

AGENDA ITEM SUMMARY

City Council



STAFF

Marcy Yoder, Senior Manager, Neighborhood Services
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SUBJECT

Items Relating to the North Mason Stormwater Project and Acquisition of Required Right-of-Way.

EXECUTIVE SUMMARY

A. Resolution 2026-092 Authorizing the Execution of an Intergovernmental Agreement Between the City of Fort Collins and the Fort Collins Urban Renewal Authority for the North Mason Stormwater Project.

B. First Reading of Ordinance No. 082, 2026, Making a Supplemental Appropriation and Authorizing Transfers of Appropriations for the North Mason Stormwater Project and Associated Right-of-Way Acquisitions for North Mason Street and Related Art in Public Places.

The purpose of this item is to enable the City to receive and expend Fort Collins Urban Renewal Authority ("FCURA") funds and appropriate matching funds for the North Mason Stormwater project (the "Project"). The funds will be used to acquire right-of-way for North Mason Street between Hickory Street and Alpine Street as well as to design and construct a stormwater outfall system to serve the area. The right-of-way will provide for the installation of the stormwater outfall as well as provide access to the adjacent properties along North Mason. If approved, the item will: 1) authorize the City Manager to execute an intergovernmental agreement (the "IGA") for the Project with the URA; 2) appropriate \$550,000 of FCURA funds for the Project for right-of-way acquisition; 3) appropriate \$838,475 of Transportation Capital Expansion Fee (TCEF) funds to the Project for right-of-way acquisition; 4) appropriate \$275 of Transportation Services Reserve Fund (TSRF) to the Project for right-of-way acquisition; and 5) transfer \$13,750 (1% of new right-of-way Project funding) in capital project funds to the Art in Public Places (APP) program.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution and Ordinance on First Reading.

BACKGROUND / DISCUSSION

FCURA has a long history of strategic financial partnerships with the City of Fort Collins to accelerate or enable public infrastructure projects in the North College Urban Renewal Plan Area. These partnerships include:

- North College Avenue Streetscape Project
- Northeast College Corridor Outfall Project

- Poudre River Whitewater Park
- Vine and Jerome Enhanced Pedestrian/Bicycle Crossing

Specific to the Project area (**Attachment 1**), a drainage analysis and report for the North Mason neighborhood was initially completed in 2006 by Ayres and Associates. The Project area was known at that time as the North College Drainage Improvement District (“NCDID”). In 2017, the Authority funded an update to the analysis, and in 2019 contributed to ongoing design work.

Through this analysis, the North Mason Street neighborhood was determined to lack stormwater infrastructure sufficient for redevelopment, meaningful renovations, or expansions of existing structures. Five logical steps have guided the work:

1. Design the basin and stormwater infrastructure (30% complete)
2. Determine a feasible location and alignment of the future infrastructure (complete)
3. Acquire the public right-of-way for the preferred alignment (pending)
4. Install the stormwater and outfall infrastructure (future)
5. Construct the streets and sidewalks (future)

In other words, the general objectives of the Project are to bring the area up to stormwater standards found in the rest of the City, encourage reinvestment in the neighborhood, build safe sidewalks and bikeable streets, as well as create a proud sense of place for residents.

The City and the FCURA began work on acquiring right-of-way for North Mason Street, between Alpine and Hickory Streets, in 2019. Prior appropriations to the Project included City funding of \$400,000, FCURA funding of \$300,000, and a development contribution of \$37,961. The City’s Engineering Department led the effort to research and evaluate options for the future alignment of North Mason Street. There was a Project delay during the pandemic as well as the need to focus on the alignment of North Mason Street north of Hickory Street to coordinate with the Fort Collins Rescue Mission (“FCRM”). Ultimately, the existing funding was used primarily to identify the City’s preferred alignment for North Mason Street (FCRM to Alpine Street), conduct outreach to the impacted property owners and the public, and finally to acquire the needed right-of-way north of Hickory Street to enable the FCRM project to move forward.

The remainder of the Project is ready to commence with the final three phases and FCURA has committed to a financial partnership with the City to complete the final steps:

- (A) Right-of-way (“ROW”) acquisitions, \$1,375,000
- (B) Stormwater infrastructure and outfall remaining design and construction, \$12,700,000
- (C) Street/roadway design and construction, \$4,225,000 (2025 dollars, does not include inflation for future years)
- Total Project, \$18,300,000

The total Project cost is estimated to be \$18,300,000 and the total FCURA investment requested is \$5,050,000. The FCURA and City staff have suggested a phased approach to the FCURA contributing to the overall Project. The FCURA would contribute to the ROW acquisitions (A) and the stormwater infrastructure and outfall (B) at this time with the possibility of contributing to the street/roadway (C) if funding is available in the future. If the FCURA is unable or unwilling to contribute to the street/roadway (C) part of the Project, North Mason Street would be constructed by new development, not unlike most two-lane collector streets. The ROW acquisitions portion (A) of the Project will be managed by the Transportation Planning and Engineering (TPE) Department. The stormwater infrastructure and outfall portion (B) of the Project will be managed by One Water. The future street/roadway portion (C) of the Project will be managed by TPE.

