area and will further require the installation of certain improvements primarily of benefit to the Property and not to the City of Fort Collins as a whole; and

D. Streets

1. Subject to the conditions of this Agreement, the City agrees to reimburse the Developer for oversizing public street improvements along Prospect Road for those portions of said street abutting the Property as shown on the Final Development Plan Documents. Reimbursement for Prospect Road shall be for increasing the sidewalk width from local (4.5 feet) access standards to arterial (varies from 7 to 10 feet) standards. The City shall make reimbursement to the Developer for the aforesaid oversized street improvements in the manner provided in and in accordance with City Code Section 24-112. As identified in the City Code, the City shall not participate in the cost of transportation improvements required solely for the special use and benefit of the Development required by the transportation impact study for the Development, or by the City Traffic Engineer. The Developer agrees and understands that the City shall have no obligation to make reimbursement payments for street oversizing unless funds for such payments shall first have been budgeted and appropriated from the transportation improvements fund by the City Council. The Developer further understands that to the extent that funds are not available for such reimbursement, the City may not, in the absence of the Developer's agreement, require the construction, at the Developer's expense, of any oversized portion of streets not reasonably necessary to offset the traffic impacts of the Development. The Developer does hereby agree to construct the aforesaid oversized street improvements with the understanding that the Developer may not be fully reimbursed by the City for the cost of such construction. The Developer further agrees to accept payment, for the aforesaid oversized street improvements, in accordance with City Code Section 24-112(d) as full and final settlement and complete accord and satisfaction of all obligations of the City to make reimbursements to the Developer for such described oversized transportation improvements. Nothing herein shall be construed as a waiver by the Developer and its successors and assigns of any right it or they may have to reimbursement pursuant to applicable law, including but not limited to the City's regulations, in connection with the Developer's dedication of twenty-one feet (21') of right-of-way adjacent to Prospect Road for the entire length of the Property ("Prospect Road ROW") as more particularly shown on the Final Development Plan Documents. By its execution of this Agreement and its dedication of the Prospect Road ROW, the Developer does not waive such right that may exist to reimbursement and the Developer shall have the right to continue to assert and maintain a claim for such reimbursement. The City's position is that it is requiring the dedication of the Prospect Road ROW pursuant to City Code Section 24-95 as part of the required local access portion, a position the Developer disputes. The City reserves any right it may have to impose additional obligations related to the local access portion that are not set forth in this Agreement, including Developer payment for previously installed improvements along Prospect Road and Lake Street, and the Developer reserves any right it may have to contest any imposition of such additional obligations.

2. It is understood that the improvements that are to be constructed in the public right-of-way as described in this Section II.D are "City improvements" (as defined below) and, as such, any contract for the construction of the same must be executed in writing. If the cost of such improvements exceeds the sum of Sixty Thousand Dollars (\$60,000), the contract for the construction of the same must be submitted to a competitive bidding process resulting in an award to the lowest responsible bidder; and evidence must be submitted to the City prior to the commencement of the work showing that the award was given to the lowest responsible bidder. If the cost of such Improvements exceeds One Hundred Thousand Dollars (\$100,000), the contract for the construction of the improvements must be insured by a performance bond or other equivalent security. For purposes of this Paragraph, the term "City improvements" shall mean either (1) existing improvements owned by the City that are to be modified or reconstructed, or (2) any improvements funded in whole or in part by the City.

3. Prior to the issuance of any certificate of occupancy (whether full or temporary), the Developer shall pay \$20,000 to the City to be used toward the future HAWK signal that is anticipated to be provided for a pedestrian/bike crossing of Prospect Road. The Developer and the City agree that should the HAWK signal be constructed by the City in advance of the City's receiving this payment, the City shall have the right to utilize the \$20,000 payment as a reimbursement to the City for the City's construction of the HAWK signal.

4. Prospect and Whitcomb Turn Lane

a. The City shall attempt to obtain the necessary right-of-way from the Board of Governors of Colorado State University ("CSU") for a westbound right turn lane at Prospect Road and Whitcomb Street (the "Turn Lane") no later than January 1, 2019.

b. The Developer shall diligently pursue the preparation of and submission to the City of mylars of the Turn Lane construction plans (the "Turn Lane Plans") in order to obtain final City approval of such mylars no later than January 1, 2019.

c. If the City obtains the right-of-way for the Turn Lane from CSU by January 1, 2019 and the Developer obtains final City approval of the Turn Lane Plans by January 1, 2019, then the Developer shall have the obligation to construct the Turn Lane in accordance with the Turn Lane Plans. Upon completion of the Turn Lane by the Developer and acceptance thereof by the City, the City shall reimburse the Developer for fifty percent (50%) of the total cost of construction of the Turn Lane in accordance with the City's transportation improvements reimbursement program in City Code Section 24-112. Construction of the Turn Lane shall be completed

by the Developer prior to issuance of a certificate of occupancy for the Development.

d. In the event that either (i) the City is unable to acquire the right-of-way for the Turn Lane from CSU by January 1, 2019 or, (ii) notwithstanding its diligent efforts, the Developer is unable to obtain final City approval of the Turn Lane Plans by January 1, 2019 due to delays in the City review process for such plans, the Developer shall not be required to construct the Turn Lane. In either such event, the Developer shall be obligated, in lieu of construction of the Turn Lane, to pay to the City a sum equal to fifty percent (50%) of the total cost of construction of the Turn Lane, the initial estimate of which total construction cost is Three Hundred Thousand Dollars (\$300,000). Such payment shall be made by the Developer to the City prior to March 1, 2019, in order to afford the City sufficient time to coordinate the construction of the Turn Lane with the Developer's contribution and the City's completion of the Turn Lane in advance of the Developer's desired occupancy of fall of 2020. In the event that the City does not have a final actual cost for construction of the Turn Lane prior to March 1, 2019, the Developer shall pay to the City a sum equal to One Hundred Fifty Thousand Dollars (\$150,000), which is fifty percent (50%) of the total estimated cost of the Turn Lane. In that event, if the City's final cost of Turn Lane construction demonstrates that the Developer's fifty percent (50%) of such cost is more than One Hundred Fifty Thousand Dollars (\$150,000), the City shall give notice of such additional cost to the Developer and the Developer shall pay such additional cost to the City within sixty (60) days thereafter.

5. As identified in Article III, Chapter 23 of the City Code (the "Encroachment Regulations") no encroachments or obstructions are allowed within the public rights-of-way without a permit ("Encroachment Permit"). The Developer understands and acknowledges that if the Final Development Plan Documents now or in the future, through an amendment process, include any encroachments or obstructions in the public rights-of-way the Developer shall apply for, meet any requirements or conditions, and obtain an approved Encroachment Permit prior to the installation of the encroachment(s).

a. All requirements and conditions as identified on the Encroachment Permit and identified in the Encroachment Regulations shall be met and maintained both prior to and after issuance of the Encroachment Permit. The Encroachment Permit, which is non-transferable, is issued to the property owner or to the lessee of the property (with the property owners consent) in which the encroachment is adjacent to or benefits and the Developer

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FORT COLLINS AND LCS
BUILDING CORPORATION

THIS DEVELOPMENT AGREEMENT (the "Agreement"), is made and entered into on the date of the last signature below, by and between the CITY OF FORT COLLINS, COLORADO, a Municipal Corporation, hereinafter referred to as the "City"; and LCS BUILDING CORPORATION, a Colorado Corporation, hereinafter referred to as the "Developer."

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property situated in the County of Larimer, State of Colorado (hereafter sometimes referred to as the "Property" or "Development") and legally described as follows, to wit:

A REPLAT OF LOTS 4, 5, 8 AND 9 OF PROSPECT INDUSTRIAL PARK AND VACATED RIGHT-OF-WAY RIVERBEND COURT, located in the northeast corner of Section 20, Township 7 North, Range 68 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado.

WHEREAS, the Development is known to the City as LIBERTY COMMON JUNIOR HIGH SCHOOL – PHASE 2, ID# FDP250006; and

WHEREAS, the Developer desires to develop the Property and has submitted to the City all plats, plans (including utility plans), reports and other documents required for the approval of a final plan according to the City's development application submittal requirements master list (the "Final Development Plan Documents") copies of which are on file in the office of the City Engineer and made a part hereof by reference; and

WHEREAS, the parties hereto have agreed that the development of the Property will require increased municipal services from the City in order to serve such area and will further require the installation of certain improvements primarily of benefit to the Property and not to the City of Fort Collins as a whole; and

WHEREAS, the City has approved the Final Development Plan Documents submitted by the Developer, subject to certain requirements and conditions, which involve the installation of and construction of utilities and other municipal improvements in connection with the development of the Property.

facility configuration that occur as a result of the construction of buildings and/or development of lots, whether by the Developer or others.

6. The Developer shall limit the construction of the off-site storm drainage improvements to the limits of construction as shown on the Final Development Plan Documents. The Developer shall re-seed and/or restore all areas that are disturbed during construction of the off-site storm drainage improvements in accordance with the Final Development Plan Documents promptly following construction. The Developer shall ensure that no negative impact occurs to the adjoining properties during the construction of these facilities. No grading shall be done outside of the approved areas as shown on the Final Development Plan Documents.

7. Developer's drainage design for this Development includes evacuation of storm drainage runoff through a bioretention facility and into the drainage outfall system in a reasonable amount of time. The bioretention facility has been designed to discharge stormwater runoff from frequent storms over a 12-hour period. Under the intended operation of the bioretention facility, there will not be standing water in the facility more than 24 hours after the end of a rainfall event. If after construction and acceptance of the bioretention facility associated with this Development, surfacing or standing water conditions persist in this facility; and if such conditions are beyond what can be expected in accordance with the approved stormwater design, the Developer shall promptly, upon such discovery, take appropriate action in order to return or modify (subject to City's approval of any such modification) the facility to function in accordance with the designed operation in accordance with the Final Development Plan Documents.

8. The Developer shall be responsible for maintenance of all storm drainage facilities not identified as public in the Final Development Plan Documents in accordance with the Standard Operating Procedures (SOPs) contained in Exhibit C, attached hereto and incorporated herein by reference.

D. Streets

1. No street oversizing reimbursement from the City is due the Developer for this Development.

2. As identified in Article III, Chapter 23 of City Code ("Encroachments") no encroachments or obstructions are allowed within the public rights-of-way without a permit ("Encroachment Permit"). The Developer understands and acknowledges that if the Final Development Plan Documents now or in the future, through an amendment process, include any encroachments or obstructions in the public rights-of-way the Developer shall apply for, meet any requirements or conditions, and obtain an approved Encroachment Permit before the installation of the encroachment(s).

a. All requirements and conditions as identified on the Encroachment Permit and identified as Encroachments shall

be met and maintained both before and after issuance of the Encroachment Permit. The Encroachment Permit, which is non-transferable, is issued to the property owner or to the lessee of the property (with the property owner's consent) in which the encroachment is adjacent to or benefits and the Developer understands that at such time as ownership of that parcel changes and/or a new lessee exists (as applicable) a new encroachment permit will need to be applied for and new liability insurance will need to be provided by the property owner. The permit is revocable pursuant to Chapter 23 of City Code.

- b. The Developer, for itself and its successor(s) in interest, does hereby release and hold harmless the City from any damages to the encroachment arising from the City's actions in maintaining, repairing and/or replacing the public infrastructure including utilities, except as caused by the City's gross negligence or willful misconduct.
- c. The City shall have no responsibility for the installation and maintenance of any encroachment and the Developer, for itself and its successor(s) in interest, does hereby indemnify and hold harmless the City from any and all claims that might arise, directly or indirectly, as a result of the Developer's installation or maintenance of any encroachments onto the public right-of-way.
- d. Only public utilities (defined as utilities owned and maintained by the City and gas utilities owned by Xcel Energy) or utility providers that have a franchise agreement with the City are allowed to be installed and located within public rights-of-way and public easements. Private utilities are allowed to cross public rights-of-way and easements provided that the crossing is perpendicular to the public right-of-way or easement, that sleeves are provided for the crossing in accordance with City standards, encroachment permits for such crossing are obtained, and the utility is registered with the utility locate center. Any private utilities found within public rights-of-way or easements not meeting the above criteria serving the Property shall be required to be removed by the Developer at the Developer's expense or apply for and obtain an approved Encroachment Permit. All sleeves across the right-of-way

shall be designed and installed in accordance with City standards then in effect.

- e. If there is any conflict between this provision and the Encroachment Regulations, then the Encroachment Regulations will control. The Developer acknowledges that, as with any regulation, the Encroachment Regulations are subject to change and Developer agrees to abide by any changes to the Encroachment Regulations.

3. Notwithstanding any provision herein to the contrary, the Developer shall be responsible for all costs for the initial installation of traffic signing and striping for this Development, including related to the Developer's internal street operations and of any adjacent or adjoining local, collector or arterial streets that is made necessary because of the Development.

4. Following completion of all public infrastructure improvements, the Developer shall continue to have responsibility for maintenance and repair of said improvements in accordance with the Land Use Code.

5. Before issuance of any development construction permit for the Development, the Developer shall pay \$52,485 to the City to be used toward the Reduced Speed School Zone Flashers that will be incorporated into the future pedestrian/school crossing of Sharp Point Drive adjacent to the school site. The overall design of the pedestrian/school crossing will be determined by the City of Fort Collins, and the Developer and the City agree that should the pedestrian/school crossing be constructed by the City before the City receives this payment, the City will have the right to use the \$52,485 payment as a reimbursement to the City for the cost of construction of the aforementioned crossing.

6. Before issuance of any development construction permit for the Development, the developer shall pay \$6,237 (being 1.6% of the overall estimated cost of \$388,882) to the City to be used toward the future traffic signal at Sharp Point Drive and Prospect Road. The overall design of the signal will be determined by the City of Fort Collins, and the Developer and the City agree that should the traffic signal be constructed by the City before the City received this payment, the City will have the right to use the \$6,237 as a reimbursement to the City for the costs of construction of the aforementioned traffic signal.

E. Natural Resources

Refer to Final Development Plan Documents for construction schedule regarding nearby eagle nesting sites.

ORDINANCE NO. 190, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PRIOR YEAR RESERVES FOR A DEVELOPMENT
CONTRIBUTION TO CONSTRUCTION AND AUTHORIZING TRANSFERS OF
APPROPRIATIONS FOR THE WEST PROSPECT ROAD AND PROSPECT LANE
PEDESTRIAN INTERSECTION IMPROVEMENT PROJECT AND RELATED ART IN
PUBLIC PLACES

A. This Ordinance appropriates developer contribution funds to the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement project (the "Project").

B. The Active Modes Plan recommends bicycle and pedestrian improvements at locations where they could reduce vehicular-pedestrian crashes. Vehicle-pedestrian crashes and vehicle-cyclist crashes are more likely to result in severe injuries or fatalities.

C. FC Moves staff and Engineering staff evaluated five recommendations where improvements were likely to have a significant impact. The City successfully applied in 2022 and 2023 for Highway Safety Improvement Program ("HSIP") grant funds to make improvements at these locations. The Project is one of these identified locations. City Council appropriated the HSIP grant and local funding in September 2024 (Ordinance No. 132, 2024). Design has begun at all five locations, and construction is anticipated in 2026.

D. A private development project, The Standard at Fort Collins, provided a development contribution according to the terms of its development agreement for pedestrian improvements on Prospect Road in the amount of \$20,000 in 2018. These pedestrian improvements on Prospect Road will be constructed as part of the Project.

E. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

F. The City Manager recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Transportation Improvements fund and that this appropriation will not cause the total amount appropriated in the Transportation Improvements fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this fund during this fiscal year.

G. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds

are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

H. The City Manager recommended the transfer of \$20,000 from The Standard at Fort Collins Development Contribution account in the Transportation Improvements fund to the Project capital account in the Capital Projects fund and determined that the purpose for which the transferred funds are to be expended remains unchanged.

I. This Project involves construction estimated to cost more than \$250,000 and, as such, City Code Section 23-304 requires one percent of these appropriations to be transferred to the Cultural Services and Facilities Fund for a contribution to the Art in Public Places ("APP") program.

J. The Project cost of \$20,000 has been used to calculate the contribution to the APP program.

K. The amount to be contributed in this Ordinance will be \$200 of the development contribution in the Project.

L. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a capital project, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the completion of the capital project.

M. The City Council wishes to designate the appropriation herein for the Project as an appropriation that shall not lapse until the completion of the Project.

N. The appropriations in this Ordinance benefit public health, safety and welfare of the residents and traveling public of Fort Collins and serve the public purpose of improving transportation infrastructure and safety within the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from prior year reserves in the Transportation Improvements fund the sum of TWENTY THOUSAND DOLLARS (\$20,000) to be expended in the Transportation Improvements fund for transfer to the Capital Projects fund for the Project and appropriated therein.

Section 2. The unexpended and unencumbered appropriated amount of ONE HUNDRED FIFTY-SIX DOLLARS (\$156) in the Capital Projects fund is hereby authorized for transfer to the Cultural Services and Facilities fund and appropriated and expended therein to fund art projects under the APP program.

Section 3. The unexpended and unencumbered appropriated amount of FORTY DOLLARS (\$40) in the Capital Projects fund is hereby authorized for transfer to the Cultural Services and Facilities fund and appropriated therein for expenditure for the operation costs of the APP program.

Section 4. The unexpended and unencumbered appropriated amount of FOUR DOLLARS (\$4) in the Capital Projects fund is hereby authorized for transfer to the Cultural Services and Facilities fund and appropriated therein for expenditure for the maintenance costs of the APP program.

Section 5. The appropriation herein for the Project is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the completion of the Project.

Introduced, considered favorably on first reading on November 18, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025

Approving Attorney: Heather N. Jarvis

Exhibit: None

ORDINANCE NO. 191, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING A SUPPLEMENTAL APPROPRIATION FOR A DEVELOPMENT
CONTRIBUTION TO CONSTRUCTION AND AUTHORIZING TRANSFERS OF
APPROPRIATIONS FOR THE EAST PROSPECT ROAD – SHARP POINT TO I-25
PROJECT AND RELATED ART IN PUBLIC PLACES

A. This Ordinance appropriates developer contribution funds to the East Prospect Road – Sharp Point to I-25 project (the “Project”).

B. East Prospect Road between Sharp Point and I-25 is currently a two-lane arterial roadway. The Master Street Plan identifies this corridor to become a four-lane arterial roadway.

C. Prospect Road west of Sharp Point Drive is a four-lane arterial roadway. The existing bridges over the Poudre River and Boxelder Creek have been widened in anticipation of the Project. The City participated in the replacement of the Prospect Road interchange at I-25 with the Colorado Department of Transportation. The Project would be the culmination of significant City investment over the past 20 years. The additional capacity would also relieve significant congestion and lengthen the lifespan of the parallel arterial corridors at Mulberry and Harmony.

D. The City’s goal of promoting mode shifting away from single occupancy vehicles means the Project will include active modes improvements for pedestrians and bicycle infrastructure. Design is currently at approximately 30%, but Staff is holding off on further design to prioritize additional Project elements. This Prospect corridor is currently being evaluated as a potential transit corridor that may connect to a future mobility hub.

E. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

F. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Transportation Improvements fund and that this appropriation will not cause the total amount appropriated in the Transportation Improvements fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this fund during this fiscal year.

G. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds

are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

H. The City Manager has recommended the transfer of \$6,237 from the Liberty Common Junior High School development contribution account in the Transportation Improvements fund to the East Prospect Road – Sharp Point to I-25 Project capital account in the Capital Projects fund and determined that the purpose for which the transferred funds are to be expended remains unchanged.

I. This Project involves construction estimated to cost more than \$250,000 and, as such, City Code Section 23-304 requires one percent of these appropriations to be transferred to the Cultural Services and Facilities fund for a contribution to the Art in Public Places (“APP”) program.

J. The Project cost of \$6,237 has been used to calculate the contribution to the APP program from the development contribution.

K. City Council made an initial appropriation of funding to the Project in 2018 (as part of the annual appropriation for 2019 included in Ordinance No. 133, 2018). That appropriation should have included \$20,000 for the APP program, but only \$12,500 was appropriated at that time. This Ordinance will transfer \$7,500 in appropriated capital project funds to APP to fulfill the obligation.

L. The APP amount to be contributed in this Ordinance will be \$62 of the development contribution and \$7,500 in existing capital project funds in the East Prospect Road – Sharp Point to I-25 Project.

M. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a capital project, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the completion of the capital project.

N. The City Council wishes to designate the appropriation herein for the East Prospect Road – Sharp Point to I-25 Project as an appropriation that shall not lapse until the completion of the project.

O. The appropriations in this Ordinance benefit public health, safety and welfare of the residents and traveling public of Fort Collins and serve the public purpose of improving transportation infrastructure and safety within the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the Liberty Common Junior High School Development Contribution account in the Transportation Improvements fund the sum of SIX THOUSAND TWO HUNDRED THIRTY-SEVEN (\$6,237) to be expended in the Transportation Improvements fund for transfer to the Capital Projects fund for the East Prospect Road – Sharp Point to I-25 Project.

Section 2. The unexpended and unencumbered appropriated amount of FIVE THOUSAND EIGHT HUNDRED NINETY-NINE DOLLARS (\$5,899) in the Capital Projects fund is hereby authorized for transfer to the Cultural Services and Facilities fund and appropriated and expended therein to fund art projects under the APP program.

Section 3. The unexpended and unencumbered appropriated amount of ONE THOUSAND FIVE HUNDRED TWELVE DOLLARS (\$1,512) in the Capital Projects fund is hereby authorized for transfer to the Cultural Services and Facilities fund and appropriated therein for expenditure for the operation costs of the APP program.

Section 4. The unexpended and unencumbered appropriated amount of ONE HUNDRED FIFTY-ONE DOLLARS (\$151) in the Capital Projects fund is hereby authorized for transfer to the Cultural Services and Facilities fund and appropriated therein for expenditure for the maintenance costs of the APP program.

Section 5. The appropriation herein for the East Prospect Road – Sharp Point to I-25 Project is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the completion of the Project.

Introduced, considered favorably on first reading on November 18, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025

Approving Attorney: Heather N. Jarvis

Exhibit: None

ORDINANCE NO. 192, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING A SUPPLEMENTAL APPROPRIATION FOR A DEVELOPMENT
CONTRIBUTION TO CONSTRUCTION AND AUTHORIZING TRANSFERS OF
APPROPRIATIONS FOR THE SHARP POINT DRIVE AND MARCH COURT
PEDESTRIAN INTERSECTION IMPROVEMENT PROJECT AND RELATED ART IN
PUBLIC PLACES

A. This Ordinance appropriates developer contribution funds to the Sharp Point Drive and March Court Pedestrian Intersection Improvement project (the “Project”).

B. The Active Modes Plan recommends bicycle and pedestrian improvements at locations where they could reduce vehicular-pedestrian crashes. Vehicle-pedestrian crashes and vehicle-cyclist crashes are more likely to result in severe injuries or fatalities.

C. FC Moves staff and Engineering staff evaluated five recommendations where improvements were likely to have a significant impact. The City successfully applied in 2022 and 2023 for Highway Safety Improvement Program (“HSIP”) grant funds to make improvements at these locations. The Project is one of these identified locations. City Council appropriated the HSIP grant and local funding in September 2024 (Ordinance No. 132, 2024). Design has begun at all five locations, and construction is anticipated in 2026.

D. A private development project, Liberty Common Junior High School, provided a development contribution in 2025 according to the terms of its development agreement for pedestrian improvements at Sharp Point Drive in the amount of \$52,485. These pedestrian improvements will be constructed as part of the Project.

E. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

F. The City Manager recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Transportation Improvements fund and that this appropriation will not cause the total amount appropriated in the Transportation Improvements fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this fund during this fiscal year.

G. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds

are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

H. The City Manager recommended the transfer of \$52,485 from the Liberty Common Junior High School development contribution account in the Transportation Improvements fund to the Project capital account in the Capital Projects fund and determined that the purpose for which the transferred funds are to be expended remains unchanged.

I. This Project involves construction estimated to cost more than \$250,000 and, as such, City Code Section 23-304 requires one percent of these appropriations to be transferred to the Cultural Services and Facilities Fund for a contribution to the Art in Public Places ("APP") program.

J. The Project cost of \$52,485 has been used to calculate the contribution to the APP program.

K. The amount to be contributed in this Ordinance will be \$525 of the development contribution in the Project.

L. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a capital project, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the completion of the capital project.

M. The City Council wishes to designate the appropriation herein for the Project as an appropriation that shall not lapse until the completion of the Project.

N. The appropriations in this Ordinance benefit public health, safety and welfare of the residents and traveling public of Fort Collins and serve the public purpose of improving transportation infrastructure and safety within the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the Liberty Common Junior High School Development Contribution account in the Transportation Improvements fund the sum of FIFTY-TWO THOUSAND FOUR HUNDRED EIGHTY-FIVE DOLLARS (\$52,485) to be expended in the Transportation Improvements fund for transfer to the Capital Projects fund for the Project.

Section 2. The unexpended and unencumbered appropriated amount of FOUR HUNDRED TEN DOLLARS (\$410) in the Capital Projects fund is hereby authorized for

transfer to the Cultural Services and Facilities fund and appropriated therein to fund art projects under the APP program.

Section 3. The unexpended and unencumbered appropriated amount of ONE HUNDRED FIVE DOLLARS (\$105) in the Capital Projects fund is hereby authorized for transfer to the Cultural Services and Facilities fund and appropriated therein for expenditure for the operation costs of the APP program.

Section 4. The unexpended and unencumbered appropriated amount of TEN DOLLARS (\$10) in the Capital Projects fund is hereby authorized for transfer to the Cultural Services and Facilities fund and appropriated therein for expenditure for the maintenance costs of the APP program.

Section 5. The appropriation herein for the Project is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the completion of the Project.

Introduced, considered favorably on first reading on November 18, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025

Approving Attorney: Heather N. Jarvis

Exhibit: None

File Attachments for Item:

14. First Reading of Ordinance No. 193, 2025, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations of Keep Fort Collins Great Fund Residual Balance.

The Keep Fort Collins Great Fund (KFCG Fund) was created to receive the proceeds of a 0.85% voter approved sales tax that was collected from 2011 – 2020. As of October 2025, there is a residual balance in the fund of \$193,938. As the fund has completed operations, it is prudent fiscal management to close the fund, which requires a transfer of the residual fund balance.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Trevor Nash, Senior Accounting Manager

SUBJECT

First Reading of Ordinance No. 193, 2025, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations of Keep Fort Collins Great Fund Residual Balance.

EXECUTIVE SUMMARY

The Keep Fort Collins Great Fund (KFCG Fund) was created to receive the proceeds of a 0.85% voter approved sales tax that was collected from 2011 – 2020. As of October 2025, there is a residual balance in the fund of \$193,938. As the fund has completed operations, it is prudent fiscal management to close the fund, which requires a transfer of the residual fund balance.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Between 2011 and 2020, the Keep Fort Collins Great (KFCG) voter approved sales tax brought more than \$255 million in sales and use tax revenues to the City. Proceeds from the tax were spread between six different purposes in the ballot language: street maintenance and repair (33%), other street and transportation needs (17%), police services (17%), fire protection and other emergency services (11%), parks maintenance and recreation services (11%), and community priorities other than those listed above, as determined by Council (11%).

The tax proceeds were appropriated and spent according to standard budget procedures at the City. At this point the proceeds have been nearly fully expended, with a residual balance representing 0.08% of total collections remaining in the fund.

Financial activity within the KFCG Fund has effectively concluded. The funds are no longer being budgeted for the purposes identified in the KFCG ballot language, and there has not been significant transaction activity in the fund for close to two years. The KFCG Fund is, for all purposes, a dormant fund. It is considered an industry best practice to close unused funds to prevent inadvertent usage, clean up required reporting, and provide clarity on financial activity.

Staff in the Accounting and Budget departments of Financial Services have reviewed close-out options for the KFCG Fund and recommend to Council that the most efficient way to close the KFCG fund is to transfer the remaining balance of \$193,938 to other funds within the City that align with the purposes of the KFCG,

as approved by voters 2010 ballot language. The funds will be eligible for appropriation and usage through the standard budget process in the future.

Ballot language	Percentage	City Fund	Amount
Street Maintenance and Repair	33%	Transportation Fund	\$64,000
Other Street and Transportation Needs	17%	Transit Services Fund	\$32,969
Police Services	17%	General Fund	\$32,969
Fire Protection and Other Emergency Services	11%	General Fund	\$21,333
Parks Maintenance and Recreation Services	11%	50% Recreation Fund 50% General Fund	\$21,333
Community Priorities, other than those listed above, as determined by Council	11%	General Fund	\$21,333

CITY FINANCIAL IMPACTS

There is no fiscal impact, in that revenue is being transferred within the City fund structure. In 2025 the amount transferred will be added to the reserve balance of each recipient fund. In future years, the revenues in those funds will be available for appropriation through the standard budget process.

