

# AGENDA ITEM SUMMARY

City Council



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## STAFF

Ralph Campano, Real Estate Manager  
Will Flowers, Senior Real Estate Specialist  
LeAnn Williams, Recreation Director

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## SUBJECT

**Resolution 2024-062 Approving a Purchase and Sale Agreement with Poudre School District to Acquire Land for the Southeast Community Center.**

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## EXECUTIVE SUMMARY

The purpose of this item is to approve a Purchase and Sale Agreement between the City of Fort Collins and Poudre School District (“PSD”) for the acquisition of approximately 10 acres at the southeast corner of Ziegler Road and Rock Creek Drive adjacent to Fossil Ridge High School. This acquisition is for the City to construct a new Southeast Community Center in accordance with the Intergovernmental Agreement (IGA), between the City of Fort Collins and PSD, previously approved by Council by Resolution 2023-112.

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## STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

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## BACKGROUND / DISCUSSION

The subject property was identified by City and PSD staff as a desirable location for the construction of the new Southeast Community Center the “SCC”). Construction of the SCC was a requirement in Ordinance No. 013, 2015, approved by the voters in April 2015 and extending a quarter-cent sales tax for the Community Capital Improvement Program.

In late 2023, the City, PSD, and the Poudre River Library District entered into an Intergovernmental Agreement (“IGA”), covering land acquisition, construction, and operation of the SCC. One of the terms of the IGA is that the City and PSD must enter into a Purchase and Sale Agreement (“PSA”) for the land acquisition no later than April 30, 2024. If the PSA is not executed by that date, the IGA automatically terminates.

Staff engaged the services of Lamp Ryneason to provide a preliminary survey of the property and to provide proposed property boundaries, for approximately 10 acres. Lamp Ryneason delivered an ALTA survey defining a site of 10.402 acres, with access from Rock Creek Drive on the north, Ziegler Road on the west and the Fossil Ridge High School (teacher’s lot) on the east.

Using the estimated property boundaries, City staff called upon one of the City’s contracted property appraisers, Jon Vaughn of CBRE, to perform an appraisal of the proposed site. That appraisal resulted in

an estimated property valuation of \$3,180,000. This became the basis for the established purchase price in the Intergovernmental Agreement (IGA), and thus the proposed purchase price in the Purchase and Sale Agreement (PSA) that has been submitted for approval. The PSA will allow for some flexibility in the final acreage of the parcel as the SCC design proceeds.

A final version of the PSA has not yet been approved by City staff and PSD staff but they continue to work in good faith to come to mutual agreement. However, a draft of the PSA is presented to Council now to meet the April 30th deadline in the IGA. PSD's Board of Education will consider the version of the PSA attached to the Resolution as Exhibit A at its April 23rd meeting.

The approval of the Purchase and Sale Agreement (PSA) will allow both the City and PSD to meet the terms of the Intergovernmental Agreement (IGA), and also allow staff to begin the process of finalizing the plat and to move forward with the acquiring the property. Per the terms of the IGA, the parties plan to close on the property after PSD's 2024 election. Once the transaction is closed, staff will begin the planning, design and eventually the construction process, to provide a new community center and aquatics facility to the residents Fort Collins.

### **CITY FINANCIAL IMPACTS**

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The proposed purchase price of the property is \$3,180,000.

### **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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None.

### **PUBLIC OUTREACH**

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Engagement and outreach for the SCC were previously done as part of the 2022 Aquatics Study and the 2023 ½-cent Sales Tax Initiative.

### **ATTACHMENTS**

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1. Resolution for Consideration
2. Exhibit A to Resolution