

AGENDA ITEM SUMMARY

City Council



STAFF

Raime Lanham, Real Estate Specialist
Jonathan Piefer, Lead Real Estate Specialist
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SUBJECT

First Reading of Ordinance No. 102, 2025, Authorizing the Conveyance of One Drainage Easement and One Temporary Construction Easement on Golden Meadows Park.

EXECUTIVE SUMMARY

The purpose of this item is to authorize the conveyance of one (1) Temporary Construction Easement of 0.0474 acres (the "TCE") and one (1) Drainage Easement of 0.0168 acres (the "DE") (the "Easements"), being a portion of City property presently known as Golden Meadows Park, for the construction and installation of stormwater outfall infrastructure improvements.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

A portion of the land now used for Golden Meadows Park (the "Park") was acquired by the City to be used by the Parks Department. It was conveyed to the City by Golden Meadows Business Park in that certain Warranty Deed dated December 20, 1978, recorded at Reception No. 285189, Clerk and Recorder's Records, Larimer County, Colorado.

The owners and developers of a planned pickleball facility located immediately south of the Park (the "Pickleball Facility"), 4401 Innovation Drive L.L.C. ("Innovation") and Kederike, LLC ("Kederike"), propose to install an 18-inch stormwater outfall pipe (and related improvements) within the Easements to transport treated stormwater - collected in a water quality chamber on the proposed Pickleball facility site - into the existing drainage swale and then into the detention pond located within the Park ("Golden Meadows Pond"). The existing drainage swale currently manages untreated stormwater runoff from the surrounding area and conveys it east along the southern boundary of the Park into Golden Meadows Pond.

The proposed 18-inch stormwater outfall pipe will be installed using open trench methods. The upper 6 inches of existing vegetation will be carefully removed, preserved, and restored upon completion of construction activities. The new stormwater outfall pipe will maintain a minimum vertical clearance of 18 inches above existing utilities.

There are no City-owned trees within the DE, but existing willow shrubs will be restored with willow plugs. The trees at the perimeter of the TCE will not be impacted. The trees located on the Pickleball Facility will be pruned prior to construction and protected with fencing to prevent damage during construction. This has

been verified by City Forestry staff during the site visit. Any landscaping within the Easements that is damaged and not designated for removal shall be replaced as part of the project. No hazardous materials, including fuels or lubricants, shall be stored within the Easements.

Alternative Location Analysis

The proposed discharge location is consistent with the site's natural drainage patterns, where stormwater runoff currently flows northward toward Golden Meadows Park. Given the site's topography and the requirement to convey stormwater to the Golden Meadows Pond, discharge to the north represents the only practical option. The site naturally drains from south to north, making southern discharge unviable. Similarly, the adjacent property to the west also drains northward, meaning any western discharge would ultimately require routing through Golden Meadows Park. Discharge to the east is not feasible due to vertical constraints and the inability to adequately treat stormwater on-site in that direction.

CITY FINANCIAL IMPACTS

Aside from staff time, there is no cost to the City associated with the TCE or DE. Innovation will reimburse the City for the cost of staff time related to this matter. Additionally, City Staff estimates the fair market value of the Easements to total \$901, being itemized as follows (the "Property Values"):

- 1) Drainage Easement – \$695; and
- 2) Temporary Construction Easement – \$206.

The Property Values for the Easements will be charged to Innovation upon execution and delivery of the conveyance documents.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The current existing policy is to notify the Parks and Recreation Advisory Board on upcoming projects impacting existing Parks and Trails, large and impactful land purchases, sales, or policies, because the duties of Parks and Recreation Board relate to "rules, regulations, policies and administrative and budgetary matters". This Agenda item for two easements was evaluated to show minimal or no impact on the underlying uses of Golden Meadows Park because the easements are located on the edge of the park in an existing drainage swale. When City staff deem easements on Parks properties to have a minimal impact on the underlying property's purpose and function, it has not been a part of our typical practice to bring to the Board. However, the Board was updated at the meeting held on May 28, 2025.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Utility Plan Sheet
2. Ordinance No. 102, 2025