The City Manager has also determined that these appropriations are available and previously unappropriated from their designated City Fund and will not cause the total amount appropriated in those Funds to exceed the current estimate of actual and anticipated revenues.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance No. 193, 2025

ORDINANCE NO. 193, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PRIOR YEAR RESERVES AND AUTHORIZING
TRANSFERS OF APPROPRIATIONS OF KEEP FORT COLLINS
GREAT FUND RESIDUAL BALANCE

A. On November 2, 2010, City voters approved Ballot Issue No. 2B (“Keep Fort Collins Great” or “KFCG”) increasing by 0.85% the City’s sales and use tax, from January 1, 2011 until December 31, 2020, for the purpose of raising revenue for street maintenance and repair, street and transportation needs, police services, fire protection and other emergencies services, parks maintenance and recreation services, and for community priorities as determined by Council.

B. The KFCG ballot language did not expressly provide direction to the City on how any residual amounts may be used once the temporary tax period ended. Therefore, a residual amount of KFCG revenues of \$193,938 remains in the KFCG Fund.

C. This Ordinance will effectively close the KFCG Fund by transferring these revenues to other City funds with purposes consistent with those in the KFCG ballot language. Therefore, this appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of efficient use of public funds, and the provision of transportation, emergency response, and parks and recreation services.

D. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

E. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the KFCG Fund and that this appropriation will not cause the total amount appropriated in the KFCG Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

F. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

G. The City Manager has recommended the transfer of \$193,938 from the KFCG Fund to the General Fund (\$86,302), the Transportation Services Fund (\$64,000), the Transit Services fund (\$32,969), and the Recreation Fund (\$10,667) and determined that the purpose for which the transferred funds are to be expended remains unchanged.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that there is hereby appropriated from prior year reserves in the Keep Fort Collins Great Fund the sum of ONE HUNDRED NINETY-THREE THOUSAND NINE HUNDRED THIRTY-EIGHT DOLLARS (\$193,938) to be expended in the KFCG Fund for transfer of fund residual to various city funds as follows:

Transportation Services Fund	\$ 64,000
Transit services fund	\$ 32,969
General Fund	\$ 86,302
Recreation Fund	\$ 10,667

Introduced, considered favorably on first reading on November 18, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025
Approving Attorney: Dianne Criswell

Exhibit: None

File Attachments for Item:

15. First Reading of Ordinance No. 194, 2025, Authorizing the Conveyance of a Permanent Drainage Easement on Magpie Meander Natural Area and Soft Gold Park and a Temporary Construction Easement on Soft Gold Park to Willox Development Partners, LLC.

The purpose of this item is to convey a drainage easement to Willox Development Partners, LLC (“WDC”) across Soft Gold Park (“Soft Gold”) and Magpie Meander Natural Area (“Magpie Meander”) and a temporary construction easement on Soft Gold. The Willox Farm project is a proposed residential development located immediately north of Soft Gold and Magpie Meander. The proposed drainage easement alignment follows an existing drainage swale that carries stormwater from parcels north of the City-owned land into a remnant oxbow of the Poudre River. The temporary construction easement on Soft Gold will primarily provide for the installation of a City-owned public underground electric transmission line that will serve the new development and construction of a paved trail segment.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Jonathan Piefer, Senior Real Estate Specialist
Missy Nelson, Senior Technical Project Manager
Tawnya Ernst, Land Conservation Lead Specialist

SUBJECT

First Reading of Ordinance No. 194, 2025, Authorizing the Conveyance of a Permanent Drainage Easement on Magpie Meander Natural Area and Soft Gold Park and a Temporary Construction Easement on Soft Gold Park to Willox Development Partners, LLC.

EXECUTIVE SUMMARY

The purpose of this item is to convey a drainage easement to Willox Development Partners, LLC ("WDC") across Soft Gold Park ("Soft Gold") and Magpie Meander Natural Area ("Magpie Meander") and a temporary construction easement on Soft Gold. The Willox Farm project is a proposed residential development located immediately north of Soft Gold and Magpie Meander. The proposed drainage easement alignment follows an existing drainage swale that carries stormwater from parcels north of the City-owned land into a remnant oxbow of the Poudre River. The temporary construction easement on Soft Gold will primarily provide for the installation of a City-owned public underground electric transmission line that will serve the new development and construction of a paved trail segment.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The 32-acre Magpie Meander Natural Area and 17.5-acre Soft Gold Park are located west of College Avenue between Willox Lane and Hickory Street. Magpie Meander (initially known as Hickory Park Natural Area) is set on a historic river oxbow where a high groundwater table supports a forested wetland, stream, and small pond in the southeast corner. A significant portion of the remanent river oxbow is owned by the City and is included in this natural area. A short, paved spur trail (0.16 mile) runs through the natural area connecting visitors to McMurry Natural Area and the Poudre River Trail. The adjacent Soft Gold Park offers a ballfield, sports field, picnic area, partially paved trail, bike pump track, and 1-acre dog park.

An undefined portion of this section of Magpie was purchased with Stormwater funds. As such, the City Stormwater Utilities Department has been consulted on this project and has confirmed the proposed easements do not affect any property interests owned or claimed for stormwater purposes.

WDC submitted the Development Plan for the Project in May 2022. The Planning and Zoning Commission approved the Development Plan on March 21, 2024, and it is currently in the final stages of Final

Development Plan approval. WDC purchased the 19-acre property ("Wilcox Farm") currently proposed for development in August 2022. The development proposal includes 62 single family residential units, a trail that will connect Wilcox Lane to Soft Gold Park, and improvements to West Wilcox Lane. Without the proposed easements from the City, the development would not be feasible, and WDC has worked closely with the City to accommodate both the Natural Areas Department and the Parks Department, and to determine the least intrusive easements possible.

Drainage Easement

Wilcox Farm is currently an undeveloped property, and any stormwater that flows from the site follows a natural drainage course generally to the south, across City property. The planned development will create impermeable surfaces typical with this type of development. As a condition of development approval, the developer is required to obtain the necessary easements to handle stormwater runoff prior to being able to submit a Final Plan.

There is an existing swale on the west side of Soft Gold and east side of Magpie Meander that conveys most of the current runoff from the Wilcox Farm parcel to the oxbow of the river. A small portion of the historic flows also run down the east side of the park and are captured in a grass swale and pipe that outlet into Wood Duck Pond on Magpie Meander. The proposed stormwater outfall for Wilcox Farm is located on Soft Gold and Magpie Meander and roughly follows the current drainage path.

The Wilcox Farm drainage system proposed would treat runoff before it leaves the site; current designs call for the site's runoff to be captured and directed towards an onsite rain garden and detention pond. The design meets all water quality and Low Impact Development (LID) criteria, which will reduce sediment and pollutants per City standards. From the detention pond, the water would be released via pipe/flared end section into the existing swale located on Soft Gold's northwest corner, flow southward across Magpie Meander and into the oxbow before reaching the Poudre River. Current drainage flows for the 10-year & 100-year events are 11.2 cfs and 28.6 cfs. The proposed design from the detention pond, as required by the Stormwater Criteria Manual, would release at the current 2-year historic rate of 6.6 cfs into City-owned land. The Parks Department deferred to Natural Areas to process the stormwater outfall request through Natural Areas' easement policy.

The City of Fort Collins Natural Areas and Conserved Lands Easement Policy (adopted by Council January 3, 2012) states the following:

"Drainage Facilities for Private Development. Drainage facilities that serve new development (such as detention, retention, or water quality ponds) shall be located on private land within the development and not on City-owned natural areas or conserved land. Easements for conveyance facilities will be considered on a case-by-case basis when the city-owned land is located between the private parcel and the historic receiving channel or stream. The design of the new flow conveyance must utilize existing drainages to the maximum extent feasible and must blend into the surrounding terrain, must not impact the existing geomorphic character of the drainage and must enhance the natural habitat features and character of the site."

Natural Areas staff review of the stormwater outfall easement request has focused on minimizing impacts to Magpie Meander. The developer, with feedback from Natural Areas, Planning, Parks, and Stormwater staff have submitted several alternatives.

Alternative A

This alternative proposes to outlet stormwater from the detention pond on the Wilcox property into an existing pond on the north end of Soft Gold. This alternative would require a large, disturbed area within Soft Gold. The park pond does not have the capacity to hold the stormwater release from the Wilcox Farm detention pond and the irrigation water from a future irrigation line.

Alternative B

Alternative B proposes to outlet flows to the east side of Soft Gold Park. This alternative would significantly impact the Soft Gold Park property, requiring larger easements and more construction on the park property. A swale would need to be constructed along the east side of Soft Gold Park, roughly 1,300 linear feet, to connect to the existing swale on the southeast side of Soft Gold. From the swale, water would flow into an existing series of pipes that outlet into Wood Duck Pond on Magpie Meander.

Construction of this swale could potentially impact two existing trees within the park, the existing eastern park fence, and the existing pipes would need to be upsized to handle this additional flow and potentially lowered to allow for a 0.5% sloped swale from the north.

Alternative C (Preferred)

This alternative places the entire storm pipe and flows within an existing drainage swale which traverses portions of Soft Gold and Magpie Meander and ultimately discharges to the Poudre River. This drainage way is well established, with substantial vegetation to minimize the potential for future erosion.

The requested drainage easement begins at the northwest corner of Soft Gold, is 30 feet wide and approximately 350 feet long. It extends approximately 185 linear feet on Soft Gold and the remaining 165 feet are on Magpie Meander.

Were other options analyzed/considered?

Alternatives that would not cross Natural Areas' property are limited at best for several reasons:

- 1) The City's Stormwater Criteria Manual requires developers to design stormwater outfall alignments so any swale or pipe that carries stormwater must ultimately outlet into a natural drainageway. Examples of natural drainageways include the Poudre River, Spring Creek and remnant oxbows.
- 2) Based on the proposed development site's topography, stormwater currently runs to the south, southeast, and southwest before connecting with the remnant oxbow and the Poudre River.
- 3) Natural Areas owns all property along the north bank of the Poudre River between Shields Street and College Avenue with the exception of approximately 770 linear feet encompassed by Legacy Park.
- 4) Alignments that would remain entirely on Parks and/or private property were not contemplated. For example, the Hickory Village mobile home park that runs along the east boundary of both the proposed development site and Soft Gold prevents an alternative alignment in that direction.

The City's execution of the drainage easement is contingent upon Willox Farm complying with all applicable Federal, State and local regulations.

Temporary Construction Easement

To connect the proposed new development to City Utilities, the developer requested the ability to extend service lines across Soft Gold. Initially, this was to include both sanitary sewer and electric lines. However, the sewer line alignment has been re-routed through the Hickory Village property to the east. An underground electric line is proposed to run east along the north boundary of Soft Gold and then head south before tying into existing City utility lines in Hickory Street. Once the electric line is installed it will be operated and maintained by City Light and Power. A Notice of Alignment will be executed to document the location of the electric line.

Installation of the electric line is expected to have temporary and to a lesser degree, a permanent impact to Soft Gold Park and its users. The line will be bored to protect the trees and all trees in the area have

been assessed as part of the final development plans. A new electric vault will be installed on the east side of Soft Gold. Light and Power requires a 10'-paved trail to accommodate their utility vehicles to access their vault. Access will be from the development north of the park via a new trail spur and continue south to the turnaround point. Items throughout Soft Gold that will be revised during construction of the electric line and as part of the compensation for that construction include:

- 1) ±7,060 SF of existing crusher fines trail removed and replaced with 8ft concrete trail.
- 2) ±4,360 SF of the existing 6ft concrete trail to be removed and rebuilt with 10 ft concrete trail.
- 3) ±2,700 SF of proposed concrete trail added to the north side of the park.
- 4) ±850 SF of proposed concrete will be added to provide a turnaround point for Light and Power maintenance vehicles.
- 5) ±313 LF of the existing underground electric line to be removed and relocated.
- 6) ±1,700 LF of proposed electrical main line installed along the east side of the park.

Irrigation sleeves throughout the park underneath the proposed trail.

CITY FINANCIAL IMPACTS

The following costs and fees will be charged to WDC as consideration for the easements:

Natural Areas Easement Application fee	\$5,000
Mitigation Fee- \$3,985/ac. @ 0.24 acres	\$3,985
Drainage Easement Cost - \$43,560/ac. x 0.241/ac. @ 50% of fair market value	\$5,249
Temporary Construction Easement Cost:	\$28,000

(TCE Consideration includes \$9,075 for the Permanent Utility Alignment, \$4,850 for the Temporary Construction Easement and \$14,075 for Expenses [Cost of appraisal and Real Estate Services staff time]).

The application fee and mitigation fee will be paid to the Natural Areas Department to support administrative costs and land conservation efforts. The mitigation fee is set in the Natural Areas' easement policy and provides a cost per acre for mitigation with a minimum of one acre. The drainage easement fee will be split between the Parks Department (53%) and Natural Areas (47%) for their respective portions of land encumbered by the easement. The Parks Department will receive the entirety of costs and fees for the temporary construction easement and alignment. Natural Areas and Real Estate Services retained a third-party appraiser to calculate the underlying fee value of the City property, which was used by City Staff as the basis for the easement value calculations.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At its January 10, 2024, meeting, the Land Conservation and Stewardship Board voted (7-2) to recommend that Council approve the conveyance of the drainage easement, Alternative C, to Willox Development Partners, LLC across Magpie Meander Natural Area and Soft Gold Park.

The Planning and Zoning Commission approved the Willox Farm Development project on March 21, 2024.

The Parks and Recreation Advisory Board has been apprised of the proposed easements and alignment; most recently at the October 22, 2025, meeting.

Note: The extended timeline between easement application, review, and bringing to Council resulted from several changes in easement location and coordinating to ensure the drainage easement was not considered ahead of Final Development Review for this project.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Vicinity Map
2. Land Conservation and Stewardship Board Meeting Minutes, January 10, 2024 (excerpt)
3. Planning and Zoning Commission Meeting Minutes, March 21, 2024 (excerpt)
4. Parks and Recreation Advisory Board Memo, October 20, 2025
5. Ordinance No. 194, 2025

Vicinity Map



Land Conservation & Stewardship Board

Regular Meeting | 1745 Hoffman Mill Road

January 10, 2024

Members:

Ross Cunniff, Chair
Scott Mason, Vice Chair
Denise Culver, Member
Andrea Elson, Member
Holger Kley, Member

Elena Lopez, Member
River Mizell, Member
Joe Piesman, Member
Mark Sears, Member

-
- 1. CALL TO ORDER:** Meeting was called to order at 5:30 p.m.
 - 2. ROLL CALL:** River Mizell, Joe Piesman, Andrea Elson, Elena Lopez, Mark Sears, Scott Mason, Ross Cunniff, Holger Kley, Denise Culver
NAD Staff: Katie Donahue, Tawnya Ernst, Matt Parker, Bernadette Kuhn, Aran Meyer, Rachel Balduzzi, Crystal Strouse, Zoë Shark, Julia Feder, Mary Boyts, Alynn Karnes
City Staff: Scott Benton, Environmental Planner
Guest: Amanda Poincelot, Project Manager, Northern Engineering
 - 3. COMMUNITY PARTICIPATION:** None
 - 4. AGENDA REVIEW:** There were no changes to the agenda.
 - 5. APPROVAL OF MINUTES:** There were no changes to December 2023 meeting minutes.

Member Piesman made a motion to approve the December LCSB meeting minutes. Member Mason seconded the motion. The motion was unanimously approved 9-0.

6. ACTION ITEMS

Katie Donahue, Natural Areas Director, prefaced the easement presentation with a general review of the Natural Areas Department's (NAD) role in the City's easement application process. NAD staff assess proposals, ensure viable alternatives are reviewed, and arrive at an alignment proposal with the least impact to habitat and in alignment with the department's mission. The easement proposal is then presented to the LCSB for feedback. Staff makes a recommendation based on the final easement proposal; LCSB chooses whether to recommend the proposal; City Council decides whether or not to approve the easement.

Magpie Meaner Stormwater Easement

Tawnya Ernst, Lead Specialist, Land Conservation, provided an overview of the request for a drainage easement across Magpie Meander Natural Area and Soft Gold Park. With the aid of an aerial map, Tawnya identified existing geographical features of the development site, Soft Gold Park, and Magpie Meander Natural Area, including the remnant oxbow. She pointed out that the easement alignment follows an existing drainage swale where stormwater currently flows from parcels north of the City-owned land into a remnant oxbow of the Poudre River.

Land Conservation & Stewardship Board Regular Meeting

Tawnya reported there is a population of the rare plant species tufted loosestrife within the oxbow and that this is probably the only known population within the state. This plant was a key factor in staff conversations with the developer about the proposed subdivision site design, as well as potential alignments for the stormwater outfall. The developer was willing to shift the original infrastructure design to add additional rain garden capacity to the site. City Stormwater staff have said that while the developer will be adding flows to the Oxbow, the flow rate for the development will fluctuate less than existing conditions.

As a condition of development approval, the developer is required to obtain the necessary easements to handle stormwater runoff prior to being able to submit a Final Plan. The developer, with feedback from Natural Areas, Planning, Parks, and Stormwater staff submitted several alternatives. Tawnya described each of the three alternatives, noting the preferred Alternative C minimizes the need for construction on city property and avoids two additional rare plant species in Magpie Meander Natural Area.

Discussion

Several Board members asked for clarification regarding planned drainage. Tawnya explained, the flow from the detention pond, through swell and into the Poudre River coincides with storm events. There are a few housing lots that drain directly into the detention pond, bypassing the rain gardens, representing about 7% of the total runoff. The rain gardens and swale filter runoff before it enters the oxbow and eventually returns to the Poudre River, but the extent of the filtration is unknown.

Members Culver and Mason inquired about monitoring water quality. Tawnya stated a meter is located near the oxbow outlet that is part of the Poudre River Water Quality network, in partnership Utilities and Colorado State University (CSU). She explained this meter might not capture the data desired. NAD is talking with Utilities and Environmental Regulatory Affairs staff to better track the water quality that is flowing into the Oxbow in this particular stretch of the natural area. Members Elson and Mason asked what recourse the City has if lots of phosphates or nitrogen were found.

Member Lopez requested Crystal Strouse, Botanist, to share her thoughts on the potential impact on the population of tufted loosestrife. Crystal and Matt Parker, Sr. Supervisor Resource Management, cited studies on water inundation but noted the results were not conclusive. Crystal stated her concern was the run-off draining into the oxbow may change the chemistry of the site and in turn may change of vegetation in the oxbow; vegetation that could outcompete the tufted loosestrife. Member Lopez then asked about seed collection. Crystal explained NAD will monitor the plant this summer and search for additional populations along the Poudre River. Collected seeds will be held by CSU in cold-storage, and if needed, grown out for replanting in similar habitat here in Fort Collins. Crystal stated she felt comfortable with the two-year rate variance and the detention pond, as well as the distance between the release location and the plant population as prescribed in Alternative C. Crystal confirmed for Member Mizell that the other two plants cited were not as rare as the tufted loosestrife.

Member Elson asked Member Culver to restate her position on the proposed easement Alternatives. Member Culver said that she felt Alternative C was best for water quality, and that the rain gardens and the swale remove minerals and nitrates from the stormwater. She also

Land Conservation & Stewardship Board Regular Meeting

noted the tufted loosestrife is a Colorado state rare plant, but that globally it is very secure. Member Kley asked Member Lopez to elaborate on her concerns. Member Lopez stated, while Alternative C is the least impactful, it is not enough to protect the tufted loosestrife. She acknowledged that wetlands filter water, but the herbicides and minerals do not disappear; they accumulate in the soil and are vulnerable to future ground disturbance such as a big storm event.

Member Mizell asked for clarification on storm water events and the proposed release volume into the swale. Scott Benton, Environmental Planner, explained the detention pond has been designed to accommodate a 100-year storm water event. Even with a massive event, the discharge rate would be equal to or less than a two-year storm water event. Currently there is no infrastructure limiting the runoff into the oxbow.

Members Kley and Elson asked about the stormwater infrastructure relative to and including the Hickory Village Mobile Home Park and if utilizing existing infrastructure was considered by the developer. Member Kley expressed concern that this easement is a relatively low-cost solution to an area underserved by stormwater infrastructure. Member Sears explained the detention pond with the two-year release rate is a pretty stringent requirement and prevents downstream flooding. Member Sears stated the city owns a lot of natural drainages which gives them the ability to require mitigation. Member Lopez pointed out there is cost in that the stormwater flows onto natural areas and the City has little recourse.

Member Elson asked if future development would be allowed to piggy-back on this drainage easement. Katie Donahue, Natural Areas Director, explained that any future development would require a separate easement application from each party; policy does not allow for layering uses without additional easements. Member Sears stated it was likely that any future stormwater coming onto the proposed site would have been addressed in the site plan. Kristin Poincelot, Project Manager, Northern Engineering, replied that the developer is required to accommodate current off-site flows through the detention pond.

Julia Feder, Environmental Planning Manager, reported that Council approval of the easement is contingent on the proposed site plan completing the Development Review process. Chair Cunniff responded that in the event Development Review changes the stormwater plan, the LCSB would like to review the easement request and advise Council accordingly.

Several Members expressed their general and ongoing concern about easements across natural areas. Chair Cunniff reiterated there is a historic pattern of natural areas being viewed as a target of opportunity for easements. Members emphasized their thoughtful consideration and caution when reviewing and recommending easement requests.

Member Sears made a motion that the Land Conservation and Stewardship Board recommends that City Council approve the granting of a permanent drainage easement, Alternative C, to Willox Development Partners LLC across Magpie Meander Natural Area and Soft Gold Park.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



Item 15.

Land Conservation & Stewardship Board Regular Meeting

Chair Cuniff made a motion to amend the motion to include, “In the event that Development Review changes the stormwater plan, the Land Conservation and Stewardship Board would like a chance to consider those impacts and make a recommendation to Council based on those changes. The interest of the LCSB is guided by the population of the rare and endangered tufted loosestrife known to be present in the Oxbow.”

Vice Chair Mason seconded the motion. The motion was approved 7-2, (Nays: Elson and Lopez).

Council Priorities

Katie Donahue, Natural Areas Director, opened the discussion by reporting that Council will hold a retreat January 26-27 to identify their 2024-2025 priorities. Staff is anticipating Council will reduce the number of priorities as well as specific tasks.

Chair Cuniff suggested sharing the LCSB Work Plan and Values with Council ahead of their retreat. Member Elson asked if the LCSB wanted to include a statement regarding City-wide interests that are competing with Natural Areas, i.e. stormwater policy. Chair Cuniff stated the continued focus on river health and river water quality was a priority for him. Member Kley noted this item was added to the 2024 LCSB Work Plan. He emphasized the LCSB “values” guide this Board but not necessarily Council. Member Piesman proposed sending Council a statement declaring the highest priority of the LCSB is the ecological health of the Poudre River. Member Kley suggested including conservation as an overall theme. Chair Cuniff offered to forward to Council along with their Annual Work Plan and Values.

LCSB 2024 Annual Report

LCSB had no changes to the 2024 Annual Report.

Member Piesman made a motion that The Land Conservation and Stewardship Board approve 2024 Annual Report. Member Lopez seconded the motion. The motion was unanimously approved 9-0.

2024 LCSB regular meeting dates

Katie Donahue stated the March 13 meeting coincides with Poudre School District’s Spring Break. NAD staff proposed moving the meeting date to March 6 or March 20, 2024. The LCSB agreed to move the March meeting to the 6th.

7. DISCUSSION ITEMS

Northern Leopard Frog Habitat Restoration Project

Aran Meyer, Wildlife Ecologist and Bernadette Kuhn, Sr. Environmental Planner

Bernadette Kuhn, Sr. Environmental Planner, provided a brief background of the project, and the reasons the NAD is engaged in the restoration of the Northern Leopard Frog habitat, which



City of Fort Collins

Planning and Zoning Commission Minutes

David Katz, Chair
Julie Stackhouse, Vice Chair
Adam Sass
Ted Shepard
Samantha Stegner
York

Virtual Hearing
City Council Chambers
300 Laporte Avenue
Fort Collins, Colorado

Cablecast on FCTV, Channel 14 on Connexion &
Channels 14 & 881 on Comcast

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Regular Hearing March 21, 2024

Chair Katz called the meeting to order at 6:00 p.m.

Roll Call: Katz, Sass, Shepard, Stegner, York

Absent: Stackhouse

Staff Present: Frickey, Sizemore, Claypool, Beals, Mapes, Yatabe, Myler, Houdeshel, Gerwel, Nelson, Meyer, Tatman-Burruss, Gilchrist, Betley, and Manno

Chair Katz provided background on the Commission's role and what the audience could expect as to the order of business. He noted that members are volunteers appointed by the City Council. The Commission members review the analysis by staff, the applicants' presentations, and input from the public and make a determination regarding whether each proposal meets the Land Use Code. He noted that this is a legal hearing and that he will moderate for civility and fairness.

Agenda Review

CDNS Director Sizemore reviewed the items on the Consent and Discussion agendas, stating that all items will be heard as originally advertised.

Public Input on Items Not on the Hearing Agenda:

None noted.

Consent Agenda:

1. Draft Minutes from January 18, 2024, P&Z Hearing

Public Input on Consent Agenda:

None noted.

Chair Katz did a final review of the items that were on consent and reiterated that those items will not have a separate presentation unless pulled from the consent agenda.

Commissioner York made a motion that the Planning and Zoning Commission approve the Consent agenda for the March 21, 2024, Planning and Zoning Commission hearing as originally advertised. Commissioner Sass seconded the motion. Vote: 5:0.

Discussion Agenda:

2. Willox Farm - Continuation

Project Description: This is a Project Development Plan (PDP) for a residential cluster development in the Urban Estate (UE) zone district. The plan is revised for the continued hearing with four lots eliminated abutting the Garden Sweet farm on the west. The revised plan includes one modification request. One other modification that was needed for the original plan is no longer needed.

Commissioner Stegner noted she was able to review the past information on this item.

Commissioner Shepard noted he is familiar with the site and has walked the property.

Recommendation: Approval

Secretary Manno reported a letter was received from Attorney Carolynne White with the applicant's team in response to the letter from the neighbor's attorney.

Staff and Applicant Presentations

Planner Mapes gave a brief overview of this project, noting it was continued from the November 2023 meeting. The project is for a residential cluster development in the Urban Estate (UE) zone with one requested modification of standards. Mapes noted the main concerns and questions from the previous hearing focused on two main topics: the owners of the abutting property to the west, an urban agriculture operation, had some concerns and Commissioners had questions about the atypical clustering approach of the plan. The plan allocates the open space around all four edges rather than having a single and large consolidated block of open space, which is what would more commonly be seen.

Chair Katz requested information as to what was suggested by the Commission at the November hearing. Mapes replied the direction was to continue talking with the neighbor to the west about their concerns and to look at a possible way to get more buffering space along the edge of the west side of the plan abutting that neighbor.

Carolynne White, land use counsel for the applicant, outlined the main issues about which the Commission wanted additional information: how to improve the buffering space between this proposed development and the property immediately adjacent to the west, how to bring the project closer to alignment with some of the Code standards, and how to resolve the concerns expressed by the adjacent neighbor related to a potential sewer easement.

White noted one of the originally requested modifications of standard related to density within a cluster development is no longer part of this application. Four of the lots along the western property line have been removed, thereby reducing density to eliminate the need for the modification as well as creating an opportunity to add additional open space buffering along the property line between this parcel and the adjacent parcel to the west. Additionally, this change moved the project closer to the Code standard for open space, making the dedicated open space 35.5%, an increase of 5.5% from the original plan, plus open space between the lots. White also noted the density of the project has decreased by 14 lots since the original plan and the buffer between this property and the

adjacent property has been enlarged. Additionally, she noted there is no longer a recommendation from City staff for a condition of approval.

In terms of the clustering of the proposed development, White stated the proposal provides a plan that is similar to the cluster development presented in a 2021 preview. Additionally, she stated the project is proposed to be a net zero energy development and will provide the city with significant benefits, particularly by upgrading the infrastructure off site in the adjacent Soft Gold Park and providing the additional trail connections between the parks to the north and the south as well as to Willox Avenue to increase connectivity.

Kristin Turner commented on the removal of the four lots in the northwest corner of the site, which increases the buffer and helps to open up views and create a visual connection to the mountains. Turner further discussed the clustering of the lots in the center of the site, noting it will create buffering along Willox, allow for detention at the south part of the site, and provide for the open space corridor and trail easement located along the eastern side of the property.

Turner noted the site's landscape and open space now accounts for just over 40% of the site and the plant palette will focus on more rural and less formal options. She also further detailed trail and park improvements that are planned as part of the project.

White discussed concerns raised by the Garden Sweet farm owner related to losing some rights related to the Willox Farm property. She stated there are two recorded documents, one being a farm development agreement, not an easement, but a promise to grant an easement in the future for the creation of a sewer connection, and one being an unsigned easement document, making it invalid. She stated the ultimate principal purpose of both documents was to ensure that the Garden Sweet farm parcel had a sewer connection, and the PDP proposal guarantees that connection. She also stated approval of this PDP will have no effect on the easement or any rights the Garden Sweet owner believes she has.

