

AGENDA ITEM SUMMARY

City Council



STAFF

Nicole Poncelet-Johnson, One Water Director
Gregg Stonecipher, Director, Plant Operations, One Water
Nathan Ader, Plant Operations, One Water
Jennifer Ward, Sr. Supervisor, Resource Recovery
Ralph Campano, Real Estate Services Manager

SUBJECT

Second Reading of Ordinance No. 079, 2026, Approving the Conveyance and Exchange of Real Property and Easement Interests Related to Meadow Springs Ranch.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on June 16, 2026, authorizes property and easement exchange between the City and Scott and Christine Fortenberry (the “Fortenberrys”) related to Meadow Springs Ranch (the “Ranch”). The exchange is intended to resolve longstanding access and boundary issues, provide the Fortenberry’s property with direct access to County Road 92, and improve the City’s operational control, security, and management of the primary access road serving the Ranch. The transaction includes the exchange of certain real property interests, easement interests, and quitclaim interests, together with a cash equalization payment based on appraised values. The exchange is subject to the terms of the Exchange Agreement attached to the Ordinance.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

BACKGROUND / DISCUSSION

This exchange is part of a right-of-way consolidation project to provide the City with exclusive use of the Ranch access road into the operations center of the Ranch.

The Ranch was purchased by the City’s Wastewater Fund in 1992 and has since been in operation for the primary purpose of utilizing biosolids, a nutrient-rich byproduct of the water reclamation process, as a federally and state approved fertilizer and soil amendment. Semi-trucks hauling biosolids from the Drake Water Reclamation Facility travel to the Ranch several times a day, Monday through Friday, inclusive of some holidays and weekends as needed. Given the rich biological diversity across the Ranch, the City allows access to other stakeholder groups, such as Natural Areas, Colorado State University, Colorado Parks and Wildlife and U.S. Fish and Wildlife, to document and conduct research on the property through an approval process directed by One Water’s Water Reclamation and Biosolids Division (“WRBD”).

The main access road into the Ranch headquarters was once State Highway 87 which was vacated in 1964. Investigative real estate research indicates the highway was vacated under unclear circumstances of the roadway and ownership. Currently, neither the State nor Larimer County claim full ownership of or responsibility for this road. The road is also the sole access for the Fortenberrys' residence and property.

The Fortenberrys have submitted various complaints over the years concerning sharing of this road with WRBD operations and other City associated entities.

The parties dispute the extent of ownership interests within the former highway corridor.

The Fortenberrys' concern and complaints escalated in 2024 and this Agreement represents a mutually acceptable effort by the parties to resolve the situation.

By entering into this land exchange agreement, the Fortenberrys agree to forgo any further claims to the access road, cease their use of the road except in the case of emergency, and cease any potential impacts to the City's or the Ranch's access to or operation of the Ranch property. This agreement protects in perpetuity the City's right to access its property through the use of the access road, therefore protecting and improving operational certainty, roadway management, and security of the Ranch facility and providing Fortenberry direct access to County Road 92.

CITY FINANCIAL IMPACTS

The properties to be conveyed by the Fortenberrys to the City are valued at \$81,749. The properties to be conveyed by the City to the Fortenberrys are valued at \$76,736. The City will pay the difference of \$5,013 to the Fortenberrys.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

First Reading attachments available in June 16, 2026, agenda materials at the following link:
<https://fortcollins-co.municodemeetings.com/>

1. Project Area Map
2. Ordinance No. 079, 2026