FCURA Contribution

The FCURA contribution recommended by City and FCURA staff totals \$4,750,000 to offset a portion of two costs: the acquisition of ROW, for the future North Mason Street and the stormwater infrastructure. The NCDID stormwater infrastructure will be constructed in this ROW, and eventually the roadway improvements will be constructed. The proposal assumes contributing funds over time, starting with \$550,000 towards ROW acquisition in 2026 and equal contributions towards stormwater of \$2,100,000 in each of 2027 and 2028.

City Contribution

The City is being asked to contribute 60% of the ROW acquisition (A) cost, \$825,000. TPE staff have identified that there are Transportation Capital Expansion Fee (TCEF) funds available for use as the City's match. The City is being asked to contribute approximately two-thirds of the stormwater infrastructure and outfall (B) cost, \$8,500,000.

Intergovernmental Agreement Overview

The IGA attached to the Resolution as Exhibit A, describes FCURA's and the City's contributions towards the Project as well as other terms and conditions. These include:

- Contribution & Funding:
 - A contribution of forty percent (40%) up to \$550,000 of the total ROW acquisition cost; and
 - A contribution of thirty-four percent (34%) up to \$4,200,000 of the stormwater improvements cost.
- Funding of the \$4,200,000 contribution towards stormwater improvements will be contingent upon City appropriation of its portion of the funds necessary to completely fund the stormwater infrastructure. This appropriation will be proposed as part of the 2027/2028 City budget.
- States that FCURA is not nor will it be party to any eminent domain proceedings associated with ROW acquisition.
- States the City:
 - Will own and operate the improvements constructed by the Project; and
 - Clearly indicate where the funds need to be transferred to ensure the funds remain non-lapsing throughout the construction of the Project.
- Allows FCURA the opportunity to take possession of any surplus land acquired during ROW acquisition.

CITY FINANCIAL IMPACTS

The following is a summary of the project funding anticipated for design and construction for the North Mason Stormwater project. The funding is divided into two separate capital project funds: one for the ROW acquisitions (A) and one for the stormwater infrastructure and outfall (B).

The total fund amount for the ROW acquisitions (A) is \$2,105,961 composed of prior funds that were appropriated and transferred as well as funds appropriated or transferred with this action. The transfer to the APP program for the ROW acquisition is calculated on this total fund amount.

Prior Appropriated or Transferred Funds (Right-of-Way Project)	
Transportation Capital Expansion Fee (TCEF) Funds	\$ 399,120
Transportation Services Reserve Fund (TSRF)	\$ 880
Urban Renewal Authority (URA) Funds	\$ 300,000
Art in Public Places (APP) Program	\$ (7,000)
Development Contribution	\$ 37,961
Total Prior Appropriations or Transfers	\$ 730,961

Funds to be Appropriated or Transferred	
Urban Renewal Authority (URA) Funds	\$ 550,000
Transportation Capital Expansion Fee (TCEF) Funds	\$ 838,475
Transportation Services Reserve Fund (TSRF)	\$ 275
Net Total Project Funds to be Appropriated or Transferred	\$ 1,388,750

Proposed Transfer to Art in Public Places (APP) Program	\$ 13,750
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Total Capital Project Funds (Right-of-Way Project)	\$ 2,105,961
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The total fund amount for the stormwater infrastructure and outfall (B) is \$12,700,000 composed of prior funds that were appropriated and transferred, future appropriations from the Stormwater Utility fund as well as funds appropriated or transferred with this action. The transfer to the APP program for the ROW acquisition is calculated on this total fund amount.

Prior Appropriated Funds	
Stormwater Utility	\$3,500,000

Funds to be Appropriated or Transferred (27/28 budget)	
Urban Renewal Authority (FCURA) Funds	\$4,200,000

Funds Proposed for Future Appropriation (27/28 budget)	
Stormwater Utility	\$5,000,000*

Total Capital Project Funds (Stormwater Project)	\$12,700,000
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*Amount in 2025 dollars. 2027/2028 stormwater project appropriations will be appropriately inflated as consistent with utilities capital improvement plan.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Project was brought before the FCURA Finance Committee on February 12, 2026, where the committee was in support of the Project going before the FCURA Board. The Project was brought before the FCURA Board on June 4, 2026, and the IGA with the City related to Project was authorized to be executed.

PUBLIC OUTREACH

Beginning in 2019, City staff, and ROW consultants on behalf of the City, visited with and held numerous individual conversations with property owners and residents along North Mason Street from Alpine Street to the FCRM site. This includes business owners, both with vacant and occupied property, as well as tenants. Conversations have been cordial. There have been outreach events (listed below) where the North College community has been invited and the public were encouraged to attend.

- June 6, 2019: North College Citizens Advisory Group, CIC Conference Room
- April 23, 2025: North Fort Collins Business Association, Innosphere
- July 10, 2025: North College Citizen Advisory Group, CIC Conference Room
- October 9, 2025: North College Corridor Open House, Aztlan Center

ATTACHMENTS / LINKS

1. North College Drainage Improvement District Project Vicinity Map
2. Resolution 2026-092
3. Ordinance No. 082, 2026