White commented on the Garden Sweet owner's concerns that new residents of the proposed development may have concerns about a farm operation on the adjacent property, thereby making it difficult to continue to operate. She stated a note has been added to the plat that clearly states the right to farm language and provides a notice to future purchasers of the lots that they cannot complain and, therefore, the use does not constitute a nuisance.

Mapes noted the significance of the trail corridor the project will provide and outlined the criteria used to evaluate a residential cluster development plan and requirement for 50% of the site to be open space. He noted staff is recommending approval of the requested modification to the open space standard as well as approval of the PDP.

Commission Questions

Commissioner York asked if the bike trail will connect to Willox or dead end at the sidewalk as shown in the drawings. Steve Gilchrist, Traffic Operations, noted the design is preliminary and the expectation is that the trail will eventually connect into the roadway on Willox in a manner to indicate vehicular traffic is not allowed.

Commissioner Sass asked if accessory dwelling units are allowed in Urban Estate zones. Mapes replied in the negative.

Commissioner Shepard noted some bollards may be necessary to keep vehicular traffic off the trail at its connection with Willox particularly as the trail is concrete and ten feet wide. He asked if the open rail fencing on the rear yard of the easterly lots will be consistent throughout the entire project. Mapes replied in the affirmative.

Commissioner Shepard asked if there will be trail lighting. Mapes replied Parks does not light its trails and this likely would not either.

Assistant City Attorney Yatabe noted the modification request is for 35.5% open space. Commissioner Shepard noted White's presentation stated the open space had increased to 40.4%, though that includes the interior.

Chair Katz asked if that interior space counts as open space per the Code. White stated the 40.4% represents how much space is functionally open space; however, only 35.5% of it would count per the City's calculations.

Public Input (3 minutes per person)

Patrick Pitt, 1522 Wood Lane, expressed concern about the open space modification request and the timing of the traffic counts on Willox. Additionally, Pitt commented on the number of trains crossing Willox increasing substantially over the past years, expressed concern about the trail coming out near the train tracks, and opposed the fact that the buffer between his property and the proposed development is only 20 feet. He asked if the utilities serving the site will be at capacity and depth for future development of adjacent sites.

Amy Kafka, 719 West Willox Lane, co-owner of Garden Sweet farm, stated no agreements have been reached regarding the easements and it is unknown whether the sewer or other utilities provided will be adequate to service a future development at Garden Sweet.

Jeff Johnson, counsel for Garden Sweet and Amy Kafka, 323 South College Avenue, stated there are two fundamental issues, one being the lack of compliance with the Land Use Code. Johnson stated Kafka is concerned about having to defend her operations to neighbors that may not appreciate the pre-existing use and its compatibility. Additionally, Johnson stated the proposal directly conflicts with the easements that are in place and expressed concern about some of the plat notes. He stated there is also a 20-foot drainage easement in addition to the recorded documents mentioned by White and stated the applicant has shown a lack of appreciation of the validity of the easements.

Staff and Applicant Response

Clay Frickey, Planning Manager, noted the utilities sizing will be finalized during the FDP stage and noted any new, future development that would require additional utilities infrastructure and the applicant would be required to fund that upsizing.

Mapes noted the plat shows the drainage easement on the south side of the property is vacated and there is a new irrigation easement dedicated in the same area.

White stated it is believed the utilities will be designed and constructed of adequate size to accommodate development on the adjacent property at a similar density to this project, but that will be verified at the FDP stage. Additionally, she commented on the drainage easement, noting it is also not signed by the grantor, stating the adjacent property will continue to have a right to drain on it through the larger public easement. Regarding traffic, White stated the traffic counts were conducted in 2022, and there is data that counts had returned to pre-COVID levels at that time.

Mapes stated staff will ensure the plat shows a public drainage easement prior to it being signed.

Assistant City Attorney Yatabe stated the City has not taken a position on the easement disagreement at this time and noted that, at the PDP level, there are no vested rights that are recorded, and the plat is not approved until the final plan level. He stated it is acceptable for the Commission to proceed and make a decision on the project development plan.

Commission Questions / Deliberation

Chair Katz suggested beginning the discussion with the requested modification of standard.

Commissioner Shepard acknowledged Mr. Pitt and his concerns and observations.

Chair Katz stated the 35.5% versus 50% open space is a significant difference; however, he expressed support for the modification for two reasons: the project creates a smooth transition from a more dense area to the open space and the public benefits from the connection to Soft Gold Park from Willox.

Commissioner Sass stated he agrees it seems like a good transition; however, he expressed concern because he believes this project is allowing more than five dwelling units per acre. Additionally, he stated there is no buffering

provided on the east or west sides and he stated this does not feel like a cluster development per the Code language.

Chair Katz stated it is worth noting the applicants originally wanted the property to be rezoned to LMN, and staff steered them in this direction since that time. He stated this project is better than LMN from a density perspective, and therefore offers a transitional compromise. He also stated the east side is buffered by the trail, buffer, and easement, and there will be a planted orchard on the west side.

Commissioner Shepard noted this parcel was once joined with the Garden Sweet parcel and they came in together as the Crawford Annexation; therefore, the Urban Estate zoning was assigned to an approximately 30-acre parcel, which is now a 19 acre parcel that may not allow for the ideal cluster plan.

Commissioner York stated that while the project does not exactly meet all of the requirements, there are significant community benefits provided from the Soft Gold Park improvements and the regional trail connection.

Chair Katz concurred the benefits are valuable and stated the buffers on the east and west sides are subjective. Additionally, he calculated the density to be 4.96 dwelling units per acre, which would make it meet Code.

Commissioner Shepard suggested the possibility of adding some landscaping on the west side between the Pitt property and the lots that front on Saint Teresa Street. He asked the Commissioners to provide input as to whether that may rise to the level of a condition of approval or if it should be made a point of emphasis moving forward for the staff. Chair Katz replied it could be a point of emphasis for the applicant and staff to look at providing some enhanced buffering.

White noted there are some significant utilities planned for that area which may limit the amount of landscaping that could be provided; however, the applicant is willing to work with staff to explore what is possible.

Commissioner Sass stated he would support the modification given the benefits provided by the trail connection; however, he is uncertain if this is the only modification needed.

Assistant City Attorney Yatabe encouraged the Commission to add a condition of approval related to additional landscape buffering should any Commissioners feel that is necessary in order to meet the requirements for the modification.

Commissioner Shepard suggested the possibility of utilizing the house yards for some of that landscaping if it is not feasible in the easement. He stated he is in support of the modification subject to a condition that the applicant provides enhanced buffering to the extent reasonably feasible between the subject site and the abutting lots.

Commissioner Shepard made a motion that the Fort Collins Planning and Zoning Commission approve the requested modification of standard to Land Use Code Section 4.2(E)(2)(b) to allow 35.5% open space instead of the required 50% open space, subject to the following condition: the applicant shall provide enhanced landscaping and buffering to the extent reasonably feasible between the subject site and the abutting lots. The Commission find that the modification, with this added condition, would not be detrimental to the public good and the following criterion is met: the plan as submitted will promote the general purpose of Section 4.2(E)(2)(b) equally well or better than would a plan which complies with the standard because the smaller dimensions of the open space areas do not diminish from the usefulness or functions of the open space. The reduced open space, consistent with the purpose of the open space requirement and City Plan place types, will serve as a transition from the mobile home park to the east and the agricultural and open land uses in the properties to the west, and as transition to a semi-rural character along West Willox Lane, and add to the open space that is part of Soft Gold Park to the south. The grouping of the open space into corridors makes the best use of such areas as landscape visual buffer areas, a trail corridor, and necessary stormwater detention. This decision is based upon the agenda materials, the information and materials presented during the work session and this hearing, and the Commission discussion on this item. Further, this Commission hereby adopts the information, analysis, findings of fact, and conclusions regarding this modification of standard contained in the staff report included in the agenda materials for this hearing. Commissioner York seconded the motion.

Planning & Zoning Commission
 March 21, 2024
 Page 6 of 10

Commissioner Shepard noted this is a serious modification request, and the Commission has now seen it twice. He stated the Commission is not making this decision lightly.

Commissioner York noted there are significant public benefits provided that justify the modification.

Chair Katz concurred the connectivity and public benefit were necessary to his support of the modification.

The vote on the motion was as follows: Yeas: Stegner, York, Sass, Shepard and Katz. Nays: none.

THE MOTION CARRIED.

Commissioner Sass outlined math that shows the density is actually 5.2 dwelling units per acre and, therefore, stated he will not support the PDP unless another modification to Section 4.2(E)(2)(c) is put in place to allow that number.

Commissioner Shepard and Chair Katz stated they would support a modification if it is necessary and Chair Katz stated he would support the PDP.

Frickey stated staff approached the dwelling units per acre number by dividing 62 dwelling units by the net acreage shown of 12.38, which equals 5 with some rounding.

Chair Katz requested input from Assistant City Attorney Yatabe regarding how to appropriately procedurally address the issue. Assistant City Attorney Yatabe replied the hearing would need to be continued to allow for a modification of standard to be properly noticed to the public. He stated the Commission could alternatively impose a condition of approval to bring the density down to 5 dwelling units per acre.

Commissioner York noted the Code section states the development cannot exceed 5 dwelling units per acre and does not address whether it can be close, or 5.06 in this case.

Commissioner Shepard noted the net density number would decrease if the open space increases and suggested the design team could contemplate a way to do that.

Jim Righeimer, applicant team, stated this project has been ongoing for five years and stated staff generally has the ability to allow these types of math rounding situations.

White noted the open space is actually 35.57% and the position was taken that that should be rounded down to 35.5%, not up to 36%.

Chair Katz stated it is his view the project complies with the standard given the math and rounding.

Mapes stated staff is unsure why the density limit within the cluster exists as the denser the cluster, the more compact the development would be, thereby corresponding to more open space. He also noted an Urban Estate project could have a cluster development with townhomes in it, which could easily be 7 dwelling units per acre.

Commissioner York noted the current Code must be met; however, with the additional information on the actual sizes, the net density is just under 5.

Assistant City Attorney Yatabe noted the interpretation of the modification would be that the 35.5% open space number would be a minimum. He stated that if the Commission believes the net density is out of compliance with the Code, it should add a condition that the project must meet the net density of 5 dwelling units per acre in the final plan.

Chair Katz stated his interpretation is that the project is in compliance with the net density requirement of the Code. Commissioners Shepard, York, and Sass concurred.

Commissioner York made a motion that the Fort Collins Planning and Zoning Commission approve the Willox Farm Project Development Plan 220008, finding in consideration of the approved modification of

standard that the project development plan complies with all applicable Land Use Code requirements. This decision is based upon the agenda materials, the information and materials presented during the work session and this hearing, and the Commission discussion on this item. Further, this Commission hereby adopts the information, analysis, findings of fact, and conclusions regarding this project development plan contained in the staff report included in the agenda materials for this hearing. Commissioner Stegner seconded the motion.

Commissioner Shepard noted there have been two public hearings, two work sessions, and two staff reports for this project. He expressed frustration with the process that has resulted in getting to this point, stating it is incumbent upon the applicant to focus and concentrate on communication with abutting property owners. He stated these issues need to be resolved prior to the final plan stage.

The vote on the motion was as follows: Yeas: York, Sass, Shepard, Stegner, and Katz. Nays: none.

THE MOTION CARRIED.

(**Secretary's Note: The Commission took a brief recess at this point in the meeting.)

2. Land Use Code Update

Project Description: The purpose of this item is to consider foundational Improvements to the City's Land Use Code. Since the Land Use Code (LUC) Phase 1 Update was adopted and repealed last year, Council requested a new code be brought forward that both improves function of the code and maintains current density requirements in the RL, UE, NCL, NCM zone districts. Therefore, these Land Use Code Foundation Improvements provide clarity, reorganization and introduce building form standards. It also includes the rezoning, does not change the location, but only renames the NCL, NCM, and NCB zone districts to Old Town (OT) – A, B, and C. Additionally, these changes do not include density increases in specific residential zone districts and do not change the use of private covenants. The Foundational Update does implement policy direction in City Plan, the Housing Strategic Plan, and the Our Climate Future plan while laying the framework for the next phase of code update. If adopted by City Council, changes would be in effect two weeks after 2nd reading.

Recommendation: Approval

Staff Presentation

Noah Beals, Development Review Manager, discussed the history of the Land Use Code and its preceding documents in Fort Collins. He stated this update is designed to implement the adopted City Plan, Housing Strategic Plan, Fort Collins Transit Master Plan, and Our Climate Future. He outlined Council's direction to staff following the adoption and subsequent repeal of the phase one updates to the Land Use Code, specifically to remove the controversial items and bring forward the remaining items for consideration by the Planning and Zoning Commission and Council.

Beals detailed the foundational Improvements which include reorganizing content, reformatting the zone districts to include graphics, tables, and illustrations, introducing building types for residential uses, consolidating repetitive language, updating definitions, rules, and measurements for consistency, expanding and recalibrating affordable housing incentives, renaming some of the zone districts in Old Town, and regulating density through building types.

Beals discussed the nine more controversial items that were removed: removing accessory dwelling units from the RL and UE zone districts, removing duplex uses from what is now the NCL zone, maintaining minimum residential lot sizes for the NCL zone, removing additional affordable housing incentives in the NCL zone, maintaining the units per minimum lot size to four in what is now the NCM zone, maintaining the current lot size requirements in the NCM zone, removing additional affordable housing incentives in the NCM zone, and removing further restrictions that might be placed on an HOA regulation. Beals further detailed the ways in which the Foundational Improvements differ from the adopted and repealed Code.

Commissioner York made a motion that the Fort Collins Planning and Zoning Commission recommend that City Council rezone the Neighborhood Conservation Low-Density, Neighborhood Conservation Medium-Density, and Neighborhood Conservation Buffer Zone Districts to rename them as the Old Town Zone District, finding that the proposed rezoning is consistent with the City's Comprehensive Plan, better aligns the purposes of a zone district with its name under the revised Land Use Code, and facilitates public understanding and use of the revised Land Use Code. This recommendation is based on the agenda materials, staff presentation, public testimony, and Commission discussion on this item. Commissioner Sass seconded the motion. Yeas: York, Sass, Shepard, Stegner, and Katz. Nays: none.

THE MOTION CARRIED.

For more complete details on this hearing, please view our video recording located here:
<https://www.fcgov.com/fctv/video-archive.php?search=PLANNING%20ZONING>

Other Business

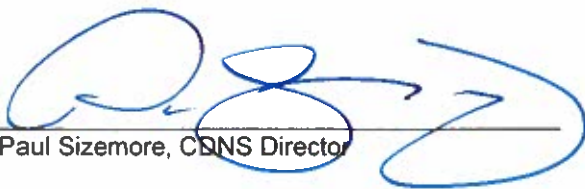
None.

Adjournment

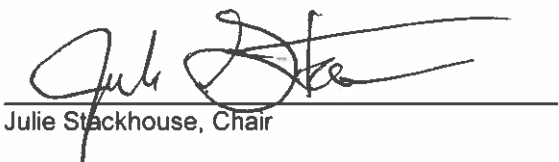
Chair Katz moved to adjourn the P&Z Commission hearing. The meeting was adjourned at 9:40 p.m.

Minutes respectfully submitted by Shar Manno.

Minutes approved by a vote of the Commission on: May 16, 2024.



Paul Sizemore, CDNS Director



Julie Stackhouse, Chair

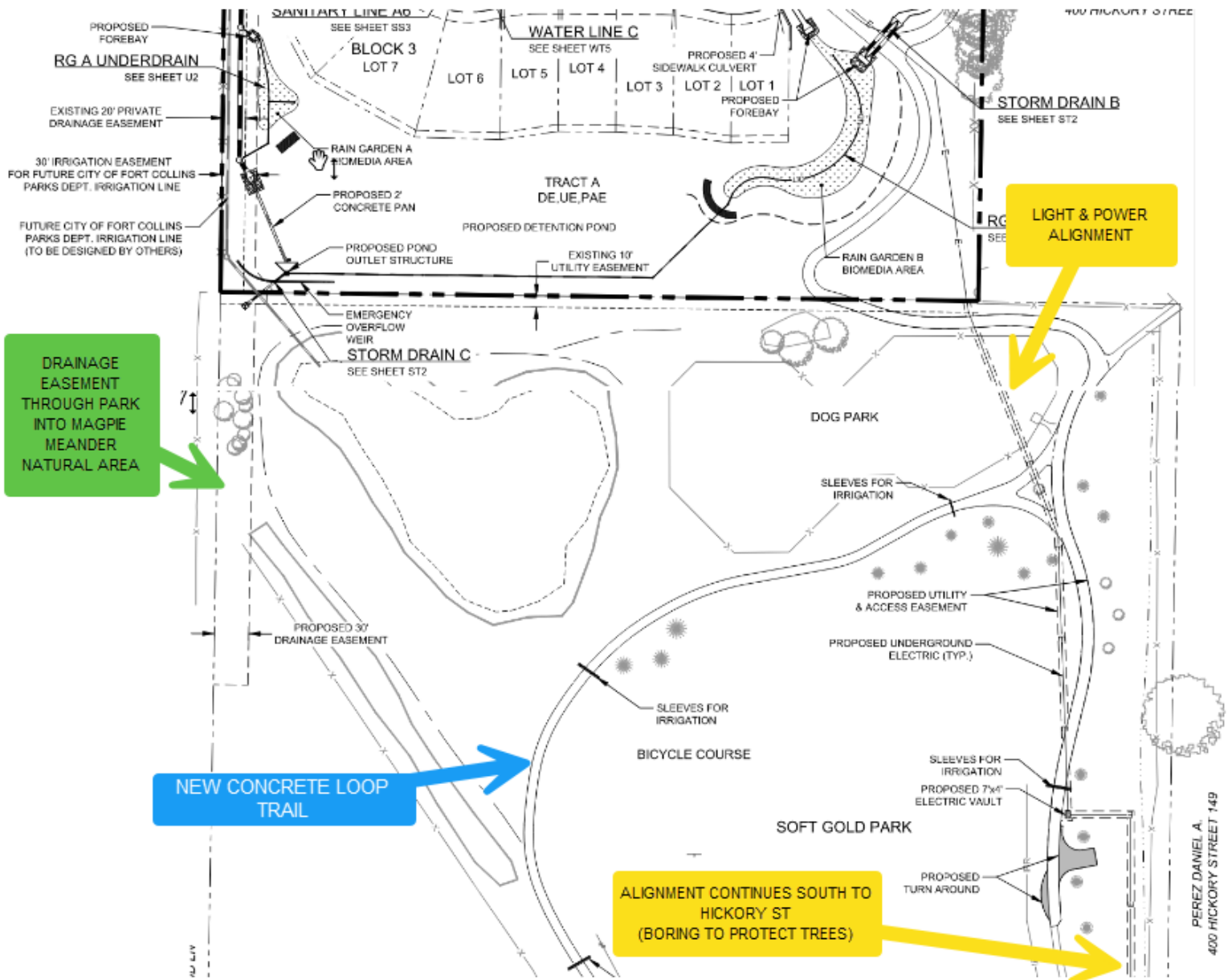
Parks and Recreation Update Memo

Date: October 20, 2025
To: Parks and Recreation Board Members
From: Jennifer Torrey, David Hansen, Kevin Williams
Subject: October Parks and Recreation Updates

PROJECTS:

- ♦ 2025 IRP & 2050 Tax
 - Rolland Moore Tennis Complex & Playground Renovation – continued refinement of preferred designs and cost estimates
 - Landings Park – Initiate design concepts based on community input received
 - SCCP Splashpad pump controls & restroom expansion – Bid set drawings complete, Minor Amendment submitted
 - Rolland Moore basketball parking lot lighting – bids received, contract award pending
 - Soft Gold Park – Public engagement input on October 9 at larger city projects open house
- ♦ Parks
 - Tailwinds Park – Opened Oct. 14 / Ribbon Cutting Celebration Oct. 15 (Thanks again to those of you who made it to the ribbon cutting event!)
 - Neighborhood Park off Sykes Drive – working on preferred design
- ♦ Trails
 - Siphon Overpass – Bridge installation late October / Project completion November
 - Harmony Underpass – Contract to be awarded, anticipating November project start, tentative plans developing for groundbreaking event
 - Fossil Creek Trail Spur to Venus Drive – Conceptual design underway
- ♦ Development Review
 - Real Estate Services, Natural Areas and Parks are taking two easements to City Council on November 3rd:
 1. Drainage Easement: proposed drainage easement alignment follows an existing drainage swale that carries stormwater from parcels north of the City-owned land into a remnant oxbow of the Poudre River. Land Conservation and Stewardship Board approved on January 10th, 2024.

2. Temporary Construction Easement & Utility Alignment: proposed temporary construction easement on Soft Gold will provide for installation of an underground electric transmission line that will serve the new development and construction of a paved trail segment.
 - a. Developer to construct new 10' paved trail with a turnaround to accommodate utility vehicles
 - b. Developer to construct new 8' paved trail where there is currently only a dirt trail (this will complete the loop trail within the park).
 - c. Developer to add irrigation sleeves and add tree drip rings to those trees east of the new 10' paved trail





PROGRAMS/OPERATIONS:

- ♦ Parks
 - Holiday Lighting Ceremony at Old Town Square on November 7th.
 - Irrigation blowouts currently underway for the season
 - Scheduled programming in Parks ends after November 2nd weekend.

ORDINANCE NO. 194, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE CONVEYANCE OF A PERMANENT
DRAINAGE EASEMENT ON MAGPIE MEANDER NATURAL
AREA AND SOFT GOLD PARK AND A TEMPORARY
CONSTRUCTION EASEMENT ON SOFT GOLD PARK TO
WILLOX DEVELOPMENT PARTNERS, LLC

A. The 32-acre Magpie Meander Natural Area and 17.5-acre Soft Gold Park are located west of College Avenue between Willox Lane and Hickory Street.

B. The Willox Farm project is a proposed residential development located immediately north of Soft Gold Park and Magpie Meander Natural Area (the "Project"). Willox Development Partners, LLC ("WDC") is developing the Project.

C. WDC submitted the Development Plan for the Project in May 2022. The Planning and Zoning Commission approved the Development Plan on March 21, 2024, and it is currently in the final stages of Final Development Plan approval. The Project will include 62 single family residential units, a trail that will connect Willox Lane to Soft Gold Park, and improvements to West Willox Lane.

D. The Project requires a drainage easement across both Soft Gold Park and Magpie Meander Natural Area for stormwater conveyance and outfall into a remnant oxbow of the Poudre River (the "Drainage Easement") and a temporary construction easement across Soft Gold Park for the installation of an electric line to serve the Project and replacement and construction of trails (the "TCE").

E. The State of Colorado is engaged in a formal rulemaking process pursuant to HB24-1379 to develop a regulatory process governing dredge and fill activities. WDC's work conducted under the Drainage Easement may be considered state-regulated dredge and fill activity, but it is currently unknown whether those regulations will impact the Project. The State rulemaking is expected to be completed by December 31, 2025.

F. The form of the Drainage Easement with its terms and conditions is shown in Exhibit A, attached hereto and incorporated herein by this reference. The area of the Drainage Easement is described in Exhibit B to the Drainage Easement. Execution of the Drainage Easement by the City is contingent upon WDC or its successor complying with all applicable Federal, State, and local regulations, including, if applicable, any State of Colorado regulations governing dredge and fill activities relating to the Drainage Easement.

G. The City determined the fair market value of the Drainage Easement is \$5,249. WDC will pay the City the fair market value for the Drainage Easement, plus a \$5,000 easement application fee and \$3,985 for environmental mitigation. The application fee and mitigation fee will be paid to the Natural Areas Department to support administrative costs and land conservation efforts. The Drainage Easement fee will be

split between the Parks Department (53%) and Natural Areas (47%) for their respective portions of land encumbered by the Drainage Easement.

H. The form of the TCE with its terms and conditions is shown in Exhibit B, attached hereto and incorporated herein by this reference. The area of the TCE is described in Exhibit B to the TCE.

I. The City has determined the fair market value of the TCE is \$4,850. WDC will pay the City the fair market value for the TCE, plus \$9,075 for the permanent electric line alignment and \$14,075 for appraiser and City staff costs. The Parks Department will receive the entirety of costs and fees for the TCE and alignment.

J. Section 23-111(a) of the City Code authorizes the City Council to sell, convey, or otherwise dispose of any interests in real property owned by the City, provided the City Council first finds, by ordinance, that such sale or other disposition is in the best interests of the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The City Council finds that granting the Drainage Easement and the TCE on the terms and conditions described herein is in the best interests of the City.

Section 2. The City Council hereby authorizes the City Manager to execute the Drainage Easement substantially in the form attached hereto as Exhibit A with such modifications or additional terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City or effectuate the purposes of this Ordinance. The City Manager's execution of the Drainage Easement shall be contingent upon the City Manager's determination that Willox Development Partners, LLC or its successor has complied with all applicable Federal, State, and local regulations, including, if applicable, the State of Colorado's regulations governing dredge and fill activities relating to the Drainage Easement.

Section 3. The City Council hereby authorizes the Mayor to execute the TCE substantially in the form attached hereto as Exhibit B with such modifications or additional terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City or effectuate the purposes of this Ordinance.

Introduced, considered favorably on first reading on November 18, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025

Approving Attorney: Ted Hewitt

Exhibits: Exhibit A – Easement with Terms and Conditions
 Exhibit B – Temporary Construction Easement

EASEMENT WITH TERMS AND CONDITIONS**Soft Gold Park and Magpie Meander Natural Area**

Grantor: City of Fort Collins, Colorado, a municipal corporation
Grantor Signing Authority and Title: City Manager
Grantor Mailing Address: P.O. Box 580, Fort Collins, Colorado 80522
Grantor Phone Number/Email: 970-416-2245 / wflowers@fcgov.com

Grantee: Willox Development Partners, LLC
Grantee Signing Authority and Title: James Righeimer, Manager
Grantee Mailing Address: 4040 MacArthur Blvd., Ste. 250, Newport Beach, CA 92660
Grantee Phone Number/Email: (714) 404-7867 / jim@rfcomsites.com

Easement Appurtenant to Grantee's Property? ☒ Y ☐ N: If yes, see **Exhibit C**.

Effective Date: _____

Easement Improvements: 30' x 350' Stormwater outfall channel and 16'-long underground outlet pipeline, as shown in the Plans (also referred to herein as "Improvements")

Consideration: \$5,249.00 easement fee and \$3,985.00 mitigation fee = \$9,234.00

Special Restoration Requirements? ☒ Y ☐ N: If yes, see **Exhibit D**.

Exhibits [check all that apply]:

- ☒ Exhibit A – Grantor's Property (number of pages): One (1)
- ☒ Exhibit B – Easement Area (number of pages):
- ☒ Exhibit C – Grantee's Property (number of pages): One (1)
- ☒ Exhibit D – Special Restoration Requirements (number of pages): Three (3)
- ☒ Exhibit D-1– General Resource Protection Standards (number of pages): Nine (9)
- ☒ Exhibit E– Plans (number of pages): One (1)

All checked exhibits are attached and incorporated into this Deed by reference.

This **EASEMENT WITH TERMS AND CONDITIONS** (the "Deed") is made and entered into on the Effective Date by and between Grantor and Grantee.

1. Grantor's Property. Grantor is the owner of that certain parcel of real property located in Larimer County, Colorado, which is legally described on **Exhibit A** (the "Property" or "Grantor's Property").

2. Grant of Easement – Consideration. For and in consideration of the covenants and agreements herein set forth, the sum of the Consideration and other good and valuable consideration, the receipt and adequacy of which Grantor acknowledges, Grantor grants, sells, and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive easement (the "Easement") on, over, under, and across the Property as described more fully on **Exhibit B**, (the "Easement Area"), for the benefit of Grantee's Property described more fully on **Exhibit C**, if

applicable, subject to the conditions and restrictions set forth below. The Easement includes the right of ingress and egress to the Easement Area, and the right to install, maintain, and use gates in all fences that cross the Easement Area now or in the future.

3. Purpose and Use of Easement. Grantee may use the Easement to install, access, operate, maintain, repair, reconstruct, relocate, improve, enlarge, replace, inspect, and remove, at any time and from time to time, the Easement Improvements, and for the temporary storage and staging of materials and equipment. Grantor further grants to Grantee:

- The right of ingress to and egress from the Easement Area over and across Grantor's Property by means of any roads and lanes thereon, or as otherwise agreed in writing by Grantor;
- The right to mark the location of the Easement Area by suitable markers set in the ground; and
- The right to install temporary fencing and gates for security and safety purposes during construction activities.

After initial installation of the Improvements, if Grantee wishes to relocate or replace the Improvements with any other number or type of similar improvements, either in the original location or at any alternate location or locations within the Easement Area, such improvements must be consistent with the intended purposes of the Easement, and Grantee must give Grantor advance notice of any change in the type, number or location of improvements and cannot proceed until Grantor has provided its written consent, which shall not be unreasonably withheld or delayed.

The parties agree that the Easement Improvements are accurately described in the Plans which have been approved and accepted by each of the parties. The Plans, being the complete plan set for the Easement Improvements, are the Exhibit E to this Conveyance, but, for purposes of recordation and execution, only the cover page is attached hereto.

