

ORDINANCE NO. 079, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROVING THE CONVEYANCE AND EXCHANGE OF REAL PROPERTY AND
EASEMENT INTERESTS RELATED TO MEADOW SPRINGS RANCH

A. The City owns and operates Meadow Springs Ranch (the “Ranch”) for biosolids management, natural resource stewardship, and related municipal purposes.

B. The primary access road serving the Ranch is located on a former highway corridor with unresolved historic ownership and access claims.

C. Scott and Christine Fortenberry (the “Fortenberrys”) own adjacent property that currently utilizes portions of the access road for ingress and egress.

D. The City and the Fortenberrys have negotiated a real property and easement exchange intended to relocate the Fortenberrys’ primary access to County Road 92, consolidate operational access, improve roadway management and security, and resolve ongoing boundary and access disputes.

E. The proposed exchange will provide the City with substantially greater operational control and long-term certainty regarding access to the Ranch.

F. The proposed exchange includes the conveyance by the City of certain real property interests and easement interests to the Fortenberrys, and the conveyance by the Fortenberrys of certain real property interests and quitclaim interests to the City, all as more particularly described in the Exchange Agreement and accompanying exhibits attached hereto and incorporated herein as Exhibit A.

G. City Council has determined that approval of the Exchange Agreement and associated conveyances serves a valid public purpose.

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:

- (a) The City owns and operates the Ranch for biosolids management, natural resource stewardship, and related municipal purposes;
- (b) The primary access road serving the Ranch is located on a former highway corridor that has been the subject of historic ownership and access claims;

- (c) The Fortenberrys own adjacent property and currently utilize portions of the access road for ingress and egress;
- (d) The City and the Fortenberrys have negotiated a real property and easement exchange intended to relocate the Fortenberrys' primary access to County Road 92, improve roadway management and security, consolidate operational access, and resolve boundary and access disputes;
- (e) The proposed exchange will provide the City with greater operational control and long-term certainty regarding access to the Ranch;
- (f) The real property interests proposed to be conveyed by the City are not required for their current municipal use and the conveyance is in the best interests of the City;
- (g) The conveyance and exchange of the property and easement interests described in the Exchange Agreement are in the best interests of the City's Wastewater Utility and will improve operational access, management, and security of Meadow Springs Ranch; and
- (h) Approval of the Exchange Agreement and the transactions contemplated therein serves a valid public purpose.

Section 2. City Council hereby approves the Exchange Agreement between the City and the Fortenberrys concerning the exchange and conveyance of certain real property interests, easement interests, and quitclaim interests related to the Ranch, substantially in the form attached hereto as Exhibit A, subject to such non-material modifications as the City Manager and City Attorney determine are necessary or appropriate and consistent with the intent of this Ordinance.

Section 3. The Mayor is authorized to execute the Exchange Agreement on behalf of the City after final adoption of this Ordinance and final approval as to form by the City Attorney.

Section 4. The City Manager, or designee, is hereby authorized to execute all deeds, easements, closing documents, certificates, affidavits, and other documents necessary to complete the transactions contemplated by the Exchange Agreement.

Section 5. City Council hereby authorizes the conveyance by the City of the real property interests and easement interests described in the Exchange Agreement.

Section 6. City Council hereby authorizes acceptance of the real property interests, easement interests, and quitclaim interests conveyed to the City pursuant to the Exchange Agreement.

Section 7. The City is authorized to pay the sum of FIVE THOUSAND THIRTEEN DOLLARS (\$5,013) to the Fortenberrys as additional consideration associated with the exchange authorized herein.

Introduced, considered favorably on first reading on June 16, 2026, and approved on second reading for final passage on July 21, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: July 31, 2026
Approving Attorney: April Silva

Exhibit: Exhibit A - Land Exchange Agreement