

RESOLUTION 2025-101
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DIRECTING STAFF TO TAKE SUCH EFFORTS AND ACTIONS WHICH MAY BE
REQUIRED FOR THE FUNDING, FINANCING, AND CONSTRUCTION OF THE
SOUTHEAST COMMUNITY CENTER

A. On April 7, 2015, City voters approved Ballot Issue No. 1, and Ordinance No. 013, 2015, extending an existing twenty-five hundredths percent (0.25%) sales and use tax for the purpose of raising revenue for the “Community Capital Improvement Program (the “2015 CCIP Tax”).” Ordinance No. 013, 2015 includes a requirement that the City construct a Community Center in southeast Fort Collins focused on innovation, technology, art, recreation and the creative process, including a large outdoor leisure pool and meeting spaces dedicated to innovation and creativity (the “SECC”).

B. Poudre School District (“PSD”) uses swim lanes at existing City recreation facilities for high school swim team practices and meets, but access to lanes for both PSD and the general public is constrained by the current capacity of the City’s recreation system. PSD had approximately 10 acres of land available next to Fossil Ridge High School that was identified as a suitable site for an indoor aquatics facility (the “Land”) to serve the Fort Collins community and allow PSD access to indoor lanes for its swim programs (the “Aquatics Facility”).

C. On November 7, 2023, City voters approved Ballot Issue No. 1 (the “2050 Tax”), increasing by five tenths percent (0.5%) sales and use tax for various purposes, including the allocation of fifty percent (50%) of revenues raised for the replacement, upgrade, maintenance, and accessibility of parks facilities and for the replacement and construction of indoor and outdoor recreation and pool facilities.

D. The City, PSD and the Poudre River Public Library District, which was interested in co-locating a southeast branch library within the SECC, negotiated an intergovernmental agreement governing the City’s acquisition of the Land from PSD for the SECC, the construction of the SECC (including the Aquatics Facility) and the ownership, maintenance and use of the Aquatics Facility (the “SECC IGA”). On December 19, 2023, the City Council adopted Resolution 2023-112, authorizing the Mayor to execute the SECC IGA, which was executed by the parties and effective December 20, 2023.

E. On April 16, 2024, by adoption of Resolution 2024-062, and pursuant to the SECC IGA and Resolution 2023-112, Council authorized the City Manager to execute the Purchase and Sale Agreement with PSD for the Land, which was signed on April 30, 2024.

F. To move forward with the SECC project (the “SECC Project”), staff presented project scope and funding options for its construction to Council at a Work

Session on February 25, 2025, to the Finance Committee on October 2, 2025, and to Council at a second Work Session on October 14, 2025.

G. At the October 14, 2025, Work Session, staff presented options to achieve project goals while managing overall costs (the “Funding Options”), including an option labelled “Option 1.A.,” with a project scope that includes ten indoor lap lanes and an outdoor pool, an estimated project cost of \$76.5 million, and the following proposed sources of funding:

OPTION 1.A.

	<i>(\$ in millions)</i>
2050 Tax Fund	\$46.0
2015 CCIP Tax Fund	\$9.5
Grant from Department of Local Affairs	\$2.0
2015 CCIP Project Appropriations	\$18.0
Recreation Fund	\$1.0

H. Significant preparations and a series of actions by the City are necessary in order to effectuate the funding, financing, and construction of a Southeast Community Center, including the negotiation of necessary agreements with project partners, the Poudre River Valley Library District and the Poudre School District, planning and securing financing, and engaging professionals for the design and construction of the project.

I. The Council desires to move forward the preparations and work to develop and present to Council for approval of actions needed to proceed with the construction of the SECC Project. Further, Council wishes to memorialize that the project scope, estimated project cost, and proposed sources of funding of Option 1.A. is the most optimal approach to achieve the important project goals while efficiently and effectively managing project costs in order to balance the many demands on public resources.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the City Council hereby directs City staff to move forward with the work necessary to prepare and ultimately present to Council for approval the actions needed to fund, finance, and construct the SECC Project based on the project scope, estimated project cost, and the proposed sources of funding of Option 1.A.

Passed and adopted on November 3, 2025.

Mayor Pro Tem

ATTEST:

City Clerk

Effective Date: November 3, 2025
Approving Attorney: Dianne Criswell

Exhibit: None