4. Grantor's Rights in Easement Area.

- A. Grantor reserves the right to use the Easement Area for purposes that will not interfere with Grantee's full enjoyment of the rights granted herein, including but not limited to Grantor's right to operate or allow others to operate utility improvements within the Easement Areas.
- B. Grantor may plant or maintain permanent trees, shrubs or other plant material in the Easement Area provided that no such plantings may be planted directly over the Grantee's Improvements. Grantor may install or utilize signs or paths over the Easement Area, and may pave, surface in some other manner, or otherwise improve the Easement Area as Grantor desires. Additionally, Grantor may install permanent buildings or structures over the Easement Area; however, Grantor agrees to remove such structures at its expense if reasonably required for Grantee's access to the Easement Area, and to assume all risk, repair, and maintenance if any damage occurs to these permanent buildings and/or structures as a result of Grantee's reasonable use of or activities over or within the Easement Area.

5. Grantee's Obligations Regarding Easement Areas.

- A. All activities by the Grantee on the Easement Area, including access across Grantor's Property, must be carried out in a manner and on a schedule reasonably expected to minimize disturbance to the natural features of said property, any improvements thereon, and the Grantor's intended purposes therefore. Access shall be limited to the reasonable means necessary to provide access to the Easement Area, and Grantee shall, to the extent reasonably practicable, use existing streets, roads, or other similar facilities, including any Grantee owned property interests adjoining the Easement Area, to avoid any unnecessary disruption of Grantor's use and possession of the Property. Access does not permit Grantee to use, occupy, or traverse any portion of the Property not included within the Easement Area by means of any heavy machinery, equipment, or vehicles, provided that Grantee may seek to acquire a temporary construction easement from Grantor to allow the same.
- B. Grantee must maintain its Improvements in an entirely secure, safe and sanitary condition, and repair the Improvements as necessary to ensure the Improvements do not cause injury or damage to persons or property.
- C. Grantee shall notify Grantor a minimum of one business day prior to performing any construction, maintenance, repair, or other work on or within the Easement Area and shall in advance of any non-emergency work submit a construction plan and schedule to Grantor for approval, which approval shall not be unreasonably delayed or withheld. Grantee may seek to acquire a temporary construction easement from Grantor if working on Grantor's Property outside of the Easement Area. Notwithstanding these notification requirements, in cases of emergency repair, Grantee shall notify Grantor of the emergency and provide related construction plans and schedules as soon as reasonably practicable.
- D. In the event damage occurs from Grantee's use of or activities over or within the Easement Area or on Grantor's Property, including but not limited to the installation, maintenance, or operation of the Improvements within the Easement Area, Grantee agrees to make such repairs or take such other action as may be necessary to restore the Easement Area and Grantor's Property to a condition comparable to their condition prior to Grantee's activities in the Easement Area, including but not limited to the reseeded and replanting of any disturbed areas in a manner reasonably satisfactory to the Grantor, and the provision of ongoing maintenance of any seeded or planted areas, correction of any subsidence, and restoration of any other improvements or conditions impacted by Grantee's activities, until such time as any such repair and restoration is fully established and stabilized. If applicable, Grantee shall comply with the special restoration requirements on **Exhibit D**.

6. Maintenance of the Easement Area.

- A. Grantor will maintain the surface of the Easement Area (except for the Easement

Improvements) in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements; however, Grantor is not responsible for any conditions directly caused by Grantee's use and occupancy of the Easement Area.

- B. Grantor will not deposit, or permit, or allow to be deposited, earth, rubbish, debris, or any other substance or material, whether combustible or noncombustible, on the Easement Area.

7. As-Built Drawings. Grantee will provide Grantor with as-built drawings accurately depicting the location and nature of the Improvements constructed within the Easement Area no later than thirty (30) days following completion of the Improvements, and no later than thirty (30) days following a change in the type, number or location of the Improvements, as described in Section 3.

8. Representations of Grantor. Grantor makes no representations or warranties as to lawful ownership of Grantor's Property.

9. Recordation. Grantee will record this Deed in the records of the Larimer County Clerk and Recorder and furnish evidence of such recording to Grantor. This Deed will not be valid until it is recorded. If this Deed has not been recorded with the Larimer County Clerk and Recorder within ninety (90) days of the Effective Date, then this Deed will be null and void and have no force and effect whatsoever, and the parties will be relieved of any remaining obligations hereunder as of the date of such termination.

10. Abandonment. Should Grantee fail to construct the Improvements within five (5) years from the date of this Deed, or should Grantee permanently discontinue maintaining and using the Improvements within the Easement Area for a period of five (5) years, this shall constitute an abandonment of the Easement, the Improvements and Grantee's rights under this Deed, and the Easement shall automatically terminate, and Grantee shall, at its own sole cost and expense, remove all Improvements from the Easement Area, provided that Grantee shall consult with Grantor in advance of any such removal, and Grantor shall be entitled to require Grantee to leave some or all such Improvements in place. If Grantee removes the Improvements from the Easement Area, Grantee shall carry out such removal consistent with the requirements set forth in Section 5 and restore the Easement Area, at its sole cost and expense, to a condition comparable to its condition just prior to Grantee's removal activities. Grantee shall then execute and record a termination or quitclaim to Grantor of the Easement.

11. Indemnity and Insurance.

- A. Grantee agrees to release and, unless Grantee is a governmental entity, indemnify Grantor, its officers, agents, employees, representatives, successors and assigns from and against all claims that may accrue to Grantee for personal injury, death or property damage resulting from or arising out of Grantee's use of the Easement Area or other activities on Grantor's Property. To the extent permitted by law, and without waiving any of the provision so the Colorado Governmental Immunity Act, Grantee assumes responsibility, as between Grantor and Grantee,

for any liability to third parties arising out of Grantee's use of the Easement Area or other activities on Grantor's Property, including but not limited to the construction, installation, operation, repair, and maintenance of improvements within the Easement Area, and for any actions or omissions by Grantee in violation of this Deed.

- B. Grantee shall procure, pay for, and keep in full force and effect during the term of this Deed a comprehensive policy of general liability insurance covering the Improvements and insuring Grantee in an amount not less than One Million dollars (\$1,000,000.00) covering bodily injury, including death to persons, personal injury, and property damage liability arising out of a single occurrence. Such coverage must include, without limitation, the insured's liability for property damage, bodily injuries, and death of persons in connection with Grantee's activities in the Easement Area or on Grantor's Property, the operation, maintenance, or use of the Improvements (including acts or omissions of Grantee or of its officers, employees, or agents), and protection against liability for non-owned and hired automobiles. Such coverage must also include coverage for such other risks as are customarily required by private institutional mortgage lenders with regard to property similar in construction, location, and use as the Improvements. All policies of insurance required hereunder must name Grantor as an additional insured and shall contain a provision that the policy or policies cannot be canceled or materially altered either by the insured or the insurance company until fifteen (15) days' prior written notice thereof is given to Grantor. Upon issuance or renewal of any such insurance policy, Grantee shall furnish a certificate of insurance to Grantor. In the event Grantee fails or neglects to maintain, or require its contractor to procure and maintain, as applicable, the insurance required by this paragraph, then Grantor shall have the right, upon giving Grantee reasonable notice of its election to do so, to take out and maintain such insurance at the expense of Grantee, and in such event the cost of such insurance shall be paid for by Grantee promptly upon receipt of an invoice covering such charges.

12. Notices. Any notice or other communication relating to this Deed must be in writing and shall be deemed given (i) when delivered personally, or (ii) on the first business day which is three (3) days following mailing by certified mail, electronic mail, return receipt requested and postage prepaid, or (iii) the next business day after sending by a nationally recognized overnight delivery service, and addressed to the party at its respective address on the first page of this Deed.

13. Default, Remedies and Litigation Expenses. If a party to this Deed is in default in performance of its respective obligations hereunder, the other party has the right to an action for specific performance or damages or both. Prior to proceeding with any such action, the party not in default must first send written notice to the defaulting party specifying the default and affording such party a reasonable period to cure the default. In the event a party defaults in any of its covenants or obligations and the party not in default commences and substantially prevails in any legal or equitable action against the defaulting party, the defaulting party expressly agrees to pay all reasonable expenses of the litigation, including a reasonable sum for attorneys' fees or similar

costs of legal representation.

14. Assignment. Grantee may not assign its rights under this Deed without the prior written consent of Grantor.

15. Additional Terms and Conditions. Whenever used herein, the singular number includes the plural, the plural the singular, and the use of any gender is applicable to all genders. All the covenants herein contained are binding upon and inure to the benefit of the parties hereto, their personal representatives, successors, and assigns. This Deed is to be construed and enforced according to the laws of Colorado, and venue in any proceeding related to this Deed shall be in Larimer County, Colorado. If any term of this Deed is determined by any court to be unenforceable, the other terms of this Deed shall nonetheless remain in full force and effect; provided, however, that if the severance of any such provision materially alters the rights or obligations of the parties, the parties shall engage in good faith negotiations in order to adopt mutually agreeable amendments to this Deed as may be necessary to restore the parties as closely as possible to the initially agreed upon relative rights and obligations.

16. Authority. Each person executing this Deed represents and warrants that he or she is duly authorized to execute this Deed in his or her individual or representative capacity as indicated.

IN WITNESS WHEREOF, Grantee has hereunder set its hand and seal the day and year written below; and Grantor has caused this Deed to be executed by its City Manager attested to by its City Clerk, and its corporate seal to be hereunto affixed, all pursuant to Ordinance No. _____ 2025, passed on final reading by the City Council of the City of Fort Collins on the _____ day of _____, 2025.

[Signatures on following pages]

GRANTOR:

THE CITY OF FORT COLLINS, COLORADO
a municipal corporation

Date

City Manager

ATTEST:

City Clerk

(Printed name)

APPROVED AS TO FORM:

Assistant City Attorney

(Printed name)

ACCEPTED BY GRANTEE:

Willox Development Partners, LLC

Date

James Righeimer, Manager

EXHIBIT A**Legal Description of the Property**

24.3129 acres, more or less, located in the North Half (N/2) of Section 2, Township 7 North, Range 69 West, 6th P.M., Larimer County, Colorado, being more particularly described as Lot 1 of Lakewood Estates Mobile Home Park, City of Fort Collins, County of Larimer, State of Colorado, which was conveyed by Mike G. Ligeros to The City of Fort Collins, Colorado, by Warranty Deed dated February 28, 1995, recorded at Reception No. 19950012453, Office of the Clerk and Recorder, Larimer County, Colorado.

Also known as 500 Hickory St., Fort Collins, CO 80524; Parcel Number: 9702205901

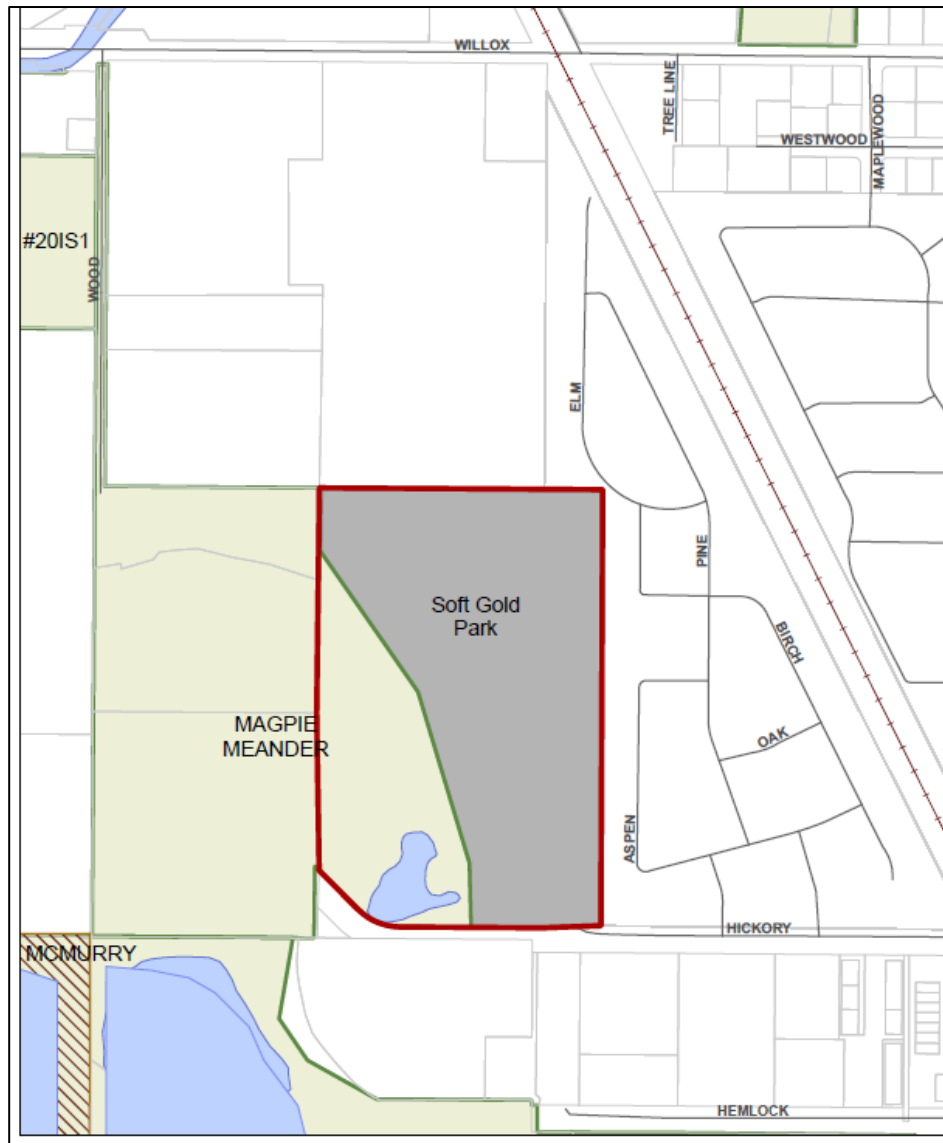


EXHIBIT B

Legal Description and Depiction of the Easement Area

DESCRIPTION

A parcel of land being a portion of Lot 1, Lakewood Estates Mobile Home Park, recorded as Book 1638, Page 616 of the Records of Larimer County and situate within the North Half of Section 2, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Southeast Quarter of the Northwest Quarter of Section 2 as bearing North 89° 19' 45" West with the Center-East-Northwest 1/64th corner being a 3 1/4" aluminum cap on #6 rebar stamped LS 38106 and the Center-North 1/16th corner being a 2 1/2" aluminum cap on #6 rebar and with all bearings contained herein relative thereto:

BEGINNING at the Center-East-Northwest 1/64th corner of Section 2, said point being the Northwest corner of Lot 1, Lakewood Estates Mobile Home Park;

THENCE along the North line of the Southeast Quarter of the Northwest Quarter of Section 2, also being the North line of Lot 1, Lakewood Estates Mobile Home Park, South 89° 19' 45" East a distance of 40.00 feet;

THENCE departing said North line, South 00° 59' 22" West a distance of 10.00 feet;

THENCE North 89° 19' 45" West, a distance of 10.00 feet;

THENCE South 00° 59' 22" West, a distance of 340.00 feet;

THENCE North 89° 19' 30" West, a distance of 30.00 feet to the West line of Lot 1, Lakewood Estates Mobile Home Park;

THENCE along said West line, North 00° 59' 22" East, a distance of 350.00 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 10,600 square feet or 0.243 acres, more or less (±).

May be subject to easements, rights-of-way, covenants and restrictions of record.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}



Robert C. Tessely
Colorado Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

EPS GROUP, INC.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

Sheet 1 Of 2 Sheets	 ©2021, 4158 EPS GROUP, INC. ARIZONA COLORADO	PROJECT: 987-012 DATE: 10/06/25 DRAWN BY: L. SMITH	CLIENT: CAPRI COLORADO HOLDINGS SECTION-TWP-RGE: SEC 2-TWP 7 RGE 69 REVIEW BY: R. TESSELY	THIS DOES NOT CONSTITUTE A MONUMENTED LAND SURVEY. EXHIBITS OR ILLUSTRATIONS ARE PROVIDED TO AID IN VISUALIZATION AND INTERPRETATION OF THE WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION CONTROLS AND SUPERCEDES ANY EXHIBITS OR ILLUSTRATIONS ATTACHED HERETO.
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S:\Survey Jobs\987-012\Drawings\Exhibits\987-012 EXHIBIT 2.dwg

EXHIBIT B continued
Legal Description and Depiction of the Easement Area

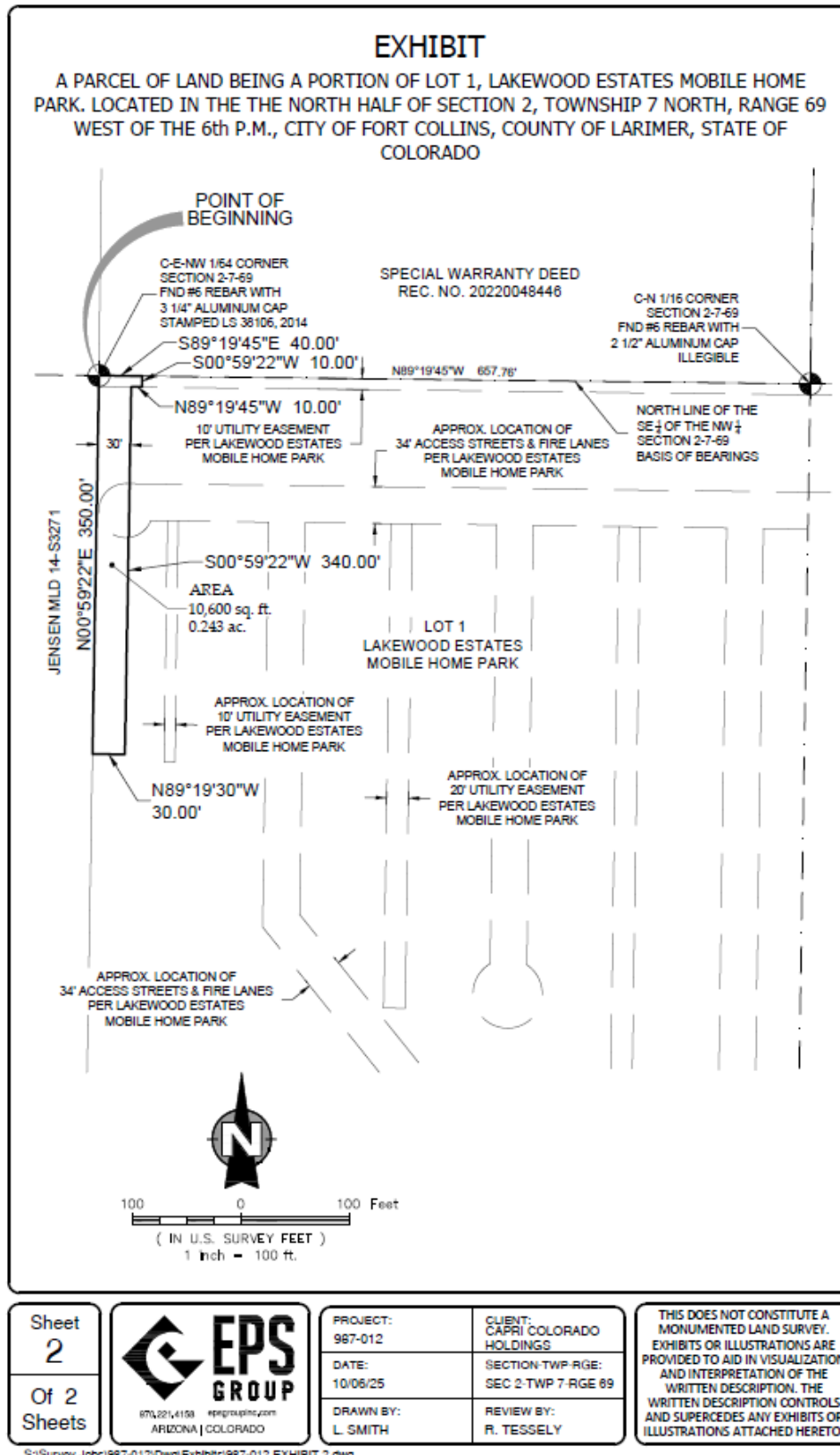


Exhibit C**Legal Description and Depiction of Grantee's Property**

A tract of land situate in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 7 North, Range 69 West of the 6th P.M., which considering the North line of the Northeast $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ as bearing N 89 degrees 58'09" E and with all bearings contained within relative thereto, is contained within the boundary lines which begin at a point on the East line of the Northeast $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ which bears S 00 degrees 04'08" E 320.80 feet from the North $\frac{1}{16}$ corner of said Section 2, an run thence along said East line, S 00 degrees 04'08" E 964.74 feet to the center-North $\frac{1}{16}$ corner of said Section 2; thence along the South line of the Northeast $\frac{1}{4}$ of said Northwest $\frac{1}{4}$, S 89 degrees 53'50" W 662.52 feet; thence departing said South line, N 00 degrees 05'34" W 592.81 feet; thence S 89 degrees 53'50" W 100.00 feet; thence N 00 degrees 05'34" W 370.00 feet; thence N 89 degrees 53'50" E, 100.00 feet; thence N 00 degrees 05'34" W 323.56 feet to a point on the North line of the Northeast $\frac{1}{4}$ of said Northwest $\frac{1}{4}$; thence along said North line, N 89 degrees 58'09" E 482.05 feet; thence departing said North line, S 00 degrees 04'08" E 320.80 feet; thence N 89 degrees 58'09" E 181.00 feet to the Point of Beginning,
County of Larimer,
State of Colorado

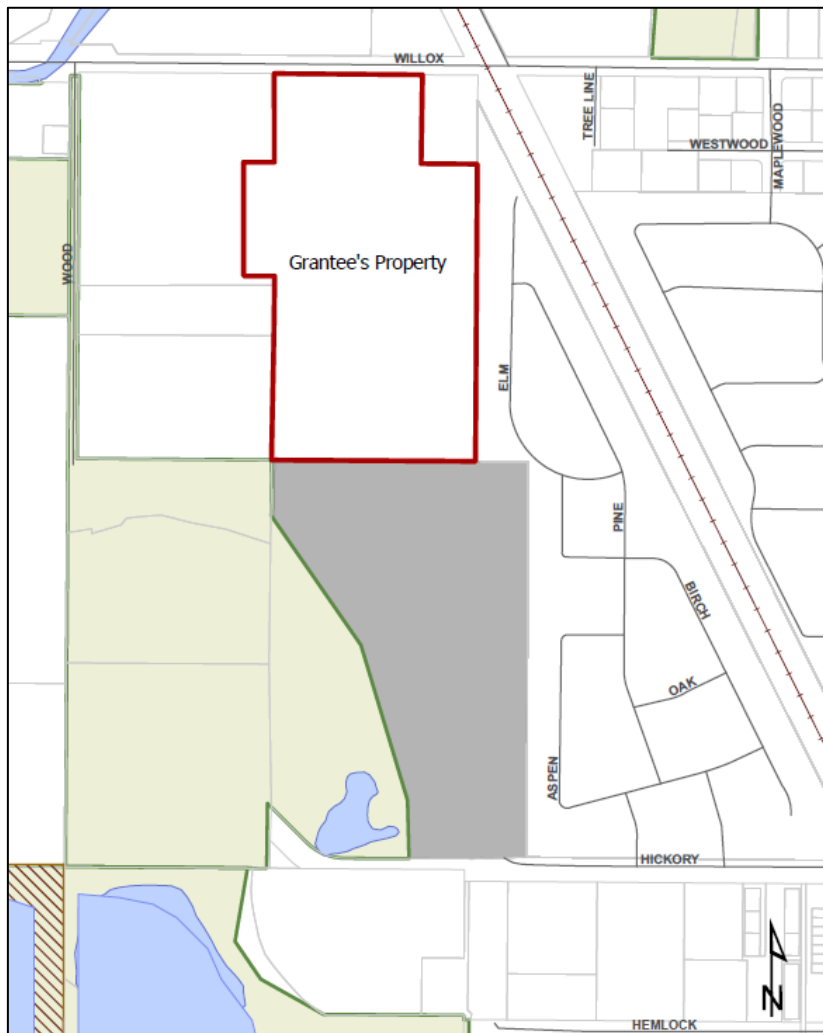


Exhibit D**Special Restoration/Mitigation and Monitoring Requirements**

All Grantee's activities on the Easement Areas, and any access across the Property, must be carried out in a manner and on a schedule reasonably expected to minimize disturbance to the natural features of the Property and the Grantor's use thereof. If damage results from the maintenance, operation or presence of the Facilities, or Grantee's activities on the Easement Areas or elsewhere on the Property, Grantee will make such repairs or take such other action as may be necessary to restore the Property to a condition reasonably comparable to its prior condition, including without limitation the provision of ongoing maintenance of any seeded or planted areas, correction of any subsidence, and restoration of any other improvements or conditions impacted by Grantee's activities, until such time as any such repair and restoration is fully established and stabilized. Such restoration shall be completed in accordance with the Grantor's then-current specifications for comparable work on City of Fort Collins natural areas. For the purpose of the initial installation of the Facilities, Grantee agrees to rely on the Grantor's applicable Resource Protection Standards (RPS) to specify current standards for activities undertaken in City of Fort Collins Natural Areas, a copy of which is attached as **Exhibit "D-1"** and incorporated herein by reference. The parties acknowledge that sensitive vegetation, habitat or other natural conditions may require special effort by Grantee to protect, restore, or replace in the event they are disturbed by Grantee's activities.

Following final grading and initial seeding of the Easement Areas after initial reconstruction of the Facilities, Grantee must seek the issuance of a Certificate of Conditional Acceptance from the Grantor. Upon such issuance, the Grantor will assume responsibility for ongoing vegetation management, including weed control, mowing, and reseeded, as needed, in areas disturbed by said reconstruction and seeded in accordance with RPS and the provisions of this Agreement. The current one-time charge for the Grantor to assume and perform said vegetation management for initial installation of the Improvements is \$3,985.00 per acre of disturbance. The Grantor may from time to time, at its sole discretion, revise this estimated cost to reflect then current estimates for vegetation management costs, and such updated estimate will be the applicable charge for vegetation management in connection with future disturbance of the Easement Area, if any. In accordance with this requirement, Grantee will compensate the Grantor in the amount of \$3,985.00, due upon the Grantor's issuance of a Certificate of Conditional Acceptance for the final grading and initial seeding. This one-time vegetation management cost is in addition to the consideration stated above for the conveyance of the Easements.

Grantee will from time to time consult with the Grantor to ascertain applicable standards for identification of wildlife species and wildlife habitat on the Property, and, except for emergencies shall conform its maintenance and other activities on the Easement Areas to the then current City of Fort Collins standards for identification and protection of the same. Grantee is responsible for obtaining from the Grantor's Natural Areas Department any permits required by the City Code for wildlife monitoring activities.

Exhibit D continued**Special Restoration/Mitigation and Monitoring Requirements****Willox Farm – Tufted Loosestrife Monitoring Plan****Goals**

1. To assess baseline conditions of waterflow, water quality, and tufted loosestrife (TL – *Lysimachia thyrsiflora*) population and habitat preferences prior to development.
2. To monitor changes to waterflow, water quality, and monitor TL population changes post-construction.

Questions**Determine Baseline Conditions**

1. What is typical waterflow and water quality in Magpie Meander pre-construction?
2. What is TL's distribution and abundance pre-construction?
3. What is TL's relationship to resource conditions, including water quality, water level, and distance to water during the summer season?

Monitoring Post-construction Changes

1. Does the waterflow and water quality in Magpie Meander post-construction significantly differ from pre-construction conditions?
2. Is the TL population diminished in distribution and/or abundance in the three years post construction within the provided polygons representing TL occurrence (hereafter, "TL occurrence polygons")? If so, to what extent is the TL population diminished?
3. Has the prevalence/distribution of *Typha angustifolia*, *Typha latifolia*, *Phalaris arundinacea*, and *Cirsium arvense* increased in the three years post construction within TL occurrence polygons? If so, to what extent has the prevalence/distribution of *Typha angustifolia*, *Typha latifolia*, *Phalaris arundinacea*, and *Cirsium arvense* increased?

Methods**TL Population Assessment**

- Pre-construction: Between 15 July – 31 August, record the location of each individual TL plant within TL occurrence polygons. If only a single individual plant is observed, document as a point. If two or more individuals are observed within 1 meter or each other (or otherwise visibly forming a patch or cluster), document as a polygon and provide a count of individuals within that polygon. Record the number of TL individuals which are flowering.
- Post-construction: For three years following construction, annually document TL populations as directed immediately above in the Pre-construction TL Population Assessment description. Assess the mean annual percent change in TL polygon size or number of individuals between pre-construction data and each year of post-construction data.

Establishing Habitat Preferences

- Pre-construction: Measure distance to water (for individuals/polygons rooted in soil) or depth of water (for individuals/polygons located in standing water). For polygons, measure and report range of water depth at 10 locations within each polygon or range of distances to water for individuals within a polygon.
- Develop polygons representing occurrence of *Typha angustifolia*, *Typha latifolia*, *Phalaris arundinacea*, and *Cirsium arvense* within the TL occurrence polygons. If only a single individual

plant is observed, document as a point. If two or more individuals are observed within one meter of each other (or otherwise visibly forming a patch or cluster), document as a polygon and provide a count of individuals within that polygon.

