

ORDINANCE NO. 065, 2026  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AUTHORIZING THE CONVEYANCE OF ONE PERMANENT EASEMENT ON  
MEADOW SPRINGS RANCH

A. Parcel No. 005120400010, consisting of approximately 142.6 acres located in Section 20, Township 12 North, Range 67 West of the 6th Principal Meridian, Weld County, Colorado, is City-owned property commonly known as Meadow Springs Ranch (the "Property").

B. The City acquired the Property pursuant to a deed recorded at Reception No. 022344550 in the Weld County Clerk and Recorder's Office and is presently utilized for wastewater resource recovery operations.

C. The Property is managed by the City's Wastewater Utility as a site for land application of biosolids and related wastewater utility operations.

D. Chalk Bluffs Wind, LLC ("Chalk Bluffs Wind"), in connection with the Roundhouse transmission project and related transmission infrastructure improvements associated with Platte River Power Authority's Rawhide Energy Station (the "Energy Station"), seeks to construct and operate electric transmission improvements across a portion of the Property.

E. To facilitate the project, Chalk Bluffs Wind has requested that the City convey one permanent easement consisting of approximately 2.37 acres (the "Easement") for the construction, installation, operation, maintenance, repair, replacement, and removal of transmission infrastructure improvements.

F. The proposed Easement area and the form of Permanent Easement with Terms and Conditions are attached hereto as Exhibit A and incorporated herein by this reference.

G. City staff evaluated multiple potential alignments and determined that the proposed Easement location minimizes impacts to Meadow Springs Ranch operations, natural resources, and City-owned property while supporting regional renewable energy transmission objectives.

H. The City has estimated the fair market value of the Easement to be \$2,844, and the Easement will be conveyed for fair market value.

I. Compensation received for the Easement will benefit the Wastewater Utility and support continued stewardship and management of Meadow Springs Ranch.

J. The Easement supports regional renewable energy transmission infrastructure associated with the Energy Station and advances broader sustainability, resiliency, and energy delivery objectives benefiting the City and the surrounding region.

K. Section 23-111 of the City Code authorizes City Council to sell, convey, or otherwise dispose of any interest in real property owned by the City, provided City Council first finds, by ordinance, that such disposition is in the best interests of the City and, for real property that is part of the City's utility systems, that the disposition will not materially impair the viability of the utility system as a whole and will be for the benefit of the citizens of the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. City Council finds that conveyance of the Easement as described herein is in the best interests of the City; will not materially impair the viability of the City's Wastewater Utility system; and will be for the benefit of the citizens of the City because:

- a. the Easement supports regional renewable energy transmission infrastructure and related public utility services;
- b. the Easement advances sustainability and energy resiliency objectives benefiting the City and the surrounding region;
- c. the selected Easement alignment minimizes impacts to Meadow Springs Ranch operations and City-owned property; and
- d. compensation received for the Easement will benefit the Wastewater Utility and support continued stewardship and management of Meadow Springs Ranch.

Section 2. City Council hereby authorizes the Mayor to execute the Easement with Terms and Conditions substantially in the form attached hereto as Exhibit A, together with such modifications or additional terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City or effectuate the purposes of this Ordinance.

Introduced, considered favorably on first reading on June 2, 2026, and approved on second reading for final passage on June 16, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Effective Date: June 26, 2026  
Approving Attorney: April Silva

Exhibit: Exhibit A - Permanent Easement with Terms and Conditions