

AGENDA ITEM SUMMARY

City Council



STAFF

Raime Lanham, Real Estate Services Specialist
Ralph Campano, Real Estate Services Manager
Christina Schroeder, Director, Plant Operations
Jennifer Ward, Sr Super, Resource Recovery

SUBJECT

First Reading of Ordinance No. 065, 2026, Authorizing the Conveyance of One Permanent Easement on Meadow Springs Ranch.

EXECUTIVE SUMMARY

The purpose of this item is to authorize the conveyance of one easement of approximately 2.37 acres (the "Easement"), being a portion of City property presently known as Meadow Springs Ranch, for the construction and installation of a wind gen-tie (generation-tie) corridor. The proposed alignment minimizes impacts to ongoing wastewater operations and reduces disturbance to Meadow Springs Ranch by utilizing the shortest feasible crossing across City-owned property.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The Property

Parcel 005120400010 is currently a part of the property known as Meadow Springs Ranch. The City acquired this 142.6 acre parcel in that certain Patent dated November 7, 1993, recorded at Reception No. 02362991, Clerk and Recorder's Records, Weld County. The intended use was as a resource recovery farm for wastewater. This Property continues to be managed by the City's Wastewater Utility as a resource recovery farm supporting wastewater utility operations and associated ratepayer services.

The Project

Enyo Power Partners ("Enyo") is looking to expand the transmission infrastructure associated with its 230-kV line delivering wind energy from Wyoming to Platte River Power Authority's Rawhide Energy Station. The proposed expansion would increase transmission capacity while remaining substantially within the previously studied and preferred alignment corridor and supporting regional renewable energy delivery objectives associated with Platte River Power Authority and the City's sustainability goals. This project minimizes impacts and continues to support the City's energy objectives, including expanded renewable energy capacity and reduced carbon emissions.

The Easement

In order to complete the Project, Enyo has requested that the City convey one Permanent Easement (the "PE") totaling 2.37 acres, more or less, for the construction, maintenance, and operation of one transmission pole and associated overhead transmission line connections ("the Improvement") to poles located on the adjoining parcels to Chalk Bluffs Wind, LLC ("Chalk Bluffs Wind"). Chalk Bluffs Wind is Enyo's project company name.

All damaged landscaping located within the boundaries of the Easement shall be replaced, and no trees will be damaged or removed as part of the project. The Project will be held to the same or improved standards as the original 2019 agreement.

Alternative Location Analysis

The City considered four potential transmission alternatives. The selected alignment represents the shortest feasible crossing across City-owned property, minimizes impacts to wastewater operations and natural resources, and requires only a single pole installation on Meadow Springs Ranch.

CITY FINANCIAL IMPACTS

Aside from staff time, there is no anticipated cost to the City associated with the PE. City staff estimates the fair market value of the Easement to be approximately \$2,844 based upon internal review and comparable easement considerations. Although the Easement would only marginally limit the current surface use of the Property, the Easement could limit future development potential. Compensation received for the Easement will benefit the Wastewater Utility and support stewardship and operational management of Meadow Springs Ranch.

City staff recommends that the Easement should be conveyed to Chalk Bluffs Wind for the value of the easement.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

This type of disposal request does not need to go through the Water Commission, and Utilities, Wastewater has determined it will not be brought forward.

PUBLIC OUTREACH

As the property is located in Weld County outside City limits, project outreach and public informational meetings were conducted within the surrounding Weld County community. Enyo held two open houses to the public on February 16, 2026, in Grover, Colorado and on February 17, 2026, in Nunn, Colorado.

ATTACHMENTS / LINKS

1. Ordinance No. 065, 2026