- Post-construction: For each of three years post-construction, record each individual of *Typha angustifolia*, *Typha latifolia*, *Phalaris arundinacea*, and *Cirsium arvense* within the provided polygons representing TL occurrence. If only a single individual plant is observed, document as a point. If two or more individuals are observed within one meter of each other (or otherwise visibly forming a patch or cluster), document as a polygon and provide a count of individuals within that polygon. Document troublesome species as described directly above during the pre-construction phase of the project. Assess whether polygon size or number of individuals of *Typha angustifolia*, *Typha latifolia*, *Phalaris arundinacea*, and *Cirsium arvense* has changed in the three years post-construction.

Water Quality

- Pre-construction: Measure salinity, CaCO₃, pH, alkalinity, nitrogen and phosphorus three times at each of the three provided water sampling locations, between 15 July – 31 August and when water is present in the outfall. If possible, conduct monitoring within 24 hours of a large rain event. Please associate the sampling location with each water sample taken and processed.
- Post-construction: Each year for three years post-construction, measure salinity, CaCO₃, pH, alkalinity, nitrogen and phosphorus three times at each of the three provided water sampling locations, between 15 July – 31 August and when water is present in the outfall. Assess mean changes in salinity, CaCO₃, pH, alkalinity, nitrogen and phosphorus between the pre-construction data and the three years post-construction for each water sampling location.
- Retain a qualified environmental professional (approved by the City) to perform the monitoring and lab analysis.

Water Level

- Pre- and Post-Construction: Install staff (depth) gauge and benchmark, at the water sampling location within the TL occurrence polygon. Record water depth a minimum of 3 times annually between 31 March – 31 August, within 24 hours of rain event.
- Assess changes in mean water depth between pre-construction values and each of the three years post-construction.
- If a ≥ 50 -year flood event occurs during the three years post-construction, the Contractor shall, within one week, determine the high-water mark (e.g., through debris lines, sediment deposits, or gauge data) and, where possible, estimate the duration of elevated flows to assess potential impacts to TL habitat. In addition, the Contractor shall assess and document evidence of soil scouring or surface erosion, particularly signs of bare or exposed mineral soil, sediment displacement, or uprooted vegetation within TL occurrence polygons.

Exhibit D continued**Special Restoration/Mitigation and Monitoring Requirements****Wilcox Farm – Tufted Loosetrife Monitoring Plan****Timeline**

Year	Stage	Parameter/Task			
		Population/ Recruitment	Habitat	Water Quality	Water Level
1 – 2026 Baseline	Pre-con	Mid-Summer (15 July – 31 August)	Mid-Summer (15 July – 31 August)	3x (15 July – 31 August)	Install benchmark and staff gauge/Collect 3 measurements when water is present (31 March – 31 August)
2 – 2027	Post-con	Mid-Summer (15 July – 31 August)	Mid-Summer (15 July – 31 August)	3x (15 July – 31 August)	Collect 3 measurements when water is present (31 March – 31 August)
3 – 2028	Post-con	Mid-Summer (15 July – 31 August)	Mid-Summer (15 July – 31 August)	3x (15 July – 31 August)	Collect 3 measurements when water is present (31 March – 31 August)
4 – 2029	Post-con	Mid-Summer (15 July – 31 August)	Mid-Summer (15 July – 31 August)	3x (15 July – 31 August)	Collect 3 measurements when water is present (31 March – 31 August)

Party responsible for data collection

Wilcox Farms

Reporting requirements

Provide annual report to the City by December 31st each year.

Exhibit D-1**General Resource Protection Standards**

Updated March 2020

Introduction

This document lists the various resource protection standards that may be required as conditions of granting an easement, license to enter, or right-of-way (collectively referred to in this document as “easements”) on City Natural Areas and other conserved lands, in order to protect or restore natural resource values. These measures are consistent with the requirements in the City Land Use Code for Ecological Characterization Studies and for Resource Protection associated with development projects. The measures will be evaluated for each easement request and applied as needed, depending on the site location, characteristics of the site, and on the nature of the easement.

The applicable resource protection standards will be specifically included in the terms of the easement agreement. They must also be included as notes on the approved construction plans for the easement request. The easement holder (“Grantee”) must provide these standards to all contractors who will be doing work for the Grantee within the easement area. The City may also attach some or all of these requirements as an addendum to the Grantee’s Development Agreement, if applicable.

These resource protection standards are current as of March 2020. They may be updated from time to time by the Natural Areas Department based on new information about the resources of the City’s natural areas or on new information about best management practices. Applicants must contact the Natural Resources Department for a current list of standards.

The Grantee is responsible for completing, or requiring all its contractors and sub-contractors to complete, each of the following conditions that the City determines is applicable to the Grantee’s project:

Plans and Permits

Prior to starting any construction on the Project:

1. Submit final plans to the City and ensure that they have been approved and signed on behalf of the City. Confirm that all permanent and temporary easements have been approved by City Council and that the easement documents have been signed by both parties and recorded at the County Clerk’s Office. Plans must include: 1’-2’ contours; property lines with adjoining property ownership shown; all wetlands; streams; ditches; riparian areas; prairie dog colonies; raptor nests and raptor nests buffer zones; all existing and proposed man-made structures; all existing utilities; all needed easements for access, construction staging areas, and construction (limits of disturbance); construction plans and profiles; restoration plans; and general notes stating all construction and restoration requirements.
2. Obtain a City Excavation Permit.
3. Perform field investigations and surveys to determine the presence and location of sensitive plants or animal species and geological or archeological features.
4. Develop an erosion control plan. This plan must comply with the City’s *Storm Drainage Design Criteria and Construction Standards*. Ensure that the erosion control plan has been approved and signed by the City.
5. Contact the Corps of Engineers to obtain a 404 permit and/or clearance of the project. Submit two

copies of the permit, or the letter of clearance from the Corps, to the City.

6. Conduct a Preble's meadow jumping mouse survey according to U.S. Fish and Wildlife Service guidelines. Submit two copies of the report and letter of clearance from the U.S. Fish and Wildlife Service to the City.
7. Conduct a Ute ladies' tresses orchid survey according to U.S. Fish and Wildlife Service guidelines. Submit two copies of the report and letter of clearance from the U.S. Fish and Wildlife Service to the City.

Construction Coordination and Project Acceptance

8. Arrange for the City's designated representative to attend the pre-construction meeting to meet the contractors, discuss the importance of the resource protection requirements, discuss and approve the construction schedule and establish lines of communication to be used during construction.
9. Maintain ongoing communication with the City's representative during construction to communicate progress, changes in schedule, problems, and periodic inspections.
10. Once the project has been completed, arrange for the City's representative to inspect the project site to verify that the project was completed, and the site restored according to the applicable plans and agreements. Once the City accepts the restoration work, the City will generally take over the vegetation maintenance, per the specific terms of the easement agreement.
11. Provide the City with Drawings of Record within sixty (60) days after the completion of the improvements.

Wildlife

12. Raptors: Survey the site to determine if any of the following species are present and check with the City for information on possible nesting, feeding or roosting sites.
 - a. All construction falling within raptor nest buffer zones will adhere to construction requirements for these zones.
 - b. If the site is used as a winter-feeding area by large birds of prey, construction cannot take place from October 15 through March 15 to avoid disturbing feeding eagles and large hawks, unless otherwise directed by the City.
 - c. If a bald eagle and/or ferruginous hawk winter night roost is located near the proposed easement, construction cannot take place from October 15 through March 15 to avoid disturbing night-roosting eagles and/or hawks.
 - d. If a Swainson's hawk nest is located near the proposed easement, construction cannot take place from April 1 through July 15 to avoid disrupting the nesting cycle of the hawk.
 - e. If a red-tailed hawk nest is located near the proposed easement, construction cannot take place from March 1 through July 15 to avoid disrupting the nesting cycle of the hawk.

- f. If burrowing owls are nesting within 330 feet of the limits of development, construction cannot take place from April 1 through August 1 to avoid disrupting the nesting cycle of the owls.
- 13. If construction will be taking place in or through an area that contains or may contain prairie dogs, either relocate the prairie dogs or fumigate the burrows immediately prior to any grading. Relocation of Prairie dogs between February 1 and August 1 is not permitted. Burrowing owl survey required prior to fumigation. Proof of prairie dog eradication required prior to grading.
- 14. Perform the wildlife surveys described below, notify the City of the survey results and obtain approval of construction schedule prior to starting construction. These surveys may be done several months prior to construction, but if done more than 30 days prior to construction they must be performed again within 30 days prior to the start of construction to verify results.
 - a. The site may contain den sites for red foxes. Conduct surveys to determine if any foxes are denning within 100 feet of the limits of development. If foxes are found to be denning within 100 feet, then construction cannot take place during the normal denning and pup-rearing season (February 1 through October 1).
 - b. The site may contain den sites for coyotes. Conduct surveys to determine if any coyotes are denning within 300 feet of the limits of development. If coyotes are found to be denning within 300 feet, then construction cannot take place during the normal denning and pup-rearing season (February 1 through October 1).
 - c. The site may contain den sites for badgers. Conduct surveys to determine if any badgers are denning within 300 feet of the limits of development. If badgers are found to be denning within 300 feet, then construction cannot take place during the normal denning and young-rearing season (January 1 through August 1).

Plants

- 15. The site may contain plant species listed as rare in Colorado. If a rare plant is discovered prior to or during construction activities, notify the City. The City may, in its discretion, require the Grantee to remove all such plants within the limits of disturbance prior to construction, keep plants alive and replant after construction is completed, or the City may salvage existing plants and shrubs for transplanting to other sites.
- 16. The site may contain native shrubs and/or trees that may be within the limits of development. Any native shrubs/trees removed to allow construction or damaged during construction must be replaced or mitigated as approved by city staff and detailed in the mitigation plan.

Structures

- 17. Remove, store, protect and replace any man-made structures (e.g., kiosks, raptor perch poles, prairie dog barriers and fencing) within the limits of disturbance.
- 18. Repair any damage to concrete bike trails, fences, parking lots, or any other improvements caused directly or indirectly by the construction. Repair/replace improvements immediately to

current City standards, including matching the color of the concrete.

Field Demarcation

19. Install orange construction fencing to mark the easement limits (limits of disturbance) on the site. Do not begin any construction activities until the City's representative has approved the fence location.
20. Post temporary signs informing the public that this is the Grantee's project and indicating the purpose of the project and the Grantee's phone number. Signs must be posted at the locations designated by the City.

Erosion Control

21. Have erosion control measures in place and approved by a City representative prior to any construction.
22. Obtain erosion control and de-watering permits as necessary.

Grading/Construction

23. Required documentation that equipment has been washed/disinfected prior to arriving on site to prevent the spread of noxious species.
24. For areas with native vegetation, strip topsoil in all areas of excavation to a depth of 8 inches and stockpile separately. Wetland and upland soils must be stockpiled separately from each other. Place the topsoil in an 8-inch layer on top of the subsoil in the corresponding zone immediately following the completion of construction.
25. For areas with non-native vegetation, strip the top 2 inches of topsoil from the entire construction easement area and remove the topsoil from the site to remove the non-native vegetation seed source. Then strip 8 inches of topsoil from the area to be excavated and stockpile separately. Wetland and upland soils must be stockpiled separately from each other. Place the topsoil in an 8-inch layer on top of the subsoil in the corresponding zone immediately following the completion of construction.
26. Maintain a safe work area and protect the safety and welfare of Grantee's employees, contractors or subcontractors, and the general public, including without limitation providing barricades and safety fences around excavations and drop-offs left open at the end of a workday. Safety precautions must be in compliance with all applicable laws, rules and regulations.
27. Compact backfill in trenches to 95% Standard Proctor Density. Test the compacted soils at 100' intervals horizontally and 2' intervals vertically within the area of excavation to ensure that this requirement has been met. Submit to the City all laboratory Proctor density results, and a copy of all field compaction tests. After compaction to final subgrade (8" below finished grade), the top 6 inches of subsoil must be ripped (no more than 20" between intervals), and the previously stripped and stockpiled topsoil materials spread evenly over the excavated areas. Soils in backfilled, compacted, topsoil trenches must match the grade of the surrounding undisturbed areas.

28. Set all manhole covers, valve lids, vaults, etc. below or flush with the finished topsoil surface. If any improvements are approved for construction above the final grade, they must be painted with a color approved by the City.
29. Remove the upper sections of all existing manholes to be abandoned and fill the holes with soil. This soil must be compacted to 95% Standard Proctor Density to prevent settlement.
30. Remove the upper sections of all existing manholes to be retained, but that are not flush with the finished topsoil surface and rebuild to be flush with the topsoil surface.
31. Bring to grade (match surrounding topography) all settled and eroded areas along the existing pipeline, if any, to be abandoned during construction of the new pipeline. Repair any settlement that occurs over the existing pipeline or new pipelines after completion and acceptance of the project by the City. Any necessary repairs must be conducted in a manner and at a time directed by the City. Repaired areas must be restored as per restoration requirements outlined in this document or in the easement agreement.
32. Areas within the limits of disturbance that have been driven over, compacted or rutted by equipment must be scarified to a depth of 8" (not to exceed 10" between intervals), and regraded to original grade and contours.
33. Meet with the City's representative to discuss and get approval of the final grading and the seeding/mulching process prior to reseed. Seed all disturbed and topsoiled areas with a seed mix of native species specified by the City. The seed must be drilled into the soil an appropriate depth for the species in the mix and existing conditions, using a range drill (not a Brillion). Immediately following seeding, roll the seeded areas with a sheep's foot roller to lightly compact and imprint the soil. This removes air voids, provides better seed-soil contact and provides indentions in the soil that will capture moisture. All seeded areas must then be hydromulched in accordance with the City's *Storm Drainage Design Criteria and Construction Standards*. Following final grading and initial seeding of the Construction Easement Area and acceptance by the City, the City will be responsible for ongoing restoration management, including weed control, mowing, and reseed, as needed, in areas disturbed and seeded in accordance with this paragraph. The cost for the City to perform restoration management over the next five to ten years is calculated to be three thousand nine hundred eighty-five dollars (\$3,985.00) per acre of disturbance, or \$3,985 for disturbed areas less than 1-acre, based on grassland/shrubland cover types. Restoration management fees will be determined on a case-by-case basis for other cover types.

Any requirements listed above that are not completed in a timely manner may be corrected by the City at the Grantee's expense. The City will bill the Grantee for the cost of the correction plus management costs.

Standards and Guidelines for Restoration
Updated March 2020

PART 1 – GENERAL**1.1 DESCRIPTION**

This section covers the requirements for the revegetation of utility easements on City Natural Areas and Open Lands. This includes but is not necessarily limited to upland and wetland soil stockpiling, preparation, and placement, soil amendments, seeding, mulching, sediment and erosion control fabrics, watering and initial care, and final inspection and acceptance by the City. This section addresses all areas disturbed during the work shown or indicated in the executed utility easement documents and approved project plans.

1.2 PROJECT MONITORING

The recipient of the utility easement (Grantee) shall notify the Natural Areas Department (NAD) at least three (3) working days prior to the commencement of any work. NAD will monitor the progress of the work throughout. NAD will also, at its discretion, collect samples during construction of seed, soil additives, water, or any other materials it deems necessary to ensure specifications are met.

1.3 SUBMITTALS

General - The Grantee shall be required to submit statements of guarantee and/or certifications from vendors who supply seed, mulches, tackifiers, and any soil amendments or other materials utilized on the project. These submittals are detailed in Part 2 – Materials.

Required Soils Testing – The Grantee shall, if requested by NAD, sample project soils and submit them for analysis to a qualified soil testing laboratory prior to the start of any seeding operations. As least one soil sample per project soil type must be collected. The location of soil samples shall be jointly determined by the Grantee and NAD. Soil Samples shall be analyzed for the following minimum parameters:

1. pH
2. % Organic Matter
3. Texture (actual % sand, silt, clay, not an estimate)
4. CEC (Contaminants of Emerging Concern)
5. Nitrate, Phosphorous, Potassium, Zinc, Iron, Copper, and Manganese (results in ppm)

The laboratory shall be informed of the species proposed to be planted and the general nature of the project. Based on this information, the laboratory shall provide written recommendations for soil amendments. This report shall be submitted to NAD, where it will be reviewed and approved or modified prior to any soil preparation or seeding.

1.4 GRANTEE'S SITE RESPONSIBILITIES

It shall be the responsibility of the Grantee to locate and protect all utilities, structures, roadways, parking areas, fences, survey markers, existing vegetation (e.g. trees), etc. on all work sites. Any damage caused by the Grantee or their subcontractors shall be immediately repaired or corrected by the Grantee at no expense to the City of Fort Collins.

1.5 CLEANING

All work sites shall be kept clean and free from all debris. At the conclusion of work, the Grantee shall remove and haul from the site all excess materials, debris, and equipment. Any damage

(e.g. damaged fencing, damaged road surfaces, excessive tire furrows, mud tracked onto pavement, etc.) resulting from the Grantee's activities shall be repaired by the Grantee to the satisfaction of NAD at no expense to the City of Fort Collins.

1.6 INSPECTION; ACCEPTANCE

Initial inspection – The Grantee shall give the NAD three (3) working days written notice prior to the beginning of any revegetation work. The Grantee and NAD will inspect the site and verify that all utility work has been completed in accordance with specifications, including but not limited to backfill and compaction, final site grading, replacement of topsoil, removal of all construction materials, and site cleanup. When this has been verified, NAD will notify the Grantee in writing that revegetation work may begin.

Conditional Acceptance - When work has been completed on the project or on any portion or phase of the project designated in the documents and plans, the Grantee and NAD shall inspect the site together and determine whether or not the work is complete and has been done in accordance with easement documents and specifications. If mutual agreement cannot be reached on these issues, the determinations made by NAD shall be final. Deficiencies in the work, if any, shall be noted and a checklist of these deficiencies given to the Grantee by NAD. The Grantee shall immediately correct any deficiencies listed on the checklist. When all checklist items are completed to the satisfaction of NAD, NAD shall issue a Certificate of Conditional Acceptance.

Final Inspection & Final Approval- The Grantee shall pay the City of Fort Collins Natural Area Department a lump sum of \$3,985 per acre disturbed, or \$3,985 for disturbances less than 1-acre, prior to signing and recording the easement. Once the initial restoration is completed the Grantee is issued a conditional letter of acceptance as defined above, the City will assume maintenance responsibility for the revegetated area. This acceptance **DOES NOT** relieve the Grantee from the warranty of the work as defined below in the **Warranty** paragraph.

Warranty - The Grantee shall warrant all seeded areas against defective materials and workmanship for two growing seasons from the date of Conditional Acceptance. At any time during the warranty period, NAD may order any samples collected at the time of seeding to be tested for purity, weed content, species present, etc. The Grantee shall be responsible for the cost of these tests. The Grantee shall rework and reseed (in accordance with the provisions in the original project specifications) any areas that are dead, diseased, contain too many weedy species, or in the opinion of NAD are in an unhealthy condition as a result of defective materials or workmanship, at no cost to the City. Any and all reseeding or other remedial measures required shall be completed within ten days of notification by NAD.

PART 2. MATERIALS

2.1 GENERAL

All materials used shall be new and without flaws or defects of any type and shall be the best of their class and kind. All materials furnished shall be free of noxious weeds as defined in Article III, Section 20-41 of the Code of the City of Fort Collins, including but not limited to Russian Knapweed, Canada Thistle, Field Bindweed, Johnsongrass, Leafy Spurge, and Kochia. Any materials which have become wet, moldy, or otherwise damaged in transit or in storage will not be used.

All materials shall be furnished in original manufacturers shipping bags or containers and remain in these bags or containers until they are used. All materials shall be stored in a manner which will prevent contact with precipitation, surface water, or any other contaminating substance.

2.2 SEED

The seed mix will be specified by NAD. All seed shall be mixed by a wholesale seed supplier in the proportions determined by NAD in order to obtain the application rate specified by NAD. All seed shall conform to all current State and Federal regulations and will be subject to the testing provisions of the Association of Official Seed Analysis. All seed and seed mixes shall be furnished in bags or containers clearly labeled to show the name and address of the supplier, the common, scientific, and variety name(s) of the seed(s), the lot number, point of origin, net weight, percent of weed content, and the guaranteed percentage of purity and germination.

These labels shall be submitted to NAD for approval prior to seeding. The Grantee shall furnish to NAD a signed statement certifying that the seed furnished is from a lot that has been tested by a recognized laboratory for seed testing within six months prior to the date of delivery.

2.3 FERTILIZER

Fertilizers are not permitted.

2.4 MULCH

General - The type of mulching material to be used shall be designated by NAD.

Hay or Straw Mulch - All hay or straw mulch shall be grass hay or straw. At least seventy-five (75%) percent of the mulch by weight shall be ten (10") inches or more in length. Mulch shall not contain any noxious weed, must, mold, cake, or decay. All mulch must be certified, copies of certification to be submitted to NAD for approval prior to transport to the construction site.

Native Grass Hay Mulch – At least seventy-five (75%) of the mulch by weight shall be ten (10") inches or more in length. Native grass hay mulch shall be certified, copies of the certification to be submitted to NAD for approval prior to transport to the construction site.

Hydraulic Mulch - Hydromulch material shall consist of at least ninety (90%) percent virgin wood cellulose fiber and be free of any substance or factor which might inhibit germination or growth of grass seed. The wood cellulose fibers shall have the property of becoming evenly dispersed and suspended when agitated in water. Hydraulic mulch shall be clean and shall not contain the seeds of noxious weeds or unspecified grasses. It shall be dyed a color to allow visual metering of its application. When sprayed uniformly on the surface of the soil, the fibers shall form a blotter-like ground cover which readily absorbs water and allows infiltration to the underlying soil. Weight specifications for hydraulic mulch from suppliers and for all applications shall refer only to air dry weight of the fiber, a standard equivalent to ten (10%) percent moisture. The hydraulic mulch material shall be supplied in packages having a gross weight not in excess of one hundred (100 lbs.) pounds and shall be marked by the manufacturer to show the air-dry weight content.

The Grantee shall obtain and submit to the project manager certifications from suppliers of hydraulic mulch that laboratory and field testing of their product has been accomplished, and that it meets all the foregoing requirements pertaining to wood cellulose fiber mulch.

2.5 ORGANIC TACKIFIER/BINDER

Tackifier, if needed for hydro mulching operations, shall be approved by NAD prior to its use. Tackifier shall be an approved commercial grade product (such as "M-Binder" from Ecology Controls, P.O. Box 1275, Carpinteria, CA 93013) suitable for use with virgin wood cellulose fiber mulch. Any tackifier

shall be a non-toxic, non-corrosive, all organic powder which forms a resilient, re-wetable membrane when combined with wood fiber mulches and water. Tackifier materials shall be furnished in original manufacturer's bags or containers clearly labeled to show the name and address of the supplier, and the material chemical contents. Labels and certificates shall be submitted to NAD

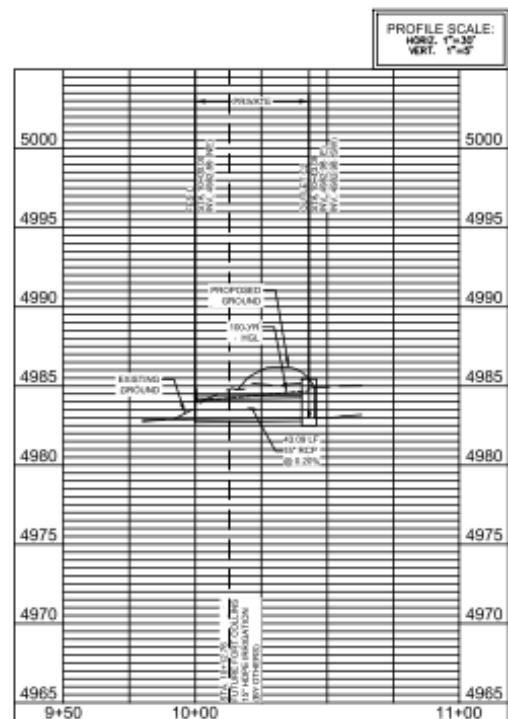
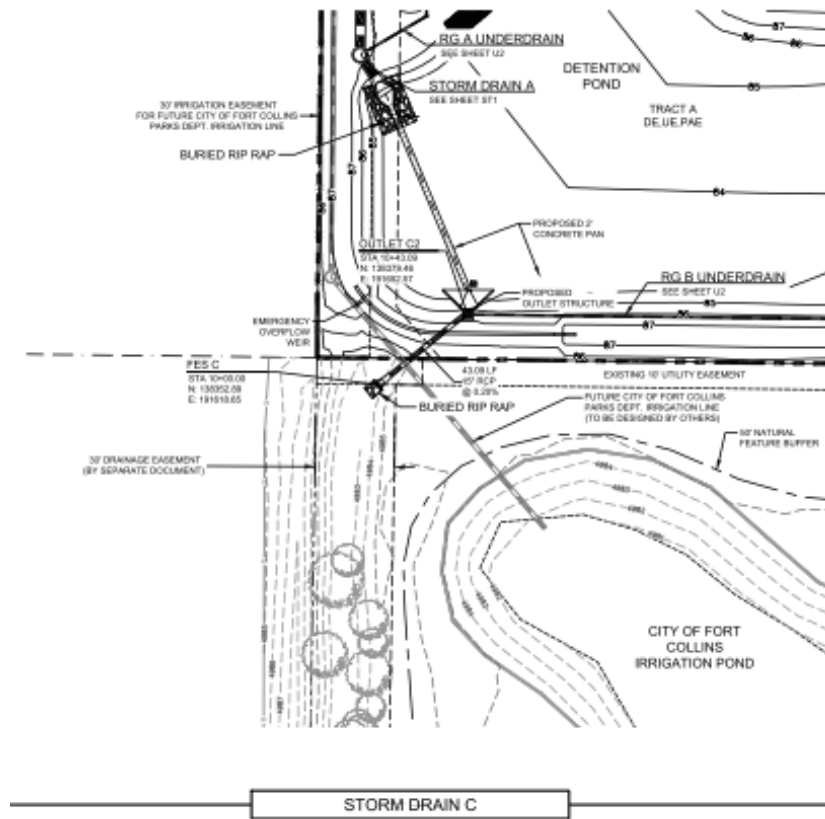
2.6 EROSION CONTROL NETTING, BLANKETS, MATS, FABRICS

Erosion control blankets, mats, or other commercial products for stabilizing land disturbed areas may be required in certain areas. If so, the type, manufacturer, and installation method for these products will be specified by NAD.

2.7 WATER

All water used on projects under this Contract shall be free of any substances harmful to plant germination and growth, or to the environment in general. The Grantee shall be responsible for furnishing and applying water which meets these requirements. NAD may, at the Grantee's expense, submit samples of water used on any project for laboratory analysis (of a reasonable number and kind) to ensure the quality of the water.

EXHIBIT E Plans



TEMPORARY CONSTRUCTION EASEMENT
(City Property-Development Review)

Grantor: City of Fort Collins, Colorado, a municipal corporation
Grantor Signing Authority and Title: Jenni Arndt, Mayor
Grantor Mailing Address: C/O Real Estate Services, P.O. Box 580, Fort Collins, CO 80522
Grantor Phone Number/Email: (970) 221-6211 / RealEstateServices@fcgov.com

Grantee: Willox Development Partners, LLC, a Colorado limited liability company
Grantee Signing Authority and Title: James Righeimer, Manager
Grantee Mailing Address: 1510 Larimer Ridge Pkwy, Timnath, CO 80547
Grantee Phone Number/Email: 970-532-5891 / kristin@tbgroup.us

Project: Utilities and other Infrastructure Improvements to be installed by Grantee pursuant to the approved plans (the “Plans”) and specifications set forth in the Final Development Plan FDP240005 and associated documents, including any amendments thereto

Effective Date: Upon Grantor’s issuance of a Development Construction Permit for the Project, but no later than twelve (12) months after the date of mutual execution of this TCE

Expiration Date: One (1) year after the Effective Date, subject to the extension and revival permissions provided herein

Consideration: \$28,000, being \$9,075 (Alignment) + \$4,850 (TCE) + \$14,075 (Expenses)

Exhibit A – Larger Parcel Description: 1 page
Exhibit B – TCE Area Legal Description: 3 pages
Exhibit B – TCE Area Depiction: 3 pages

This **TEMPORARY CONSTRUCTION EASEMENT** (the “TCE”) is made and entered into by and between Grantor and Grantee on the dates written below, and the above referenced Exhibits A through C are attached hereto and made a part of this TCE.

