

AGENDA ITEM SUMMARY

City Council



STAFF

LeAnn Williams, Director, Recreation
Wes Collins, Sr. Financial Analyst, Recreation

SUBJECT

Resolution 2025-101, Directing Staff to Take Such Efforts and Actions which may be Required for the Funding, Financing, and Construction of the Southeast Community Center.

EXECUTIVE SUMMARY

The purpose of this item is direct 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 Southeast Community Center (SECC) based on the project scope, estimated project cost, and the proposed sources of funding of Option 1.A. in the Funding Options.

STAFF RECOMMENDATION

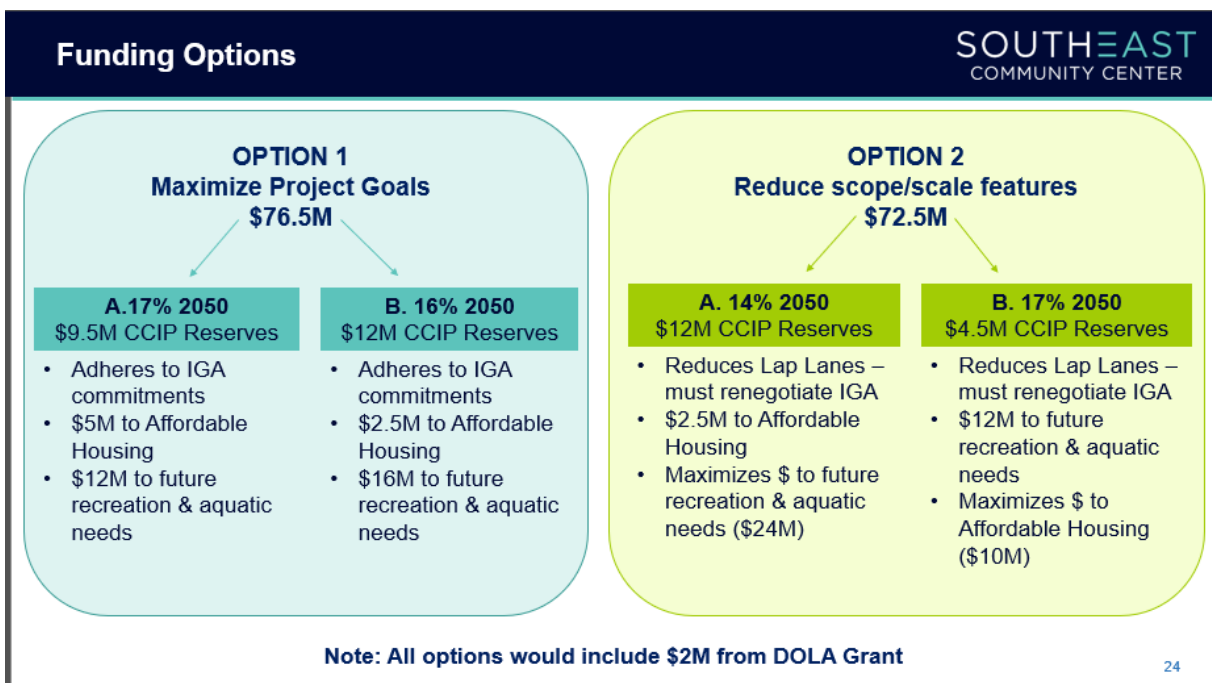
Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

The SECC Project represents more than 11 years of planning and development, beginning with the completion of a 2013 feasibility study and continuing through today. Due to the volume of supporting materials, this Agenda Item Summary provides a high-level overview of key milestones rather than a comprehensive history.

- **April 2015:** Voters approved the Community Capital Improvement Program (CCIP) $\frac{1}{4}$ -cent sales tax, which included funding for a "Southeast Community Center and Outdoor Pool." The ballot language envisioned a facility emphasizing innovation, technology, art, recreation, and the creative process, including an outdoor leisure pool with slides, sprays, jets, decks, a lazy river, and open swim areas.
- **November 2023:** Voters approved the 2050 $\frac{1}{2}$ -cent sales tax with ballot language allocating "50% for the replacement, upgrade, maintenance, and accessibility of parks facilities and for the replacement and construction of indoor and outdoor recreation and pool facilities."
- **November 2023:** On November 8, 2023, the City received a grant award from the Colorado Department of Local Affairs in the amount of \$2,000,000 from its Climate Resilience Challenge grant program under the Energy and Mineral Impact Assistance Fund Program (the "EAIF Program") to support the SECC Project by constructing it as a Leadership in Energy and Environmental Design (LEED) Gold Certified project.

