

AGENDA ITEM SUMMARY

City Council



STAFF

LeAnn Williams, Deputy Director, Community Services

SUBJECT

Second Reading of Ordinance No. 047, 2026, Approving a Lease Agreement with the Poudre River Public Library District for use of a Portion of the Southeast Community Center.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on April 21, 2026, obtains Council approval of an agreement associated with the Southeast Community Center project with Poudre River Public Library District. This ordinance is related to Resolutions 2026-063 to 2026-066, adopted by Council on April 21, 2026.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The Southeast Community Center (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.

October 2013: The City completed the *Fort Collins Southeast Community Recreation & Arts Center – Summary of Needs and Development Plan*. This study established the original concept for a facility in southeast Fort Collins; however, it needed to be updated due to the significant time that had passed since the study was completed.

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. The approved project included \$14M for construction and \$230K per year for operations and maintenance for five years.

January 2021: Council adopted *ReCreate, the Parks and Recreation Master Plan*, which serves as the guiding document for parks and recreation policy and investment. The plan affirmed the need for a Southeast Community Center, recommending a full-service community center in the southeast to meet Level of Service standards and identifying the need for two additional pools citywide by 2040.

2022: At Council's request, the City completed an Aquatics Study to assess demand and opportunities for public aquatic facilities in Fort Collins. The study identified a clear need for aquatics amenities in the southeast quadrant, a need for additional lap lanes, a need for additional recreation water, and did not recommend further investment in Mulberry Pool. Staff presented findings at a March 2022 Council Work Session and an August 2022 Council Finance Committee meeting. That same year, Council held two work sessions and a Council Finance Committee discussion focused on the SECC project. While no formal decisions were made, these discussions directed staff to continue exploring partnerships with the Library District and Poudre School District (PSD) and to consider an expanded facility that could be phased or supported by future funding sources.

November 2022: Staff presented options for the SECC at a Council Work Session, ranging from the base ballot project at \$16.5M to an expanded facility with indoor aquatics and a library partnership with a City portion of approximately \$66.3M. Council directed staff to continue partnership discussions with PSD and the Library District.

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."

2023–2024: The City budget included funds for project development and design. Staff began active work on this phase in the first quarter of 2024, including hiring of an Owner's Representative Wember, design firm Clark & Enersen, and general contractor GH Phipps.

February 2024: An Intergovernmental Agreement (IGA) was executed between the City, the Library District, and PSD, formalizing the partnership for the anticipated SECC and how each partner would be involved. The Library District would operate a public library and partner with the City on the community, innovation, and commons spaces, addressing the innovation and technology components of the 2015 ballot language. PSD would partner with the City on the indoor lap lanes, contributing to capital, ongoing maintenance and operation, and replacement costs, with lap lane access outlined in a future facility use agreement.

February 6, 2025: Staff presented four facility scope and budget options, along with a proposed funding stack, to the Council Finance Committee. The Committee recommended advancing Option 2B to the full Council. This option aligned with staff's recommendation as it met the intent of the 2015 CCIP ballot measure, fulfilled partnership commitments with the Library District and PSD, could be fully funded through identified sources, met the *ReCreate Master Plan* level of service for a community center, and was comparable in size and amenities to the City's other community centers while addressing the identified service gap in southeast Fort Collins.

February 25, 2025: Staff presented the four facility options and funding stack at a Council Work Session. Council expressed support for proceeding with the scope and budget of Facility Option 2B, with an estimated project cost of \$78.4M.

September 2025: The project reached 30% Schematic Design completion. The design team of Clark & Enersen and pre-construction team of GH Phipps presented the schematic design scope and budget. The estimated total project cost exceeded the range presented in February by \$13 million. City staff worked alongside the project team to identify cost-reduction strategies that would bring the project back within the February budget range while staying as close to the original scope as possible.

October 2, 2025: Staff presented the schematic design and cost for Facility Option 2B at the Council Finance Committee. Staff also presented multiple value engineering considerations totaling more than \$13M to bring the project back under the \$80M maximum budget. The Council Finance Committee gave direction to bring the reduction considerations and funding options to a Council Work Session.

October 14, 2025: Staff presented options for both scope and budget with funding considerations from both the 2015 CCIP and 2050 tax at a Council Work Session. Staff brought reductions to the facility to bring the budget to \$76.5M. The reductions were as follows: reduced the size of the outdoor leisure pool; reduced the gymnasiums from two high school courts to two middle school courts; reduced the overall area dedicated to weights and fitness; reduced the size and number of lanes for the elevated track; eliminated the licensed childcare wing and replaced it with a child watch (drop-in childcare); reduced the common space; eliminated one innovation room and one community room; reduced site amenities; eliminated the small northeast parking lot; and removed geothermal from the project. Based on Council member feedback and support for Option 1A, Council directed staff to move forward with the current reduced scope while remaining committed to the partnership with PSD and the Library District, per the IGA.