1. Grantor’s Property. Grantor is the owner of that certain parcel of real property located in Larimer County, Colorado, which is legally described on **Exhibit A** (the “Larger Parcel”).
2. Grant of Easement. For and in consideration of the covenants and agreements herein set forth, the sum of the Consideration, and other good and valuable consideration, the receipt and adequacy of which Grantor acknowledges, Grantor grants, sells, and conveys to Grantee, its agents, contractors, successors, and assigns, a temporary construction easement (the “Easement”) on, over, under, and across that certain portion of the Larger Parcel described more fully on **Exhibit B** and depicted on **Exhibit C** (the “TCE Area”), subject to the conditions and restrictions set forth below.

3. Purpose and Use of Easement.

A. During the term of this TCE, Grantee may use the TCE Area for the following temporary activities related to the Project:

- Construction activities;
- Marking the location of the TCE Area by suitable markers set in the ground;
- Storage and staging of materials and equipment;
- Fencing and gates for security and safety purposes;
- Ingress and egress to the construction site;
- The right to use existing gates in all fences which now cross or shall hereafter cross the TCE Area; and
- Restoration activities in accordance with this TCE.

B. Grantee's use of the Easement is subject to the following:

- Grantee may only access the TCE Area from any adjoining public right of way or other legal access point, and Grantee has no right of ingress and egress across any portion of the Larger Parcel not included in the TCE Area;
- If Grantor's main access to the Larger Parcel is located within the TCE Area, Grantee must allow for Grantor's reasonable access to the Larger Parcel;
- All activities by Grantee on the TCE Area must be carried out in a manner and on a schedule reasonably expected to minimize disturbance to the natural features of said property and Grantor's intended purposes and uses therefor;
- Grantee shall protect all trees located on the Larger Parcel from any damage by Grantee's construction activities, except as otherwise authorized in the Plans;
- Trees that need to be replaced due to construction related activities are to be born solely by Grantee and per assigned mitigation values as determined by City Forester, as provided for in the Plans.
- Grantee shall restore the TCE Area in accordance with Section 6 below and in accordance with the Plans;
- Any damage to Parks' irrigation infrastructure shall be repaired or replaced by Grantee at no cost to the City at the direction of the Grantor's Parks Department.
- Grantee shall have no right to install, maintain, or use new gates in any fences, unless it obtains the prior written consent of Grantor;
- Grantee shall provide Grantor notice of the date it intends to commence construction operations for the Project, insofar as said operations pertain to the TCE Area, at least seven (7) calendar days prior to such date, and Grantee shall coordinate such work in the TCE Area with Grantor;
- All activities by Grantee within the TCE Area must be carried out in a secure and sanitary manner and to prevent injury or damage to persons or property;
- Grantee shall provide Grantor notice of any accident, emergency, or other dangerous or hazardous occurrence within one calendar day of such occurrence and Grantee must make best efforts to correct or mitigate any such occurrence as soon as practicably possible; and

- Grantee shall not be permitted to enter any portion of any building located within the TCE Area without obtaining the prior written consent of Grantor.

4. Grantor's Rights in the TCE Area. Grantor reserves the right to use the TCE Area for any purposes that will not interfere with Grantee's full enjoyment of the rights granted herein, including but not limited to the following:

- To operate or allow others to operate utility improvements within the TCE Area;
- To grant to third parties the right to use the TCE Area;
- To plant and maintain trees, shrubs, or other landscaping; and
- To install and/or utilize other improvements.

5. Maintenance of the TCE Area. During the term of this TCE, the Grantee will maintain the surface of the TCE Area, specifically limited to any conditions directly caused by Grantee's use and occupancy of the TCE Area or conditions reasonably within Grantee's control. Grantee will not deposit, or permit, or allow to be deposited any hazardous or combustible substance or material within the TCE Area.

6. Restoration of TCE Area.

- A. Prior to the Expiration Date, Grantee, in accordance with the requirements of this Section 6 and the requirements of the Plans, will make such repairs or take such other action as may be necessary to restore the TCE Area to a condition comparable to its condition as of the Effective Date (the "Construction Repairs"), including but not limited to the reseeded and replanting of any disturbed areas, correction of any subsidence, and restoration of any other improvements or conditions impacted by Grantee's activities.
- B. The parties acknowledge that the infrastructure improvements set forth in the Plans shall be considered part of the Construction Repairs and are authorized alterations to the Larger Parcel.
- C. The Grantee agrees to provide to Grantor a two-year maintenance guarantee and a two-year repair guarantee covering the design, construction, and maintenance of the Construction Repairs (the "Construction Guarantees"). The Construction Guarantees shall commence upon the date of the City's final approval and acceptance of the Construction Repairs, which shall be in writing (the "Final Approval"). Subject to the foregoing, the ownership of the Construction Repairs shall pass to Grantor upon Final Approval.
- D. If the Grantee is required by Grantor to perform work pursuant to the Restoration Guarantees after the automatic expiration of this TCE (the "Additional Work"), the terms and provisions of this TCE shall govern, and this TCE shall be revived for the limited purpose of Grantee's completion of the Additional Work. Any rights granted under this Paragraph 6(D) shall automatically expire upon Final Approval.

- E. The parties agree that the Plans may contain more specific details regarding the Construction Repairs, and that the Plans shall control in the event of a conflict between this TCE and the Plans, insofar as they pertain to the specific requirements of Grantee.

7. Term.

- A. This TCE will commence on the Effective Date and will automatically terminate thirty (30) days after final completion of the Project, but in no event later than the Expiration Date. However, Grantee may unilaterally terminate this TCE prior to the Expiration Date by providing written notice to Grantor.
- B. Grantee shall have the unilateral option to extend the Expiration Date of this TCE for an additional twelve (12) months (the "Extended Expiration Date"), by providing Grantor written notice thereof and consideration therefore at least fifteen (15) days prior to the Expiration Date. The consideration due and payable for this extension of the Expiration Date shall be four thousand eight hundred fifty dollars (\$4,850).
- C. Other than the potential extension under Section 6(D) or the potential extension up to the Extended Expiration Date under Section 7(B), no additional extension of this TCE term shall be effective unless an amendment hereto is executed by both parties.

8. No Recordation. The parties agree that this TCE shall not be recorded by either party.

9. Authority. Each person executing this TCE represents and warrants that he or she is duly authorized to execute this TCE in his or her individual or representative capacity as indicated.

10. Representations of Grantor. Grantor makes no representations or warranties as to the lawful ownership of the Larger Parcel, and Grantee assumes responsibility for all due diligence related to this transaction.

11. Indemnity and Insurance.

- A. Grantee agrees to release and, unless Grantee is a governmental entity, indemnify Grantor, its officers, agents, employees, representatives, successors, and assigns from and against all claims that may accrue to Grantee for personal injury, death, or property damage resulting from or arising out of the Grantee's use of the TCE Area or other activities on the Larger Parcel. To the extent permitted by law, and without waiving any of the provision so the Colorado Governmental Immunity Act, Grantee assumes responsibility, as between Grantor and Grantee, for any liability to third parties arising out of Grantee's use of the Easement Area or other activities on Grantor's Larger Parcel, including but not limited to the construction, installation, operation, repair, and maintenance of improvements within the Easement Area, and for any actions or omissions by Grantee in violation of this Conveyance.
- B. Grantee shall procure, pay for, and keep in full force and effect during the term of the TCE a comprehensive policy of general liability insurance insuring Grantee in an

amount not less than One Million Dollars (\$1,000,000.00) covering bodily injury, including death to persons, personal injury, and property damage liability arising out of a single occurrence. Such coverage must include, without limitation, the insured's liability for property damage, bodily injuries, and death of persons in connection with Grantee's activities in the TCE Area or on Grantor's property (including acts or omissions of Grantee or of its officers, employees, or agents), and protection against liability for non-owned and hired automobiles.

- C. All policies of insurance required hereunder must name Grantor as an additional insured and shall contain a provision that the policy or policies cannot be canceled or materially altered either by the insured or the insurance company until fifteen (15) days' prior written notice thereof is given to Grantor. Upon issuance or renewal of any such insurance policy, Grantee shall furnish a certificate of insurance to Grantor.
- D. In the event Grantee fails or neglects to maintain, or require its contractor to procure and maintain, as applicable, the insurance required by this paragraph, then Grantor shall have the right, upon giving the Grantee reasonable notice of its election to do so, to take out and maintain such insurance at the expense of the Grantee, and in such event the cost of such insurance shall be paid for by the Grantee promptly upon receipt of an invoice covering such charges.

12. Notice.

- A. Any notice or other communication relating to this TCE must be in writing and shall be deemed given upon actual receipt at the physical or electronic mailing addresses set forth above, which may be amended by providing written notice to the other party.
- B. Grantee shall provide written notice to Grantor at least fifteen (15) days prior to the commencement of any construction operations in the TCE Area, including any Additional Work to be performed pursuant to this TCE.

13. Default, Remedies and Litigation Expenses. If a party to this TCE is in default in performance of its respective obligations hereunder, the other party has the right to an action for specific performance and/or damages. Prior to proceeding with any such action, the party not in default must first send written notice to the defaulting party specifying the default and affording such party a reasonable period to cure the default.

14. Assignment. The Grantee may not assign its rights under this TCE without the prior written consent of the acting Director of the Parks Department of the City of Fort Collins, Colorado. Assignment of this TCE shall not relieve the Grantee of its obligations under this TCE, and the Grantee shall remain jointly and severally liable for the Grantee's performance required by this TCE.

15. Additional Terms and Conditions. Whenever used herein, the singular number includes the plural, the plural the singular, and the use of any gender is applicable to all genders. All of the covenants herein contained are binding upon and inure to the benefit of the parties hereto, their agents, contractors, successors, and assigns. The parties agree that this TCE is to be construed and

enforced according to the laws of Colorado, and venue for any proceeding relating to the subject matter of this TCE shall be in Larimer County, Colorado. If any term of this TCE is determined by any court to be unenforceable, the other terms of this TCE shall nonetheless remain in full force and effect; provided, however, that if the severance of any such provision materially alters the rights or obligations of the parties, the parties shall engage in good faith negotiations in order to adopt mutually agreeable amendments to this TCE as may be necessary to restore the parties as closely as possible to the initially agreed upon relative rights and obligations.

16. Final Agreement. This TCE represents the entire understanding and agreement between the parties with respect to the subject matter hereof and supersedes and replaces all previous oral and written representations, understandings, and agreements between the parties pertaining to the subject matter of this TCE.

IN WITNESS WHEREOF, the parties have set their hands and seals on the date(s) written below, but this TCE shall be effective as of the Effective Date, subject to the final passage of an Ordinance by the City Council of the City of Fort Collins, Colorado.

[Signatures on the following page(s)]

EXHIBIT B TO ORDINANCE NO. 194, 2025

DocuSign Envelope ID: 2A1D22A7-926C-4AF4-865F-C73F08A77538

Item 15.

GRANTOR:

City of Fort Collins, Colorado

Date: _____

By: _____
Jeni Arndt, Mayor

ATTEST:

(Print Name, Title)

APPROVED AS TO FORM:

Assistant City Attorney

(Print Name, Title)

GRANTEE:

Wilcox Development Partners, LLC

By:  _____
James Righheimer, Manager

Date: 11/4/2025 _____

Exhibit A
Larger Parcel Description
(Page 1 of 1)

Larger Parcel Description:

24.3129 acres, more or less, located in the N/2 of Section 2, T7N, R69W, 6th PM, Larimer County, Colorado, being more particularly described as Lot 1 of Lakewood Estates Mobile Home Park, recorded at Book 1638, Page 616, Clerk and Recorder's Records, Larimer County, Colorado.

Location Address:

520 Hickory St
Fort Collins, CO 80524

Assessor Parcel Number:

9702205901

Map:

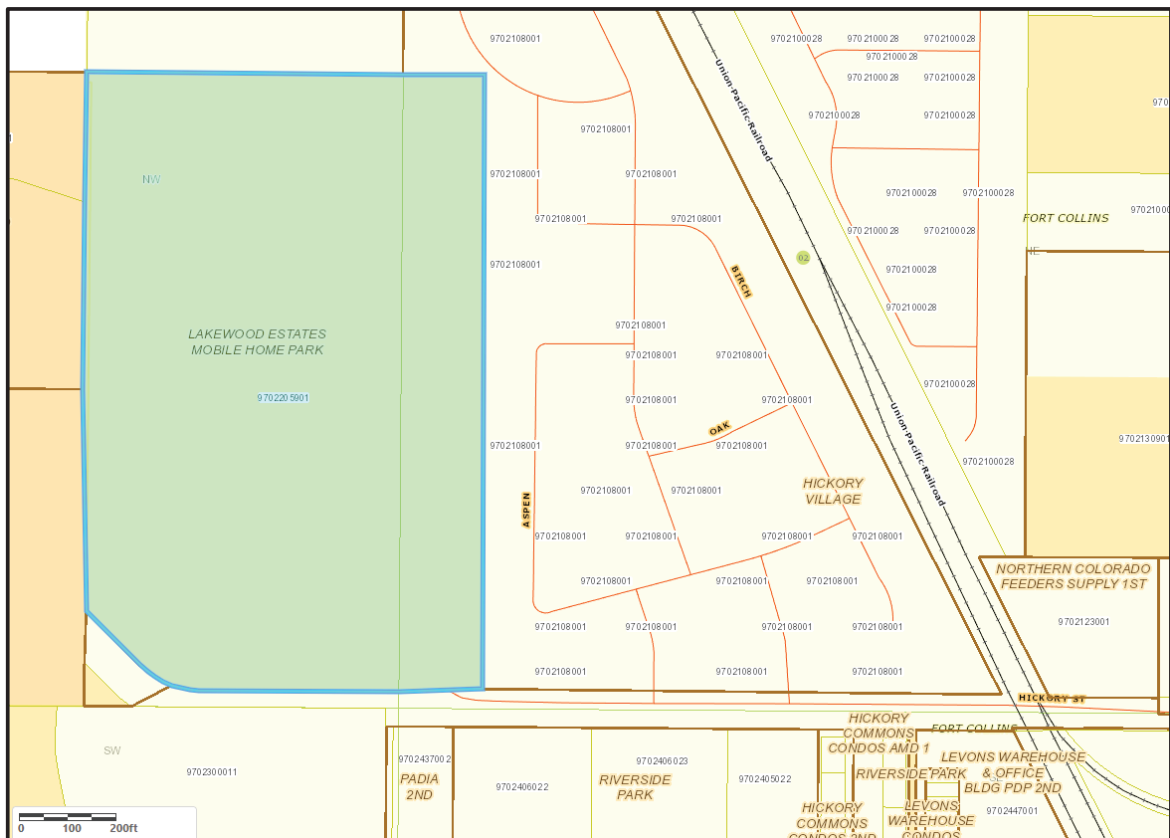


EXHIBIT B TO ORDINANCE NO. 194, 2025

DocuSign Envelope ID: 2A1D22A7-926C-4AF4-865F-C73F08A77538

Item 15.

Exhibit B TCE Area Legal Description (Page 1 of 3)

DESCRIPTION

A parcel of land being a portion of Lot 1, Lakewood Estates Mobile Home Park, recorded as Book 1638, Page 616 of the Records of Larimer County and situate within the North Half of Section 2, Township 7 North, Range 69 of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows;

Considering the north line of the Southeast Quarter of the Northwest Quarter of Section 2 as bearing North 89° 19' 45" West with the Center-East-Northwest 1/64th corner being a 3 1/4" aluminum cap on #6 rebar stamped LS 38106 and the Center-North 1/16th corner being a 2 1/2" aluminum cap on #6 rebar and with all bearings contained herein relative thereto:

BEGINNING at the Center-North 1/16th corner of Section 2, said point being on the north line of Lot 1, Lakewood Estates Mobile Home Park, said point being **POINT OF BEGINNING 1**;
THENCE South 08° 09' 29" East, a distance of 7.89 feet;
THENCE along the arc of a curve to the right, a distance of 69.02 feet, said curve has a radius of 261.42 feet, a delta of 15° 07' 36" and is subtended by a chord bearing South 87° 39' 55" East, a distance of 68.82 feet;
THENCE along the arc of a curve to the right, a distance of 55.04 feet, said curve has a radius of 60.44 feet, a delta of 52° 10' 09" and is subtended by a chord bearing South 54° 01' 02" East, a distance of 53.15 feet;
THENCE North 33° 29' 42" East, a distance of 11.62 feet;
THENCE South 56° 30' 18" East, a distance of 18.25 feet;
THENCE South 33° 29' 42" West, a distance of 15.98 feet;
THENCE along the arc of a curve to the left, a distance of 48.66 feet, said curve has a radius of 131.84 feet, a delta of 21° 08' 41" and is subtended by a chord bearing South 37° 47' 26" West, a distance of 48.38 feet;
THENCE along the arc of a curve to the left, a distance of 128.40 feet, said curve has a radius of 149.73 feet, a delta of 49° 07' 50" and is subtended by a chord bearing South 02° 39' 11" West, a distance of 124.50 feet;
THENCE along the arc of a curve to the right, a distance of 134.59 feet, said curve has a radius of 217.00 feet, a delta of 35° 32' 16" and is subtended by a chord bearing South 04° 08' 36" East, a distance of 132.45 feet;
THENCE South 13° 37' 32" West, a distance of 54.99 feet; THENCE South 02° 01' 55" East, a distance of 41.58 feet;
THENCE North 89° 56' 58" East, a distance of 54.85 feet; THENCE South 00° 03' 02" East, a distance of 827.80 feet;
THENCE North 90° 00' 00" East, a distance of 10.82 feet; THENCE South 01° 01' 23" West, a distance of 16.75 feet;
THENCE North 89° 20' 01" West, a distance of 30.51 feet;
THENCE North 00° 03' 02" West, a distance of 824.17 feet;
THENCE South 89° 56' 58" West, a distance of 45.96 feet;
THENCE along the arc of a curve to the left, a distance of 90.58 feet, said curve has a radius of 439.00 feet, a delta of 11° 49' 20" and is subtended by a chord bearing South 01° 04' 15" East, a distance of 90.42 feet;
THENCE South 81° 53' 29" West, a distance of 20.00 feet;
THENCE along the arc of a curve to the right, a distance of 9.13 feet, said curve has a radius of 459.00 feet, a delta of 01° 08' 23" and is subtended by a chord bearing North 06° 27' 40" West, a distance of 9.13 feet;
THENCE along the arc of a curve to the right, a distance of 49.56 feet, said curve has a radius of 45.00 feet, a delta of 63° 06' 20" and is subtended by a chord bearing North 02° 57' 02" West, a distance of 47.10 feet;
THENCE along the arc of a curve to the right, a distance of 101.28 feet, said curve has a radius of 459.00 feet, a delta of 12° 38' 34" and is subtended by a chord bearing North 06° 18' 41" East, a distance of 101.08 feet;
THENCE North 02° 01' 55" West, a distance of 186.65 feet;
THENCE North 21° 09' 10" West, a distance of 10.00 feet;
THENCE along the arc of a curve to the left, a distance of 35.01 feet, said curve has a radius of 60.32 feet, a delta of 33° 15' 11" and is subtended by a chord bearing North 66° 21' 52" West, a distance of 34.52 feet;
THENCE along the arc of a curve to the left, a distance of 25.32 feet, said curve has a radius of 102.46 feet, a delta of 14° 09' 22" and is subtended by a chord bearing South 89° 21' 32" West, a distance of 25.25 feet;
THENCE along the arc of a curve to the left, a distance of 60.89 feet, said curve has a radius of 209.50 feet, a delta of 16° 39' 15" and is subtended by a chord bearing South 67° 52' 55" West, a distance of 60.68 feet;
THENCE South 60° 33' 30" West, a distance of 39.01 feet;
THENCE along the arc of a curve to the right, a distance of 38.73 feet, said curve has a radius of 116.00 feet, a delta of 19° 07' 41" and is subtended by a chord bearing South 70° 07' 21" West, a distance of 38.55 feet;
THENCE South 79° 41' 11" West, a distance of 74.53 feet;
THENCE along the arc of a curve to the left, a distance of 74.47 feet, said curve has a radius of 219.52 feet, a delta of 19° 26' 14" and is subtended by a chord bearing South 69° 00' 48" West, a distance of 74.12 feet;
THENCE along the arc of a curve to the left, a distance of 28.45 feet, said curve has a radius of 213.14 feet, a delta of 07° 38' 54" and is subtended by a chord bearing South 57° 14' 16" West, a distance of 28.43 feet;
THENCE along the arc of a curve to the left, a distance of 58.84 feet, said curve has a radius of 235.49 feet, a delta of 14° 19' 00" and is subtended by a chord bearing South 46° 15' 20" West, a distance of 58.69 feet;
THENCE along the arc of a curve to the left, a distance of 38.13 feet, said curve has a radius of 287.63 feet, a delta of 07° 35' 46" and is subtended by a chord bearing South 35° 17' 57" West, a distance of 38.10 feet;
THENCE along the arc of a curve to the left, a distance of 49.27 feet, said curve has a radius of 129.56 feet, a delta of 21° 47' 23" and is subtended by a chord bearing South 20° 36' 23" West, a distance of 48.97 feet;

Sheet

1

Of 6
Sheets



PROJECT:

987-012

DATE:

11/04/25

DRAWN BY:

L. SMITH

CLIENT:

CAPRI COLORADO LLC

SECTION-TWP-RGE:

S2-T7N-R69W

REVIEW BY:

R. TESSELY

THIS EXHIBIT IS NOT A
MONUMENTED LAND SURVEY.
IT IS MEANT TO AID IN THE
VISUALIZATION OF THE
ACCOMPANYING WRITTEN
DESCRIPTION. THE WRITTEN
DESCRIPTION SUPERCEDES THE
EXHIBIT DRAWING.

DESCRIPTION

THENCE along the arc of a curve to the left, a distance of 44.65 feet, said curve has a radius of 396.50 feet, a delta of 06° 27' 05" and is subtended by a chord bearing South 06° 29' 09" West, a distance of 44.62 feet;
 THENCE along the arc of a curve to the left, a distance of 51.62 feet, said curve has a radius of 122.99 feet, a delta of 24° 02' 46" and is subtended by a chord bearing South 08° 45' 47" East, a distance of 51.24 feet;
 THENCE along the arc of a curve to the left, a distance of 21.21 feet, said curve has a radius of 203.96 feet, a delta of 05° 57' 33" and is subtended by a chord bearing South 23° 45' 56" East, a distance of 21.20 feet;
 THENCE along the arc of a curve to the left, a distance of 46.01 feet, said curve has a radius of 426.27 feet, a delta of 06° 11' 04" and is subtended by a chord bearing South 29° 50' 15" East, a distance of 45.99 feet;
 THENCE along the arc of a curve to the left, a distance of 42.92 feet, said curve has a radius of 1077.98 feet, a delta of 02° 16' 52" and is subtended by a chord bearing South 34° 04' 13" East, a distance of 42.92 feet;
 THENCE along the arc of a curve to the right, a distance of 64.14 feet, said curve has a radius of 352.57 feet, a delta of 10° 25' 26" and is subtended by a chord bearing South 29° 59' 56" East, a distance of 64.06 feet;
 THENCE along the arc of a curve to the right, a distance of 54.17 feet, said curve has a radius of 193.40 feet, a delta of 16° 02' 58" and is subtended by a chord bearing South 16° 45' 44" East, a distance of 54.00 feet;
 THENCE along the arc of a curve to the right, a distance of 70.90 feet, said curve has a radius of 514.64 feet, a delta of 07° 53' 35" and is subtended by a chord bearing South 04° 47' 27" East, a distance of 70.84 feet;
 THENCE South 00° 50' 40" East, a distance of 55.68 feet;
 THENCE South 02° 16' 34" West, a distance of 13.37 feet;
 THENCE South 80° 53' 27" West, a distance of 16.10 feet;
 THENCE North 13° 14' 26" West, a distance of 15.54 feet;
 THENCE North 00° 50' 40" West, a distance of 56.17 feet;
 THENCE along the arc of a curve to the left, a distance of 68.14 feet, said curve has a radius of 494.64 feet, a delta of 07° 53' 35" and is subtended by a chord bearing North 04° 47' 27" West, a distance of 68.09 feet;
 THENCE along the arc of a curve to the left, a distance of 48.57 feet, said curve has a radius of 173.40 feet, a delta of 16° 02' 58" and is subtended by a chord bearing North 16° 45' 44" West, a distance of 48.41 feet;
 THENCE along the arc of a curve to the left, a distance of 60.51 feet, said curve has a radius of 332.57 feet, a delta of 10° 25' 26" and is subtended by a chord bearing North 29° 59' 56" West, a distance of 60.42 feet;
 THENCE along the arc of a curve to the right, a distance of 43.72 feet, said curve has a radius of 1097.98 feet, a delta of 02° 16' 52" and is subtended by a chord bearing North 34° 04' 13" West, a distance of 43.71 feet;
 THENCE along the arc of a curve to the right, a distance of 48.17 feet, said curve has a radius of 446.27 feet, a delta of 06° 11' 04" and is subtended by a chord bearing North 29° 50' 15" West, a distance of 48.15 feet;
 THENCE along the arc of a curve to the right, a distance of 23.29 feet, said curve has a radius of 223.96 feet, a delta of 05° 57' 33" and is subtended by a chord bearing North 23° 45' 56" West, a distance of 23.28 feet;
 THENCE along the arc of a curve to the right, a distance of 60.01 feet, said curve has a radius of 142.99 feet, a delta of 24° 02' 46" and is subtended by a chord bearing North 08° 45' 47" West, a distance of 59.57 feet;
 THENCE along the arc of a curve to the right, a distance of 46.90 feet, said curve has a radius of 416.50 feet, a delta of 06° 27' 05" and is subtended by a chord bearing North 06° 29' 09" East, a distance of 46.87 feet;
 THENCE along the arc of a curve to the right, a distance of 56.88 feet, said curve has a radius of 149.56 feet, a delta of 21° 47' 23" and is subtended by a chord bearing North 20° 36' 23" East, a distance of 56.53 feet;
 THENCE along the arc of a curve to the right, a distance of 40.78 feet, said curve has a radius of 307.63 feet, a delta of 07° 35' 46" and is subtended by a chord bearing North 35° 17' 57" East, a distance of 40.75 feet;
 THENCE along the arc of a curve to the right, a distance of 63.84 feet, said curve has a radius of 255.49 feet, a delta of 14° 19' 00" and is subtended by a chord bearing North 46° 15' 20" East, a distance of 63.67 feet;
 THENCE along the arc of a curve to the right, a distance of 30.69 feet, said curve has a radius of 232.34 feet, a delta of 07° 34' 07" and is subtended by a chord bearing North 57° 11' 29" East, a distance of 30.67 feet;
 THENCE along the arc of a curve to the right, a distance of 81.17 feet, said curve has a radius of 239.52 feet, a delta of 19° 25' 03" and is subtended by a chord bearing North 69° 02' 53" East, a distance of 80.79 feet;
 THENCE North 79° 41' 08" East, a distance of 74.76 feet;
 THENCE along the arc of a curve to the left, a distance of 32.05 feet, said curve has a radius of 96.00 feet, a delta of 19° 07' 41" and is subtended by a chord bearing North 70° 07' 21" East, a distance of 31.90 feet;
 THENCE North 60° 33' 36" East, a distance of 38.77 feet;
 THENCE along the arc of a curve to the right, a distance of 39.11 feet, said curve has a radius of 229.50 feet, a delta of 09° 45' 48" and is subtended by a chord bearing North 64° 27' 50" East, a distance of 39.06 feet;
 THENCE North 71° 30' 54" East, a distance of 44.43 feet;
 THENCE along the arc of a curve to the left, a distance of 28.98 feet, said curve has a radius of 95.00 feet, a delta of 17° 28' 51" and is subtended by a chord bearing North 61° 12' 36" East, a distance of 28.87 feet;
 THENCE North 21° 09' 10" West, a distance of 133.48 feet to Point A;
 THENCE along the arc of a curve to the right, a distance of 26.43 feet, said curve has a radius of 404.10 feet, a delta of 03° 44' 52" and is subtended by a chord bearing South 89° 07' 57" West, a distance of 26.43 feet;
 THENCE along the arc of a curve to the right, a distance of 62.35 feet, said curve has a radius of 173.45 feet, a delta of 20° 35' 49" and is subtended by a chord bearing North 78° 41' 42" West, a distance of 62.02 feet;

Sheet

2

Of 6
Sheets

PROJECT:

987-012

DATE:

11/04/25

DRAWN BY:

L. SMITH

CLIENT:

CAPRI COLORADO LLC

SECTION-TWP-RGE:

S2-T7N-R69W

REVIEW BY:

R. TESSELY

THIS EXHIBIT IS NOT A
 MONUMENTED LAND SURVEY.
 IT IS MEANT TO AID IN THE
 VISUALIZATION OF THE
 ACCOMPANYING WRITTEN
 DESCRIPTION. THE WRITTEN
 DESCRIPTION SUPERCEDES THE
 EXHIBIT DRAWING.