- **December 2023:** The City, Poudre School District (PSD), and the Poudre River Public Library District (the “Library District”) negotiated and executed an intergovernmental agreement for the construction of the SECC, with land from the PSD, an indoor aquatics facility, and a co-located branch of the Library District.
- **April 2024:** The City and PSD execute a purchase and sale agreement for PSD land on which the SECC Project will be constructed.
- **February 25, 2025:** Staff presented the four facility options and funding options for the SECC Project at a City Council Work Session.
- **October 2, 2025:** Based on feedback provided at the February 25, 2025, Work Session, staff presented the schematic design and cost for Option 2.B. (see below, “Funding Options” table) to the Council Finance Committee. Staff also presented multiple value engineering (VE) considerations to limit the project costs to \$80 million or less. Committee members indicated interest in additional work on options with VE aspects in order to manage overall project costs, and provided feedback to staff to present additional funding options at a second Council Work Session.
- **October 14, 2025:** At a second Work Session, staff presented several versions of project scope and budget options, along with funding considerations which included scenarios for funding from both the 2015 CCIP and 2050 Tax. Options presented to achieve project cost savings included:
 - Reducing the size of the outdoor leisure pool;
 - Reducing the gymnasiums from two high school courts to two middle school courts;
 - Reducing the overall area dedicated to weights and fitness;
 - Reducing the size and number of lanes for the elevated track;
 - Eliminating the licensed childcare wing and replaced it with a child watch (drop-in childcare);
 - Reducing the common space;
 - Eliminating 1 innovation and 1 community room;
 - Reducing site amenities;
 - Eliminating the small northeast parking lot; and
 - Removing geothermal from the project.



Option 1.A.: Maximization of Project Goals, 17% 2050 Tax, \$9.5M CCIP Reserves

Based on feedback from the Work Session on October 14, 2025, Resolution 2025-101, reflecting Option 1.A., was prepared for consideration of Council. The project scope of Option 1.A. is:

- Commons, Innovation and Community Rooms
- 2 gymnasiums
- 10 indoor lap lanes
- Large outdoor leisure pool with slides, sprays, jets, decks, a lazy river and open swim areas
- Child watch – drop-in childcare for facility users
- Weights and fitness
- Locker rooms
- Family locker rooms
- Elevated track
- Staff Offices

The estimated project cost to the City for Option 1.A. is \$76.5 million.

The funding sources and types (the “Funding Stack”) for Option 1.A. are:

Source	Amount <i>(\$ in millions)</i>
2050 Tax Revenues	\$46.0
2015 CCIP Tax Revenues	\$9.5
DOLA EAIF Program Grant	\$2.0
2015 CCIP Project Appropriations	\$18.0
Recreation Fund Reserves	\$1.0
TOTAL	\$76.5

The remaining CCIP reserves of approximately \$5M would be available for other City priorities, including affordable housing initiatives.

The SECC represents a major community investment for more than a decade in the making. As the project advances toward final design, further appropriations, and groundbreaking, staff remain focused on balancing fiscal responsibility with community vision and Council direction—delivering a thoughtfully designed, inclusive, and sustainable facility that supports recreation, learning, and wellness while honoring the intent of voter-approved funding.

CITY FINANCIAL IMPACTS

Resolution 2025-101 provides formal direction to staff to take actions necessary to move forward on the funding, financing, and construction of the Option 1.A. version of SECC Project; therefore, the Resolution has no direct, financial impact on the City.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At its meeting on October 22, 2025, members of the Parks and Recreation Advisory Board unanimously supported this Resolution.

PUBLIC OUTREACH

Staff presented this project to the public at multiple events and other City advisory boards over the past seven months.



ATTACHMENTS

- 1. Presentation
- 2. Resolution 2025-101