



Agenda Item Summary

MEETING DATE: July 10, 2023

SUBJECT: **Resolution No. 44-R-2023** – A Resolution of the Town of Mead, Colorado, Approving the Liberty Ranch, Tract B, Municipal Facilities Master Site Plan

PRESENTED BY: Jason Bradford, AICP, Community Development Director

SUMMARY

This is a request for the Board of Trustees to review and approve the proposed Liberty Ranch, Tract B, Municipal Facilities Master Site Plan (the “Tract B MSP”).



OVERVIEW

Both the Town of Mead’s Police Department and the Mountain View Fire Protection District (the “Fire District”) are in need of new facilities. Town staff, in collaboration with the Police Department and the Fire District, identified Tract B of the Liberty Ranch subdivision (“Tract B”) as a potential location for both agencies to expand their presence in Mead and accommodate the additional services needed for the Town’s growing population. Tract B consists of approximately 32.69 acres and was dedicated to the Town of Mead in conjunction with the Town’s approval of the Liberty Ranch Filing No. 2, 2nd Amendment Final Plat, to be used for public purposes.

Town staff issued a Request for Proposals (RFP) on April 15, 2022, in order to seek proposals for qualified consulting firms to develop a master site plan and help identify additional potential public uses for the Tract B site. On July 25, 2022, the Board of Trustees awarded an agreement for professional services to OZ Architecture, Inc. (“OZ”) to develop the Tract B MSP. OZ has completed the Tract B MSP, a copy of which is attached to the proposed Resolution as **Exhibit 1**.

During the initial process of reviewing potential uses for Tract B, staff reached out to the High Plains Library District (the “Library District”) to determine if the Library District would be interested in locating a library facility on a portion of Tract B. After expressing an interest in exploring Tract B as a potential library site, representatives from the Library District, the Police Department, and the Fire Department joined Town staff and the OZ consultant team to establish a steering committee (the “Steering Committee”) focused on the future development of Tract B.

On January 7, 2023, Staff presented a draft of the Tract B MSP at a Board Retreat. The Board was generally supportive of the draft MSP and provided staff with recommendations for revisions to the draft. Once the MSP was revised to address the comments from the Trustees, the Steering Committee began working on a phasing plan, to identify the entitlement process and the public improvements that would be required to develop Tract B. At the April 24, 2023, Board executive session, staff presented a draft phasing plan for Tract B, which identified the proposed phasing for the construction of the various public improvement obligations and which entity would be responsible for constructing those various public improvements. The Board was generally supportive of the proposed phasing plan and provided staff with comments and recommendations to guide future negotiations with the Library District and Fire District.

Staff is now requesting approval of the Tract B MSP. As set forth above, the Tract B MSP is attached to the proposed Resolution as **Exhibit 1**. The Tract B MSP proposes the establishment of six (6) lots – (8.5 acre lot for Town of Mead recreation uses; a 3 acre lot for the establishment of a library; a 2.3 acre lot for the establishment of a fire station; a 2.3 acre lot for the potential establishment of a police station; and the remaining parcels (5.1 acres and 7.8 acres) to be set aside, temporarily, to accommodate the existing oil and gas facilities). It also establishes an east/west access road that will provide access from 3rd Street (CR 7) to the interior of the site and a north/south roadway that will provide connection to the Liberty Ranch neighborhood.

The proposed Resolution: (a) approves the Tract B MSP (in the form attached as **Exhibit 1** to the Resolution); (b) authorizes the Town Attorney and the Town Manager to negotiate any necessary agreements with the Fire District and Library District as may be appropriate to facilitate the development of Tract B; and (c) directs the Town Attorney and the Town Manager to present any agreements and development plans to the Board for the Board’s review and approval.

Conditioned on the Board’s approval of the Resolution, Town staff will begin negotiations with the Fire District and Library District to establish the necessary agreements regarding the development of Tract B.

FINANCIAL CONSIDERATIONS

No financial impact is anticipated at this stage.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends approval of the Resolution, and recommends the following motion:

“I move to adopt Resolution No. 44-R-2023, a Resolution of the Town of Mead Approving the Liberty Ranch, Tract B, Municipal Facilities Master Site Plan.”

ATTACHMENTS

Resolution No. 44-R-2023 (Final Tract B MSP attached as **Exhibit 1**)