DESCRIPTION

THENCE along the arc of a curve to the left, a distance of 37.69 feet, said curve has a radius of 307.89 feet, a delta of 07° 00' 53" and is subtended by a chord bearing North 71° 54' 14" West, a distance of 37.67 feet;
 THENCE along the arc of a curve to the right, a distance of 5.58 feet, said curve has a radius of 30.20 feet, a delta of 10° 35' 41" and is subtended by a chord bearing North 70° 04' 44" West, a distance of 5.58 feet;
 THENCE North 89° 19' 45" West, a distance of 477.55 feet;
 THENCE South 00° 59' 22" West, a distance of 5.00 feet;
 THENCE North 89° 19' 45" West, a distance of 10.00 feet;
 THENCE South 00° 59' 22" West, a distance of 15.17 feet;
 THENCE North 89° 00' 38" West, a distance of 30.00 feet;
 THENCE North 00° 59' 21" East, a distance of 25.00 feet to the Center-East-Northwest 1/64th corner;
 THENCE South 89° 19' 45" East, along the north line of said Lot 1, a distance of 567.36 feet;
 THENCE along the arc of a curve to the left, a distance of 53.57 feet, said curve has a radius of 153.53 feet, a delta of 19° 59' 33" and is subtended by a chord bearing South 78° 59' 32" East, a distance of 53.30 feet;
 THENCE along the arc of a curve to the left, a distance of 19.16 feet, said curve has a radius of 384.10 feet, a delta of 02° 51' 31" and is subtended by a chord bearing North 89° 34' 38" East, a distance of 19.16 feet;
 THENCE North 08° 09' 29" West, a distance of 9.31 feet to said north line of Lot 1;
 THENCE South 89° 19' 45" East, a distance of 20.24 feet, along said North line, to **POINT OF BEGINNING 1**, containing 69,429 square feet or 1.60 acres, more or less;

LESS: EXCEPTED AREA**COMMENCING** at aforementioned Point A;

THENCE North 86° 00' 02" East, a distance of 20.93 feet to **POINT OF BEGINNING 2**;
 THENCE along the arc of a curve to the right, a distance of 62.42 feet, said curve has a radius of 241.42 feet, a delta of 14° 48' 46" and is subtended by a chord bearing South 86° 24' 35" East, a distance of 62.24 feet;
 THENCE along the arc of a curve to the right, a distance of 48.95 feet, said curve has a radius of 25.00 feet, a delta of 112° 10' 59" and is subtended by a chord bearing South 22° 54' 42" East, a distance of 41.50 feet;
 THENCE along the arc of a curve to the left, a distance of 43.22 feet, said curve has a radius of 169.73 feet, a delta of 14° 35' 19" and is subtended by a chord bearing South 25° 53' 08" West, a distance of 43.10 feet;
 THENCE along the arc of a curve to the right, a distance of 34.41 feet, said curve has a radius of 95.00 feet, a delta of 20° 45' 05" and is subtended by a chord bearing South 28° 58' 01" West, a distance of 34.22 feet;
 THENCE North 21° 09' 10" West, a distance of 118.84 feet to **POINT OF BEGINNING 2**, containing 5,032 square feet or 0.12 acres, more or less;

Net Area contains 64,397 square feet or 1.48 acres, more or less;

May be subject to easements, rights-of-way, covenants and restrictions of record.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}.



Robert C. Tessely
 Colorado Professional Land Surveyor No. 38470
 For and on behalf of EPS Group, Inc.

Sheet

3

Of 6
SheetsPROJECT:
987-012DATE:
11/04/25DRAWN BY:
L. SMITHCLIENT:
CAPRI COLORADO LLCSECTION-TWP-RGE:
S2-T7N-R69WREVIEW BY:
R. TESSELY

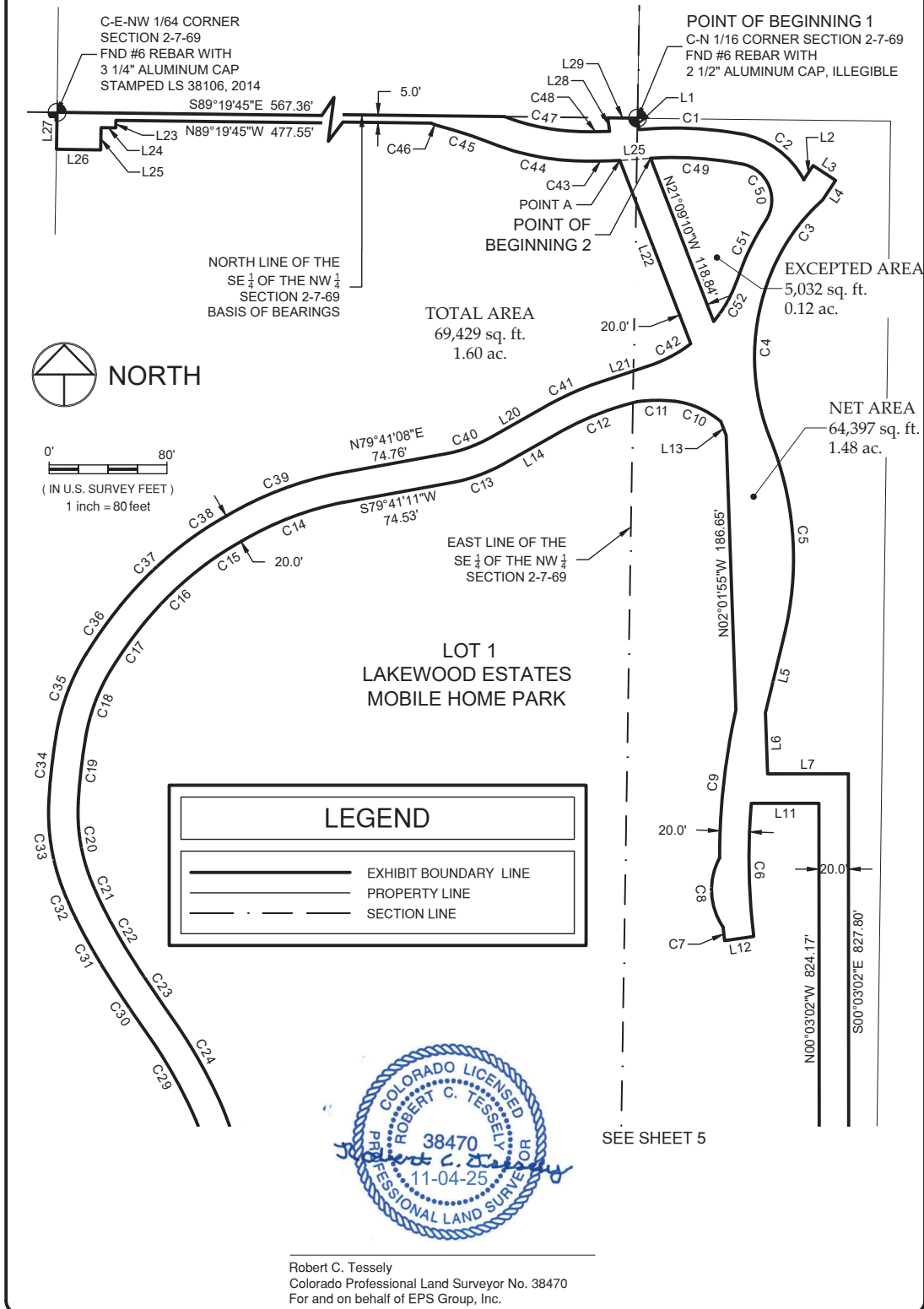
THIS EXHIBIT IS NOT A
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EXHIBIT B TO ORDINANCE NO. 194, 2025

Docusign Envelope ID: 2A1D22A7-926C-4AF4-865F-C73F08A77538

Item 15.

Exhibit C TCE Area Depiction (Page 1 of 3)



Sheet 4 Of 6 Sheets	 970.221.4158 epsgruoinc.com ARIZONA COLORADO	PROJECT: 987-012 DATE: 11/04/25 DRAWN BY: L. SMITH	CLIENT: CAPRI COLORADO LLC SECTION-TWP-RGE: S2-T7N-R69W REVIEW BY: R. TESSELY	THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.
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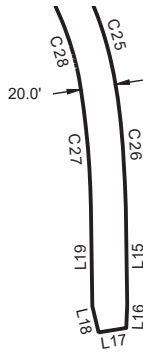
EXHIBIT B TO ORDINANCE NO. 194, 2025

Docusign Envelope ID: 2A1D22A7-926C-4AF4-865F-C73F08A77538

Item 15.

EXHIBIT

SEE SHEET 4



EAST LINE OF THE
SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$
SECTION 2-7-69

LOT 1
LAKEWOOD ESTATES
MOBILE HOME PARK



NORTH

0' 80'
(IN U.S. SURVEY FEET)
1 inch = 80 feet

SOUTH LINE OF THE
NORTH $\frac{1}{2}$ SECTION 2-7-69

LEGEND

- EXHIBIT BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE



Robert C. Tessely
Colorado Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

Sheet
5

Of 6
Sheets



PROJECT:
987-012

DATE:
11/04/25

DRAWN BY:
L. SMITH

CLIENT:
CAPRI COLORADO LLC

SECTION-TWP-RGE:
S2-T7N-R69W

REVIEW BY:
R. TESSELY

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Item 15.

EXHIBIT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	69.02'	261.42'	15°07'36"	S87°39'55"E	68.82'
C2	55.04'	60.44'	52°10'09"	S54°01'02"E	53.15'
C3	48.66'	131.84'	21°08'41"	S37°47'26"W	48.38'
C4	128.40'	149.73'	49°07'50"	S02°39'11"W	124.50'
C5	134.59'	217.00'	35°32'16"	S04°08'36"E	132.45'
C6	90.58'	439.00'	11°49'20"	N01°04'15"W	90.42'
C7	9.13'	459.00'	1°08'23"	N06°27'40"W	9.13'
C8	49.56'	45.00'	63°06'20"	N02°57'02"W	47.10'
C9	101.28'	459.00'	12°38'34"	N06°18'41"E	101.08'
C10	35.01'	60.32'	33°15'11"	N66°21'52"W	34.52'
C11	25.32'	102.46'	14°09'22"	S89°21'32"W	25.25'
C12	60.89'	209.50'	16°39'15"	S67°52'55"W	60.68'
C13	38.73'	116.00'	19°07'41"	S70°07'21"W	38.55'
C14	74.47'	219.52'	19°26'14"	S69°00'48"W	74.12'
C15	28.45'	213.14'	7°38'54"	S57°14'16"W	28.43'
C16	58.84'	235.49'	14°19'00"	S46°15'20"W	58.69'
C17	38.13'	287.63'	7°35'46"	S35°17'57"W	38.10'
C18	49.27'	129.56'	21°47'23"	S20°36'23"W	48.97'
C19	44.65'	396.50'	6°27'05"	S06°29'09"W	44.62'
C20	51.62'	122.99'	24°02'46"	S08°45'47"E	51.24'
C21	21.21'	203.96'	5°57'33"	S23°45'56"E	21.20'
C22	46.01'	426.27'	6°11'04"	S29°50'15"E	45.99'
C23	42.92'	1077.98'	2°16'52"	S34°04'13"E	42.92'
C24	64.14'	352.57'	10°25'26"	S29°59'56"E	64.06'
C25	54.17'	193.40'	16°02'58"	S16°45'44"E	54.00'
C26	70.90'	514.64'	7°53'35"	S04°47'27"E	70.84'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C27	68.14'	494.64'	7°53'35"	N04°47'27"W	68.09'
C28	48.57'	173.40'	16°02'58"	N16°45'44"W	48.41'
C29	60.51'	332.57'	10°25'26"	N29°59'56"W	60.42'
C30	43.72'	1097.98'	2°16'52"	N34°04'13"W	43.71'
C31	48.17'	446.27'	6°11'04"	N29°50'15"W	48.15'
C32	23.29'	223.96'	5°57'33"	N23°45'56"W	23.28'
C33	60.01'	142.99'	24°02'46"	N08°45'47"W	59.57'
C34	46.90'	416.50'	6°27'05"	N06°29'09"E	46.87'
C35	56.88'	149.56'	21°47'23"	N20°36'23"E	56.53'
C36	40.78'	307.63'	7°35'46"	N35°17'57"E	40.75'
C37	63.84'	255.49'	14°19'00"	N46°15'20"E	63.67'
C38	30.69'	232.34'	7°34'07"	N57°11'29"E	30.67'
C39	81.17'	239.52'	19°25'03"	N69°02'53"E	80.79'
C40	32.05'	96.00'	19°07'41"	N70°07'21"E	31.90'
C41	39.11'	229.50'	9°45'48"	N64°27'50"E	39.06'
C42	28.98'	95.00'	17°28'51"	N61°12'36"E	28.87'
C43	26.43'	404.10'	3°44'52"	S89°07'57"W	26.43'
C44	62.35'	173.45'	20°35'49"	N78°41'42"W	62.02'
C45	37.69'	307.89'	7°00'53"	N71°54'14"W	37.67'
C46	5.58'	30.20'	10°35'41"	N70°04'44"W	5.58'
C47	53.57'	153.53'	19°59'33"	S78°59'32"E	53.30'
C48	19.16'	384.10'	2°51'31"	N89°34'38"E	19.16'
C49	62.42'	241.42'	14°48'46"	S86°24'35"E	62.24'
C50	48.95'	25.00'	112°10'59"	S22°54'42"E	41.50'
C51	43.22'	169.73'	14°35'19"	S25°53'08"W	43.10'
C52	34.41'	95.00'	20°45'05"	S28°58'01"W	34.22'

LINE TABLE

LINE	LENGTH	BEARING
L1	7.89'	S08° 09' 29"E
L2	11.62'	N33° 29' 42"E
L3	18.25'	S56° 30' 18"E
L4	15.98'	S33° 29' 42"W
L5	54.99'	S13° 37' 32"W
L6	41.58'	S02° 01' 55"E
L7	54.85'	N89° 56' 58"E
L8	10.82'	N90° 00' 00"W
L9	824.17'	N00° 03' 02"W
L10	30.51'	N89° 20' 01"W
L11	45.96'	S89° 56' 58"W
L12	20.00'	S81° 53' 29"W
L13	10.00'	N21° 09' 10"W
L14	39.01'	S60° 33' 30"W
L15	55.68'	S00° 50' 40"E

LINE TABLE

LINE	LENGTH	BEARING
L16	13.37'	S02° 16' 34"W
L17	16.10'	S80° 53' 27"W
L18	15.54'	N13° 14' 26"W
L19	56.17'	N00° 50' 40"W
L20	38.77'	N60° 33' 36"E
L21	44.43'	N71° 30' 54"E
L22	133.48'	N21° 09' 10"W
L23	5.00'	S00° 59' 22"W
L24	10.00'	N89° 19' 45"W
L25	15.17'	S00° 59' 22"W
L26	30.00'	N89° 00' 38"W
L27	25.00'	N00° 59' 21"E
L28	9.31'	N08° 09' 29"W
L29	20.24'	S89° 19' 45"E



Robert C. Tessely
Colorado Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

Sheet

6

Of 6
SheetsPROJECT:
987-012DATE:
11/04/25DRAWN BY:
L. SMITHCLIENT:
CAPRI COLORADO LLCSECTION-TWP-RGE:
S2-T7N-R69WREVIEW BY:
R. TESSELY

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EXHIBIT DRAWING.

File Attachments for Item:

16. First Reading of Ordinance No. 195, 2025, Amending Section 12-32 of the Code of the City of Fort Collins to Update the Residential Waste Collection Program.

The purpose of this item is to update City Code to modify the Contracted Residential Waste Collection Program to give the City Manager the authority to approve annual rate increases above 3% that are agreed upon following the method established in the contract and to set a deadline for annual rate increase approval.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Josh Birks, Deputy Director, Sustainability Services
Megan DeMasters, Manager, Environmental Sustainability
Emily Wenger, Lead Specialist, Environmental Sustainability

SUBJECT

First Reading of Ordinance No. 195, 2025, Amending Section 12-32 of the Code of the City of Fort Collins to Update the Residential Waste Collection Program.

EXECUTIVE SUMMARY

The purpose of this item is to update City Code to modify the Contracted Residential Waste Collection Program to give the City Manager the authority to approve annual rate increases above 3% that are agreed upon following the method established in the contract and to set a deadline for annual rate increase approval.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The first annual rate increase for the Residential Trash and Recycling Collection Program went into effect on September 30, 2025. During the rate increase evaluation and approval process, staff identified the need for additional clarity in the code regarding approval authority for rate increases and timing requirements for completing negotiations. Recommended changes to City Code Section 2-32 provide this additional clarity.

Approval authority for annual rate increases above 3%:

- **What:** This amendment to the Code gives the City Manager explicit authority to approve annual rate increases above 3% when the contractor follows the methodology established in the contract for rate increases above 3%.
- **Context:** While the contract anticipates an annual 3% increase, the contractor may petition annually for rate increases above 3% due to uncontrollable cost changes (disposal/processing tip fees or regulatory changes). Petitions must document how tip fee changes justify the increase, using twelve-month average tip fees to account for market volatility.

The City Manager currently has express authority to execute amendments to the contract when the amendments do not increase costs to program customers without a commensurate service improvement,

substantially modify the purposes of the contract, or increase the obligations and responsibilities of the City as set forth in the contract.

- **Why:** This change streamlines procedures by allowing staff to apply contractual methodology without requiring Council approval for regular annual increases. It also aligns the City Manager's approval authority with other contract-related duties.

Deadline for approval of annual rate increases:

- **What:** This amendment sets a deadline of 45 days before the anniversary date of the service commencement date (September 30, 2024) for annual rate increases to be approved.
- **Why:** This deadline ensures that rate negotiations conclude with sufficient time to communicate rate increases to residents

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

The City contractor was engaged and has no concerns with the addition of a deadline to complete negotiations to code.

ATTACHMENTS

1. Ordinance No. 195, 2025

ORDINANCE NO. 195, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 12-32 OF THE CODE OF THE CITY OF
FORT COLLINS TO UPDATE THE RESIDENTIAL WASTE
COLLECTION PROGRAM

A. Colorado Revised Statutes Section 30-15-401(7.5) authorizes the City to establish a residential waste collection program (the “Program”).

B. On April 18, 2023, through Ordinance No. 054, 2023, the Council authorized the City to establish the Program, and through Ordinance No. 055, 2023, authorized the City to enter a contract with a contractor to provide residential waste collection services under the Program. The City’s contractor began providing residential waste collection services under the Program on September 30, 2024, pursuant to a contract for services (the “Contract”).

C. The Contract provides for an annual three percent increase in service rates, and also allows the contractor to petition annually for rate increases above three percent due to uncontrollable cost changes, which are limited to increases in disposal or processing tip fees or regulatory changes.

D. The Code provisions that govern the Program authorize the City Manager to execute amendments to the Contract, but only under certain circumstances. Specifically, Section 12-32(a) of the Code of the City of Fort Collins provides that “[t]he City Manager may approve and execute future amendments to the contract that the City Manager, in consultation with the City Attorney, determines to be necessary and appropriate to facilitate the program, so long as such amendments do not increase costs to program customers without a commensurate service improvement, substantially modify the purposes of the contract, or increase the obligations and responsibilities of the City as set forth in the contract.”

E. City staff has recommended revisions to the Program that are consistent with the original intent of the Program. The Contract authorizes rate increases above three percent when there are uncontrollable cost changes, which would necessitate an amendment to formalize. At the same time, the City Code prohibits the City Manager from executing an amendment without Council approval that increases program costs but does not include a commensurate service improvement. This Ordinance simplifies the amendment process by expressly authorizing the City Manager to execute annual rate increases in accordance with the Contract process without City Council action.

F. Additionally, staff has recommended that the Program be improved by requiring price increases to be finalized not less than 45 days in advance of when they take effect so that ample notice of rate increases can be given to Program customers.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

FORT COLLINS that Section 12-32(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 12-32. City contract; City administrative fee; rates.

- (a) The City may enter into an agreement with a licensed collector to become the City's contracted waste collector, subject to the following:
- (1) The City's contracted waste collector shall provide residential waste collection services under the City's residential waste collection program and the dumpster program. The contract shall establish all appropriate terms and conditions, including rates for residential waste collection services, for the contracted waste collector's provision of residential waste services to the City. The contract shall also establish all appropriate terms and conditions for the dumpster program.
 - (2) All rates under the contract shall be in amounts that reasonably relate to the services provided for such rates.
 - (3) The City Manager may approve and execute future amendments to the contract that the City Manager, in consultation with the City Attorney, determines to be necessary and appropriate to facilitate the program, so long as such amendments do not increase costs to program customers without a commensurate service improvement, substantially modify the purposes of the contract, or increase the obligations and responsibilities of the City as set forth in the contract.
 - (4) The City Manager may also approve and execute future amendments to the contract for an annual rate adjustment, if any, made in accordance with the terms of the contract for an annual rate adjustment. Any amendment to the contract for an annual rate adjustment shall be fully executed not less than 45 days prior to the effective date of the amendment.

Introduced, considered favorably on first reading on November 18, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025

Approving Attorney: Ted Hewitt

Exhibit: None

File Attachments for Item:

17. Resolution 2025-102 Authorizing the Execution of a Funding Agreement with Volunteers of America for a Loan of Funds from the Affordable Housing Capital Fund for Switchgrass Crossing.

The purpose of this item is to approve an agreement with Volunteers of America (VOA) through which the VOA will access \$1.4 million from the City's Affordable Housing Capital Fund in the Community Capital Improvement Program (CCIP) to support a new age-restricted, income-restricted housing development (Switchgrass Crossing). CCIP funds have been appropriated for the general purpose of supporting affordable housing development; this item authorizes the City to enter a funding agreement with VOA.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Vanessa Fenley, Sr. Housing Manager

SUBJECT

Resolution 2025-102 Authorizing the Execution of a Funding Agreement with Volunteers of America for a Loan of Funds from the Affordable Housing Capital Fund for Switchgrass Crossing.

EXECUTIVE SUMMARY

The purpose of this item is to approve an agreement with Volunteers of America (VOA) through which the VOA will access \$1.4 million from the City's Affordable Housing Capital Fund in the Community Capital Improvement Program (CCIP) to support a new age-restricted, income-restricted housing development (Switchgrass Crossing). CCIP funds have been appropriated for the general purpose of supporting affordable housing development; this item authorizes the City to enter a funding agreement with VOA.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

Background on CCIP Affordable Housing Capital Fund

The 2015 Community Capital Improvement Program (CCIP) package includes \$4 million, over 10 years, for the Affordable Housing Capital Fund (AHCF). The AHCF has been used for fee relief and "last in" gap financing for projects that are ready to proceed if fully funded. This support is provided as direct subsidy and/or fee credits. Funding provided as direct subsidy is structured as a due-on-sale loan; given the developers awarded funding do not intend to sell the development, the City does not anticipate any funding from the AHCF awarded to-date to be returned.

While funding has been appropriated for the general purpose of supporting affordable housing developments, specific requests have been approved by Council through resolutions or ordinances. A summary of AHCF awards is included in Table 1.

Table 1. Projects Awarded Funding from the AHCF

Year	Amount	Project	Units	Type
2022-2023	\$610,000	Oak 140	79	Direct Subsidy
2021	\$200,000	VOA Cadence	55	Fee Relief
2020-2021	\$876,662	Mason Place PSH	60	Direct Subsidy
2019	\$100,000	Mason Place PSH	-	Fee Relief
2019	\$541	Village on Redwood	72	Fee Relief

Year	Amount	Project	Units	Type
2019	\$806	Redtail Ponds PSH	60	Fee Relief
2018-2019	\$92,375	Oakridge Crossing	110	Fee Relief
2018	\$119,257	Village on Horsetooth	96	Fee Relief

The AHCF has approximately \$2 million available and appropriated to support affordable housing development. This includes \$400,000 set aside to provide fee credits for eligible units through the City's administrative process, leaving \$1.6 million available for direct subsidies or additional fee credits.

Applications for funding from the AHCF are accepted on a rolling basis to best respond to developers' requests in the timeframe needed. Ideally projects first seek funding through the City's competitive funding process. If the project still needs gap funding or the project timeline does not line up with the competitive process, a request to the AHCF is available. Requests are made through a written request submitted to the Housing and Community Vitality Department. Staff review requests, including re-reviewing applications for projects that also sought funding through the competitive process and requesting additional or updated information from applicants as needed.

VOA Switchgrass Crossing Request

Volunteers of America has requested \$1.4 million in last-in gap financing to support development of Switchgrass Crossing. Switchgrass Crossing will be located at 3800 S. Mason St and comprise 45 units, including 39 1-bedroom units and six 2-bedroom units. The project will serve adults 55 years of age and older in the area median income range of 30% - 60% (currently between \$26,820 and \$53,640 for a one-person household). The total estimated project cost is \$25.3 million.

Other sources of funding include 9% Low Income Housing Tax Credits, a \$1.2 million award from the City's 2025 affordable housing competitive funding process (federal HOME and CDBG funding), and almost \$1 million in gap financing from the State Division of Housing.

Several factors have contributed to the Switchgrass Crossing's gap:

- The project is relatively small which has impacted its ability to realize economies of scale seen in larger developments.
- The building is designed to meet and exceed sustainability standards for the City; delivering a building of the quality and with the sustainability features desired has contributed to higher costs.
- Switchgrass Crossing will be developed on a small infill parcel currently used for surface parking. VOA has encountered some unexpected challenges with this parcel, including needing to develop a more sophisticated stormwater retention and drainage system than originally anticipated.
- The project exceeds accessibility standards and has incorporated accessible building features, such as automatic sliding doors at the entrance, to best meet the needs of an older population. These features contribute to higher building costs.
- Development and construction costs have increased for affordable housing projects. Switchgrass Crossing has reported additional increases due to Build America Buy America (BABA) requirements. BABA was passed as part of the 2021 Infrastructure Investment and Jobs Act. It requires federally-funded infrastructure projects to use construction materials produced in the United States.
- Soft costs, such as fees, legal expenses, and interest rates on financing, have increased. By comparison, soft costs for Switchgrass Crossing are approximately \$76,000 higher per unit than for Cadence, a similar affordable housing project developed by VOA that closed on financing four years ago.

VOA has identified and implemented strategies to decrease costs, including reducing the size and quality of windows, reducing the building and unit square footage, and using more economical materials when possible. VOA estimates they have saved approximately \$500,000 from the total project cost with these changes.

Additional information regarding Switchgrass Crossing and this funding request is included in the attached letter from Volunteers of America. Staff presented this request to the Council Finance Committee and the Affordable Housing Board who both support forwarding this request for City Council consideration.

Staff Review and Analysis

VOA was awarded funds through the 2025 competitive process. As part of this process, staff review each application and summarize key details from the project application as part of the Human Services and Housing Fund Board's funding packet. The Human Services and Housing Fund (HSHF) Board and the Affordable Housing Board reviews and ranks each the project application, which includes information on anticipated use of funds, alignment with the City's Housing Strategic Plan, status of project (such as whether the developer has site control and status of other financing/funding requested from other sources), and project budget documents. Ultimately the HSHF Board forwards a funding recommendation to City Council for consideration.

The primary potential issue for Switchgrass Crossing staff identified during the competitive process was an unknown readiness to proceed given VOA was still awaiting a LIHTC award and likely would require additional gap funding. The project was recommended for funding by the Human Services and Housing Funding Board and ultimately awarded \$1.2 million in the Spring 2025 competitive process.

By the time VOA submitted their CCIP AHCF request in late August, Switchgrass Crossing had been awarded 9% tax credits. In addition, on October 21, the State Housing Board approved VOA's application for an additional \$1 million in gap funding from the Division of Housing. Notification of these awards resolve staff questions regarding the project's readiness to proceed identified during the competitive process.

Upon receiving VOA's request for funding from the CCIP AHCF, staff reviewed project information submitted during the competitive process. Staff presented an overview of VOA's request to Council Finance Committee (CFC) at the October meeting. Based on the discussion and questions raised by CFC, staff requested additional information from VOA regarding project costs and opportunities for project savings. VOA's responses to those questions have been incorporated into this AIS and were considered when developing the staff recommendation for this item. Staff also presented this request to the Affordable Housing Board at their September Regular Meeting. Attached is the Affordable Housing Board's Memo to Council in support of this request.

VOA is aiming to close on project financing in Spring 2026. Given this timeline, VOA is unable to seek additional funding through the City's 2026 competitive process and is requesting support from the CCIP AHCF. Based on the information and materials provided by VOA, staff have determined this is a viable request and recommend City Council approve the authorization of a funding agreement with VOA to support Switchgrass Crossing.

CITY FINANCIAL IMPACTS

Funding is available within the CCIP Affordable Housing Capital Fund to support VOA's request of \$1.4 million in direct subsidy. The current fund balance is \$2 million, including \$400,000 allocated for fee credits and \$1.6 million available for direct subsidy or fee credits.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Affordable Housing Board reviewed this request for funding. Their memo of support is included as an attachment.

Council Finance Committee discussed this request at their October 2, 2025, meeting.

PUBLIC OUTREACH

Public outreach was conducted as part of the 2015 CCIP process. No public outreach was conducted for this specific request.