October 22, 2025: The Parks and Recreation Advisory Board voted 7-0 in support of both the appropriation ordinance and the funding resolution.

November 3, 2025: Council adopted an ordinance appropriating \$9.5M in additional 2015 CCIP revenues design and construction of the SECC. Council also approved a resolution identifying funding sources and amounts and directing staff to prepare Certificates of Participation from the 2050 tax for Council consideration in Spring 2026. The total project budget is \$76.5M, funded as follows:

Source	Amount
2050 Parks & Recreation Tax	\$46.3M
2015 CCIP (previously appropriated)	\$27.2M
DOLA EIAF Grant	\$2.0M
Recreation Fund Reserves	\$1.0M
Total	\$76.5M

The scope of the approved facility includes: commons, innovation, and community rooms; two gymnasiums; 10 indoor lap lanes with dive well; a large outdoor leisure pool with slides, sprays, jets, decks, a lazy river, and open swim areas; child watch (drop-in childcare for facility users); weight room and fitness; locker rooms; family locker rooms; elevated track; staff offices; and LEED Gold Certification.

Partner Agreements

The successful design, construction, and operation of the SECC depends on a series of formal agreements with both the Library District and PSD. This item brings forward those agreements for Council consideration.

Library District Agreements

The partnership with the Library District is formalized through three agreements.

The first is the Intergovernmental Agreement, which would be approved by Council's adoption of Resolution 2026-063 governing design and construction establishes each party's responsibilities, cost-sharing obligations, and decision-making authority through the design and construction phases of the project (the "Design and Construction IGA"). The Design and Construction IGA is essential to ensuring both partners are aligned on scope, schedule, and budget as the facility moves toward groundbreaking. This IGA outlines the cost sharing agreement between the City and the Library District, as well as how payment will be made. Further, the Design and Construction IGA recognizes that both the City and the Library District agree, and

will share in the cost, to make the facility meet LEED Gold standards, with the ability to negotiate future cost shares if the City wishes to exceed that standard.

The second is the Lease Agreement (“Lease”), which would be approved by Council’s adoption of Ordinance No. 047, 2026 on second reading, will grant the Library District a leasehold interest for the use of a designated portion of the SECC to operate a public library, replacing the existing Council Tree Library in southeast Fort Collins with a larger, more modern facility that expands library access for the surrounding community. This addresses the innovation and technology components of the 2015 CCIP ballot language while delivering an upgraded library experience to an area of the community which the Library District already serves. This Lease outlines the leasehold and operational framework, with a 99-year term to recognize the strong partnership between the City and the Library District.

The third agreement, which would be approved by Council’s adoption of Resolution 2026-064 is a Joint Use Agreement (the “City-Library JUA”). The City-Library JUA outlines the ongoing obligations of both the Library District and the City with respect to the joint community, innovation, and commons spaces within the facility, including cost-sharing for operations, maintenance, and programming. The City-Library JUA addresses which party has priority access to specific meeting rooms, how the joint management of these areas will function, and the overall intent to create a cohesive space for the community to enjoy.

Together, these three agreements provide the legal and operational framework necessary for the City and the Library District to function as long-term partners within a single facility.

Poudre School District Agreements

The partnership with PSD is likewise critical to the success of the SECC. The Intergovernmental Agreement with PSD, which would be approved by Council’s adoption of Resolution 2026-065 will formalize the terms of the shared use driveway, which provides one of two access points to the SECC site. Without this Agreement, the City would not have the necessary access to construct or operate the facility. The Agreement also establishes the terms under which the City will have use of PSD’s west staff parking lot on designated dates and times outside of school hours, providing additional parking capacity for facility users and events. PSD has also agreed to grant the City two easements necessary for the construction and operation of the Center: a utility easement under the shared drive and a pedestrian easement south of the facility that will connect the SECC to Twin Silo Park, supporting multimodal access for the surrounding community. The water utility needs for the SECC, raw water and pump station, have also been incorporated into an existing IGA between the City and PSD, extending that established agreement to serve the new facility.

The Facility Use Agreement with PSD (the “City-PSD FUA”) outlines when PSD will have priority access to the indoor pools at the SECC, the Edora Pool and Ice Center and the Mulberry Pool, how many lanes will be delegated to PSD use compared to City use, and certain cost allocations for pool use.

CITY FINANCIAL IMPACTS

No additional financial impacts from what Council has previously approved in appropriations and resolutions and agreements.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

Significant public outreach has occurred over the past four years on this project.

ATTACHMENTS / LINKS

First Reading attachments available in April 21, 2026, agenda materials at the following link:
<https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 047, 2026