ATTACHMENTS

1. VOA Request Letter, August 20, 2025
2. Memo of Support from Affordable Housing Board, September 8, 2025
3. Council Finance Committee Meeting Minutes, October 2, 2025 (draft excerpt)
4. Resolution 2025-102



August 20, 2025

Vanessa Fenley
Housing Manager
City of Fort Collins
222 Laporte Ave
Fort Collins, CO 80521

via email only

**RE: Gap Funding Discretionary Request – Affordable Housing Capital Fund
Switchgrass Crossing – 3800 Mason Street, Fort Collins**

Dear Vanessa,

Thank you for the City's continued support of Volunteers of America (VOA) and funding of \$1.2 mm through the 2025 competitive funding process for the Switchgrass Crossing project. The purpose of this letter is to request additional gap funding from the City so we may close on our financing in early March 2026.

As you know, the City's competitive process funding came with Build America Buy America (BABA) requirements. BABA has put a significant administrative burden (increased soft costs) on the Architect and General Contractor in addition to the increased hard costs which both impact the owner's budget. Switchgrass Crossing has experienced cost escalation caused by these new BABA requirements as well as general continued cost escalation. As a result, VOA has also had to submit a funding request to the State Division of Housing for \$1.0 mm in additional gap funding in addition to making this request to the City.

Volunteers of America is a faith based, national non-profit whose mission is to provide high quality services to uplift our communities most vulnerable populations across a spectrum of clients. In the City of Fort Collins, we provide high quality housing to older adults and a range of services to vulnerable populations. The Switchgrass Crossing development follows up the successful Cadence project developed in 2021-2022 where the residents love living and currently has a 400+ person waitlist.

A brief summary of the project is as follows;

- Unit Mix: 39 one bedroom units + 6 two bedroom units = 45 total units.
- Population: Older adults, age 55+.
- Area Median Income: 30-60% which for Larimer County equates to \$27,000-\$61,000.
- Developer/Owner: Volunteers of America National Services.
- Financing: Low Income Housing Tax Credit (LIHTC), loans and gap funds.

National Services

1660 Duke Street, Alexandria, VA 22314-3427 • 703.341.5000 • voa.org

Helping America's most vulnerable®



- Sustainability Features: All electric, have a solar PV system on the roof, and many other sustainable features. It will be built to Enterprise Green Communities, Energy Star and Zero Energy Homes standards.
- Team The development (architecture/engineering/general contractor, financing (debt/equity), and ownership (VOA/Housing Catalyst) team will be the same as Cadence.
- Financing Status: Awarded CHFA 9% LIHTC (May, 2025), City of Fort Collins (June, 2025), Debt/Equity LOI (August, 2025), & application for DOH funds (August, 2025).
- Design Status: Working with the City via the Integrated Design Process (IDAP) recently completed Design Development (DD) documents and submitting a Building Development Plan (BDR) this week.
- Timing: Our planned financing closing is March, 2026.

The increasing costs and financing plan require additional City funding. For 2026 as in past years, the City's competitive funding process is anticipated to be applications due in February and awards finalized by City Council in June. This funding timeline does not align with our planned project schedule. Volunteers of America requests discretionary funding of \$1.4 mm in funding from the Affordable Housing Capital Fund to be used for development costs of the Switchgrass Crossing project.

Thanks for considering this request and I can be reached at 303-726-1055 and dsnyder@voa.org if you have any additional questions.

Sincerely,

VOLUNTEERS OF AMERICA

Doug Snyder

Vice President, Regional Real Estate Development

National Services

1660 Duke Street, Alexandria, VA 22314-3427 • 703.341.5000 • voa.org

Helping America's most vulnerable®

AFFORDABLE HOUSING BOARD (AHB)

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



September 8, 2025

To: City Council

Re: Gap Funding Discretionary Request – Affordable Housing Capital Fund
Switchgrass Crossing – 3800 Mason Street, Fort Collins

Per the mission of the Affordable Housing Board (AHB) to advise City Council on matters pertaining to affordable housing topics of concern to the City, we recommend that Council approves the Volunteers of America (VOA) request for \$1.4MM gap funding for the Switchgrass Crossing project to offset additional costs due to Build America Buy America (BABA) requirements as well as general cost escalations conditional upon VOA closing any additional gap needs.

Respectfully,

Bob Pawlikowski
Vice-Chair, Affordable Housing Board



Council Finance Committee Hybrid Meeting
CIC Room / Teams
October 2, 2025
4:00 - 6:00 pm

Council Attendees: Mayor Arndt, Emily Francis, Kelly Ohlson, Susan Gutowsky, Tricia Canonico

Staff: Kelly DiMartino, Tyler Marr, Caleb Weitz, Ginny Sawyer, Emily Land Dianne Criswell, Terri Runyan, Taryn Moran, Joe Wimmer, Vanessa Fenley, Jen Poznanovic, Victoria Shaw, Wendy Bricher, Jo Cech, Carissa Clinton, Alexis Coppello, Christina Cornelius-Spight, Caryn Champine, Monica Martinez, Seth Lorson, Jeff Rochford, Gerry Paul, Trevor Nash, Adam Halvorson, Renee Reeves, Garrison Dam, Lawrence Pollack, Jill Wuertz, Jacob Castillo, Drew Brooks, Josh Birks, Mallory Gallegos, Peggy Streeter, Annabelle Phillips, Carolyn Koontz

Others: Zachary White with WBA Local Government
Forest Hancock from the Montava Development

Meeting called to order at 4:00 pm

Approval of minutes from September 4, 2025, Council Finance Committee meeting.
Motion made to approve by Emily Francis and seconded by Kelly Ohlson.
Approved via roll call.

A) Affordable Housing CCIP Request
Vanessa Fenley, Sr. Housing Manager
Joe Wimmer, Director, Utilities Finance

EXECUTIVE SUMMARY

Staff will present information on a recent request from Volunteers of America (VOA) to access \$1.4 million from the City's Affordable Housing Capital Fund in the CCIP to support a new age-restricted, income-restricted housing development (Switchgrass Crossing). CCIP funds have been appropriated for the general purpose of supporting affordable housing development; this provides an opportunity for Council Finance Committee to gain additional information on this specific request prior to this item moving forward to City Council.

STAFF RECOMMENDATION

Staff recommends moving the Affordable Housing Capital Fund request from VOA forward for full Council consideration.

BACKGROUND / DISCUSSION

Background on CCIP Affordable Housing Capital Fund

The 2015 Community Capital Improvement Program (CCIP) package includes \$4 million, over 10 years, for the Affordable Housing Capital Fund (AHCF). The AHCF has been used for “last in” gap financing for projects, provided as direct subsidy and fee credits. Funding provided as direct subsidy is structured as a due-on-sale loan; given the developers awarded funding do not intend to sell the development, the City does not anticipate any funding from the AHCF awarded to-date to be returned. Four affordable housing projects have accessed funding from the AHCF. While funding has been appropriated for the general purpose of supporting affordable housing developments, specific requests have been approved by Council through resolutions or ordinances. A summary of AHCF awards is included in Table 1.

Table 1. Projects Awarded Funding from the AHCF

Year	Amount	Project	Units	Type
2022-2023	\$610,000	Oak 140	79	Direct Subsidy
2021	\$200,000	VOA Cadence	45	Fee Relief
2020-2021	\$876,662	Mason Place PSH	60	Direct Subsidy
2019	\$100,000	Mason Place PSH	-	Fee Relief
2019	\$541	Village on Redwood	72	Fee Relief
2019	\$806	Redtail Ponds PSH	60	Fee Relief
2018-2019	\$92,375	Oakridge Crossing	110	Fee Relief
2018	\$119,257	Village on Horsetooth	96	Fee Relief

The AHCF has approximately \$2 million available and appropriated to support affordable housing development. This includes \$400,000 set aside to provide fee credits for eligible units through the City’s administrative process, leaving \$1.6 million available for direct subsidies or additional fee credits.

VOA Switchgrass Crossing Request

Volunteers of America has requested \$1.4 million in last-in gap financing to support development of Switchgrass Crossing. Switchgrass Crossing will be located at 3800 S. Mason St and comprise 45 units, including 39 1-bedroom units and six 2-bedroom units. The project will serve adults 55 years of age and older in the area median income range of 30% - 60% (currently between \$26,820 and \$53,640 for a one-person household).

Other sources of funding include 9% Low Income Housing Tax Credits and a \$1.2 million award from the City’s 2025 affordable housing competitive funding process (federal HOME and CDBG funding). In addition, Volunteers of America is in process of requesting an additional \$1 million in gap financing from the State Division of Housing. Volunteers of America has reported increases in development costs due to Build America Buy America (BABA) requirements. The Build America Buy America Act was passed as part of the 2021 Infrastructure Investment and Jobs Act. It requires federally-funded infrastructure projects to use construction materials produced in the United States.

Additional information regarding Switchgrass Crossing and this funding request are included in the attached letter from Volunteers of America.

CITY FINANCIAL IMPACTS

Funding is available within the CCIP Affordable Housing Capital Fund to support VOA's request of \$1.4 million in direct subsidy. No additional requests from the Affordable Housing Capital Fund are pending at this time.

PUBLIC OUTREACH

Public outreach was conducted as part of the 2015 CCIP process. The Affordable Housing Board reviewed and discussed this specific request for funding. Their memo of support is included as an attachment.

DISCUSSION / NEXT STEPS:

Kelly Ohlson; I didn't see the total project cost.

Vanessa Fenley; \$24.6M total estimated project cost

Kelly Ohlson; percentage wise this is a pretty good increase – the additional that they are asking for. They don't have any additional motives as they aren't for profit, but how do you know this is a legitimate ask? Did they present something to you?

Vanessa Fenley; they have gone through the competitive process, so we were able to look at some of the project financing with that request. We are looking at some of the rational they are providing so they are sighting Build America, Buy American requirements some of the increases for development costs and extra expenses they are experiencing there.

ACTION ITEM

Kelly Ohlson; this will come to us for a vote. We need more of that information when the time comes for us to vote.

Emily Francis; how do people usually come to request more of the direct subsidy? Do they know how to come and ask? How does that work?

Vanessa Fenley; if we hear of an affordable housing development happening, usually conversations around fee credits and the opportunities to request assistance through the city are part of those conversations. It usually starts very early on. Someone from our team gets a call from a developer who is interested in learning more. The developer doesn't work frequently in the community, you will see a lot of the awards are coming from Housing Catalyst. Volunteers of America now working here more frequently, they have become more familiar with what that process looks like. It has been like a rolling basis, and we try to make it a simple process to request the dollars to be able to provide support where needed.

Emily Francis; it looks like the highest amount we have ever awarded was around \$600K. This is quite a bit higher. The amount compared to what we have given out in the past.

Vanessa Fenley; I don't know if I can speak to that just not knowing all of the finances from previous projects and the gaps they were experiencing versus the gaps that this project is experiencing. We are hearing developers being really concerned about making projects pencil especially the lower income units, those 30% AMI units are getting harder to provide.

Emily Francis; is this all CCIP funds?

Joe Wimmer; yes, this request for \$1.4M

Emily Francis; so that is over 25% of the 10-year \$4M?

Joe Wimmer; yes, so a lot of that was loaded on the back half, so we have built up \$2M, that is \$500K appropriated just this year and \$500K last year. It hasn't been sitting there for over ten years to spend.

Emily Francis; what was the plans to spend it if someone didn't come forward?

Joe Wimmer; it would be available for the next request, we positioned the fund to be a last in finance support for these, so they go through the competitive process, they apply for fee credits and then this is the last resort for making the project work.

Emily Francis; no cap

Joe Wimmer; no cap for a request to come through

Emily Francis; this also funds our fee waivers, and we only do up to 30% AMI, right?

Vanessa Fenley; \$14K per unit for only those 30% units.

Emily Francis; going forward, are we going to look at how we are administering the CCIP fund? Only 30% AMI units are being given \$14K and then we are giving a \$1.4M chunk with this request

Joe Wimmer; on the list to evaluate how the next 10 years of that \$10M and one of the options to evaluate is the \$14K for fee credits – that amount becomes more flexible and more useful

Emily Francis; legally, we do fee waivers up to 80%

Vanessa Fenley; I am not sure I want to answer that question right now, I think generally, moving into, if this passes, I think we really want to be able to have conversations around what do we want to achieve with these dollars and what are the right strategies. Looking at the fee credits is one of the options on the table.

Emily Francis; if the CCIP package passes, will that revamping of the CCIP fund be coming back to the Council Finance Committee?

Joe Wimmer; yes, those dollars and the plans for the next 10 years would need appropriated through the budget. For the first year, 2026, we will have to appropriate before spending. I picture that a plan for 2026, the first year of the tax as well as 2027 and 2028 to be in the next budget cycle. 2026 will need to come forward soon after approval.

Emily Francis; not so much the allocation by the plan, but are we going to increase fee waivers, are we going to do more than 30% of 30%? Are we going to do larger chunks or put caps on these one-time requests?

Kelly DiMartino; depending on where we land, Council Finance Committee could be a spot for that, or it may be a full Council Work Session. There will be engagement in figuring out the strategy for those dollars.

Mayor Arndt; it feels like URA is coming to an end and people in the know see that money sitting there and are making requests. It feels like we are waiting for requests, If will be much better in the future if we have a plan. People who are regularly engaged can see that this is coming to an end and there is this money. It doesn't mean we shouldn't spend it, we should. But in terms of fair distribution of scarce resources.

Emily Francis; I am for it, but it just seems like 25% of the entire CCIP is a little hard -

Kelly Ohlson; I think we are requesting a little more information before this comes for a vote.

I am for being more generous with the fees for certified, affordable housing projects.

In the future, it makes sense to me, especially since we have money sitting there, I am for throwing in a few more trees. People in affordable housing should have the same tree standards as the city – subsidize trees for affordable housing projects.

RESOLUTION 2025-102
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE EXECUTION OF A FUNDING AGREEMENT WITH
VOLUNTEERS OF AMERICA FOR A LOAN OF FUNDS FROM THE AFFORDABLE
HOUSING CAPITAL FUND FOR SWITCHGRASS CROSSING

A. Volunteers of America of Colorado, a Colorado non-profit organization, has requested \$1,400,000 in last-in gap financing from the City to support development of Switchgrass Crossing, an affordable housing development. Switchgrass Crossing will be located at 3800 South Mason St and comprise 45 units, including 39 1-bedroom units and six 2-bedroom units (the "Project"). The Project will serve adults 55 years of age and older in the area median income range of 30% - 60% (currently between \$26,820 and \$53,640 for a one-person household). The total estimated Project cost is \$25.3 million.

B. The financing for the Project includes 9% Low Income Housing Tax Credits a \$1.2 million award from the City's 2025 affordable housing competitive funding process, and almost \$1 million in gap financing from the Colorado Division of Housing.

C. Volunteers of America of Colorado has requested \$1,400,000 in direct subsidies to pay for unforeseen costs to finish the Project. The requested funds are appropriated and available in the Affordable Housing Capital Fund (the "AHCF"). The voter-approved ballot language for the Community Capital Improvement Program says the AHCF is to be used for funding the capital costs of development or rehabilitation of one or more public or private housing projects designated specifically for low-income individuals or families.

D. The City will provide the funding as a due-on-sale loan pursuant to a Recipient Contract between the City and Volunteers of America of Colorado.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The City Council finds that the Project meets the requirements for funding from the AHCF and that it is in the best interests of the City to provide the requested funding to Volunteers of America of Colorado.

Section 2. The City Council hereby authorizes the City Manager to execute an agreement necessary to implement the funding allocation described herein on terms and conditions consistent with this Resolution, along with such additional terms and conditions as the City Manager, in consultation with the City Attorney, deems necessary or appropriate to protect the interests of the City.

Section 3. This Resolution shall not be construed as constituting City Council approval, support for approval, or waiver of any City regulatory requirement, including any

development application process whether in administrative or quasi-judicial review, for the Project.

Passed and adopted on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 18, 2025

Approving Attorney: Ted Hewitt

Exhibits: None

File Attachments for Item:

18. Resolution 2025-103 Concerning Implementation of Standards for Electric Vehicle Charger Permitting.

The purpose of this item is to adopt a resolution to comply with the requirements of House Bill (HB) 24-1173. This house bill was passed in 2024 and requires all municipalities with a population of 10,000 or more to adopt an ordinance or resolution based on one of three compliance options related to Electric Vehicle (EV) charger permitting. After reviewing the compliance options, staff determined that the existing approach to EV chargers within the Land Use Code and building code permitting process meets the standards proposed in compliance options #1 and #2. Based on these findings, staff has recommended compliance option #3, which is to adopt an ordinance or resolution that the City intends to utilize our existing permitting process, as the preferred option.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Dashiell Bubar-Hall, Transportation Planner
Clay Frickey, Senior Manager, Planning
Marcus Coldiron, Chief Building Official

SUBJECT

Resolution 2025-103 Concerning Implementation of Standards for Electric Vehicle Charger Permitting.

EXECUTIVE SUMMARY

The purpose of this item is to adopt a resolution to comply with the requirements of House Bill (HB) 24-1173. This house bill was passed in 2024 and requires all municipalities with a population of 10,000 or more to adopt an ordinance or resolution based on one of three compliance options related to Electric Vehicle (EV) charger permitting. After reviewing the compliance options, staff determined that the existing approach to EV chargers within the Land Use Code and building code permitting process meets the standards proposed in compliance options #1 and #2. Based on these findings, staff has recommended compliance option #3, which is to adopt an ordinance or resolution that the City intends to utilize our existing permitting process, as the preferred option.

STAFF RECOMMENDATION

Staff recommends adoption of Resolution 2025-103 stating that the City is utilizing compliance option #3.

BACKGROUND / DISCUSSION

House Bill 24-1173 was passed in 2024 and requires all counties with a population of 20,000 or more and municipalities with a population of 10,000 or more to adopt an ordinance or resolution based on one of three compliance options related to Electric Vehicle (EV) charger permitting by December 31, 2025. The compliance options featured in the bill are:

1. Adopt an ordinance or resolution that incorporates the same standards and permitting process or less restrictive standards and permitting process as described in the Colorado Energy Office EV charger permitting model code.
2. Adopt an ordinance or resolution that establishes the municipality's own objective standards and administrative review process to be used in regard to EV charger permitting. Applicants must be provided with a checklist of all requirements and be notified within three days of their applications being approved or denied.

3. Adopt an ordinance or resolution that the municipality does not intend to adopt the EV charger model code or adopt the standards and administrative review process proposed in the bill language but instead will continue to utilize the municipality's existing permitting review process for EV charging systems.

Staff reviewed the three compliance options and determined that our existing standards and permitting process for EV chargers are preferable to the standards proposed in compliance options #1 and #2.

Compliance option #1: The state's EV Charger Permitting Model Code contains several standards that are designed to be integrated into municipal land use codes to reduce barriers to EV chargers and streamline permitting processes. The proposed standards and code language from compliance option #1 are not applicable to the City, as the City's current Land Use Code does not prevent EV chargers from being installed in any zone district and treats them as an allowable accessory use. The City's Land Use Code is already less restrictive than the proposed model code, as it does not contain any requirements of EV chargers that can be viewed as restrictive. For these reasons, staff does not recommend this compliance option and has determined that the preferred mechanism for permitting EV chargers is the existing standards and process set forth in the building code (Chapter 5 of City Code).

Compliance option #2: Staff has determined compliance option #2 to be unnecessary because the permitting process that EV chargers are currently subjected to under the City's building code already contains all the standards and processes proposed by this option (objective standards, administrative review process, checklist for applicants, notification of permit determination within 3 days).

City's Existing Permitting Process for EV Chargers: EV chargers are currently permitted through the City's building permit process under Chapter 5 of City Code. Generally, EV chargers are a separate step in the building permit process for new construction, and they must be inspected and approved before a building permit is issued. EV chargers that are added to existing buildings are viewed as an alteration and require an inspection before a building permit is approved. A completed building permit application, a site plan with dimensions, and plans (product specs, electrical drawings, accessibility details) are required for all commercial and multifamily building permit applications that include EV chargers.

Given that the City's existing Land Use Code and building permit process already meet or exceed the proposed standards and processes in compliance options #1 and #2, staff therefore recommends adopting a resolution establishing that the City is utilizing compliance option #3. After the adoption of the resolution, HB 24-1173 requires the City to track all EV charger permits submitted in 2026 and submit a report to the Colorado Energy Office by March 1, 2026. This report is required to contain the final determination for each application and the duration of time between the completed application being submitted and the date of the final determination of the permit.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Resolution 2025-103

RESOLUTION 2025-103
OF THE COUNCIL OF THE CITY OF FORT COLLINS
CONCERNING IMPLEMENTATION OF STANDARDS FOR
ELECTRIC VEHICLE CHARGER PERMITTING

A. Colorado Revised Statutes ("C.R.S.") Section 31-23-316(2)(a) requires that municipalities with a population of 10,000 or more take one of the following actions related to electric vehicle charger permitting on or before December 31, 2025:

- I. Adopt the same or less restrictive standards and permitting process as described in the State's Electric Vehicle Charger Permitting Model Code;
- II. Adopt the standards and administrative review process proposed in the language of C.R.S. Section 31-23-316; or
- III. Decline to adopt either of the aforementioned standards and establish the municipality's intent to continue utilizing its own existing permitting review process for electric vehicle charger permit applications.

B. Municipalities subject to the above-stated requirements are also required to submit a report to the Colorado Energy Office describing municipality's compliance with C.R.S. Section 31-23-316(2)(a) by March 1, 2026. C.R.S. Section 31-23-316(2)(b).

C. As a municipality with a population of over 10,000, the City of Fort Collins is subject to the requirements of C.R.S. Section 31-23-316(2)(a) and (b).

D. After reviewing the options established by C.R.S. Section 31-23-316(2)(a), Staff determined that the existing approach to electric vehicle chargers within the Land Use Code and building code permitting process meet or exceed the standards adopted by the State's Electric Vehicle Charger Permitting Model Code.

E. Staff has recommended continuing to utilize the existing standards and permitting process applicable to electric vehicle chargers under Chapter 5 of the City Code as opposed to adopting the standards and processes proposed in either of the first two compliance options, C.R.S. Section 31-23-316(2)(a)(I) and (II).

F. Staff has recommended that Council adopt this Resolution in accordance with the third compliance option as set forth in C.R.S. Section 31-23-316(2)(a)(III).

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Council declines to adopt the standards referenced in C.R.S. Section 31-23-316(2)(a)(I).

Section 2. Council hereby declines to adopt the standards referenced in C.R.S. Section 31-23-316(2)(a)(II).

Section 3. In accordance with C.R.S. Section 31-23-316(2)(a)(III), Council hereby directs the City's Building Services Department to continue utilizing the existing permitting review process for electric vehicle charger permit applications under Chapter 5 of the Code of the City of Fort Collins.

Section 4. The City Manager or their designee is hereby authorized and directed to take all actions necessary to implement the provisions of Sections 1 through 3 above, including submitting a report to the Colorado Energy Office in accordance with C.R.S. Section 31-23-316(2)(b), describing the City's intent to comply with C.R.S. Section 31-23-316(2)(a)(III).

Passed and adopted on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 18, 2025

Approving Attorney: Madelene Shehan

Exhibit: None

File Attachments for Item:

19. Resolution 2025-104 Directing Staff to Take Such Efforts and Actions Which May be Required to Enhance Funding from Estimated Revenues from the 2015 Community Capital Improvement Program for Affordable Housing.

The purpose of this item is to direct City staff to move forward with the work necessary to prepare and ultimately present to Council the actions needed to enhance the funding for the Affordable Housing Fund Project in the voter-approved Community Capital Improvement Program (CCIP) based on forecasted CCIP sales and use tax revenues and estimated as \$5 million.

November 18, 2025

AGENDA ITEM SUMMARY

City Council



STAFF

Caleb Weitz, Chief Financial Officer

SUBJECT

Resolution 2025-104 Directing Staff to Take Such Efforts and Actions Which May be Required to Enhance Funding from Estimated Revenues from the 2015 Community Capital Improvement Program for Affordable Housing.

EXECUTIVE SUMMARY

The purpose of this item is to direct City staff to move forward with the work necessary to prepare and ultimately present to Council the actions needed to enhance the funding for the Affordable Housing Fund Project in the voter-approved Community Capital Improvement Program (CCIP) based on forecasted CCIP sales and use tax revenues and estimated as \$5 million.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

On April 7, 2015, voters approved the Community Capital Improvement Program (CCIP), with revenue for the identified projects to be generated by a ten-year ¼-cent sales tax, which included an estimated \$4 million of funding for one or more public or private housing projects designated for low-income individuals and families ("Affordable Housing Project").

At the public meetings listed in the "Public Outreach" section below, during which staff presented on the use of CCIP revenues for the Southeast Community Center (SECC), Councilmember feedback included an interest in making additional funding from CCIP revenues available for the Affordable Housing Project.

CCIP Revenues and Forecasted, Available Funds

The existing CCIP tax, collected from January 1, 2016, until December 31, 2025, is forecasted to generate approximately \$98.5 million over the 10-year period. To date, of the CCIP Projects approved by voters, \$84.0 million of CCIP revenues have been used to deliver these Projects or have been appropriated towards design or planning of the Projects. Therefore, \$14.5 million of CCIP revenues, either in reserves or forecasted to be collected for the remaining periods of 2025, will be available.

If approved on second reading, Ordinance No. 187, 2025 will appropriate \$9.5 million of the remaining \$14.5 million for the SECC Project. It is estimated that at least \$5.0 million of CCIP revenues will be available for CCIP Projects, or, if all CCIP Projects are completed, may be available for other purposes.

CITY FINANCIAL IMPACTS

Resolution 2025-104 provides formal direction to staff to move forward and prepare the actions needed to enhance the funding for the Affordable Housing Project, as approved by voters, based on forecasted balance of remaining CCIP sales and use tax revenues estimated at \$5 million. The Resolution has no direct financial impact on the City.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

CCIP revenues and purposes presented in the context of the SECC Project at the following public meetings:

- Council Work Session on February 25, 2025;
- Council Finance Committee on October 2, 2025;
- Council Work Session on October 14, 2025; and
- Regular Council Meeting on November 3, 2025.

ATTACHMENTS

1. Resolution 2025-104

RESOLUTION 2025-104
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DIRECTING STAFF TO TAKE SUCH EFFORTS AND ACTIONS WHICH MAY BE
REQUIRED TO ENHANCE FUNDING FROM ESTIMATED REVENUES FROM THE
2015 COMMUNITY CAPITAL IMPROVEMENT PROGRAM FOR AFFORDABLE
HOUSING

A. On April 7, 2015, City voters approved Ballot Issue No. 1 and Ordinance No. 013, 2015, extending an existing twenty-five hundredths percent (0.25%) sales and use tax for the purpose of raising revenue for the Community Capital Improvement Program ("CCIP") to fund a list of projects ("CCIP Projects") and estimated costs, including an \$4.0 million for one or more public or private housing projects designated for low income individuals and families ("Affordable Housing Project").

B. Section 2(a) of Ordinance No. 013, 2015 states that Council will determine the design, property acquisition, and construction of the CCIP Projects, and that Council may enhance the scope or design of any of the CCIP Projects, or increase the cost thereof, so long as Council has determined that taking such action will not substantially impair the City's ability to fully fund the other CCIP Projects or the limited operation and maintenance costs identified in the 2015 CCIP Tax.

C. The CCIP Tax, collected from January 1, 2016, until December 31, 2025, is forecasted to collect approximately \$98.5 million over the ten-year period. To date, of the CCIP Projects approved by voters, \$93.5 million of CCIP revenues have been used to deliver these Projects or towards design or planning of the Projects, including an additional appropriation of \$9.5 million, by Council's adoption of Ordinance No. 187, 2025 for another CCIP Project, the Southeast Community Center.

D. In addition to the \$4.0 million already identified in the CCIP for the Affordable Housing Project, an estimated amount of at least \$5.0 million of CCIP revenues, either in reserves or forecasted to be collected for the remaining periods of 2025, will be available for CCIP Projects, or if all CCIP Projects are completed, may be available for other purposes.

E. Preparations and actions by the City will be necessary to identify public or private housing projects, to negotiate and execute any agreements therewith, and to appropriate funds in order to enhance the Affordable Housing Project by increasing funding from CCIP tax revenues.

F. The Council determines, pursuant to Ordinance No. 013, 2015, that enhancing the Affordable Housing Project will not substantially impair the City's ability to fully fund other CCIP Projects. By this Resolution 2025-104, Council directs City staff to begin the necessary preparations and work to develop and present to Council for approval of actions needed to proceed with the enhancement of the Affordable Housing Project. Further, Council wishes to memorialize that the forecasted, remaining amount of revenue

that will be available for the enhanced funding for the Affordable Housing Project, estimated as \$5.0 million, in addition to the originally identified \$4.0 million, be designated for the Project to address the important public purposes served by the Affordable Housing Project.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the City Council hereby directs City staff to move forward with the work necessary to prepare and ultimately present to Council for approval the actions needed to enhance the original \$4.0 million funding for the Affordable Housing Fund Project in the voter-approved Community Capital Improvement Program (CCIP), based forecasted, remaining CCIP sales and use tax revenues that will be available and are estimated to be at least \$5.0 million.

Passed and adopted on November 18, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: November 18, 2025
Approving Attorney: Dianne Criswell

Exhibit: None