

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1069**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING THE  
PRE-DEVELOPMENT INTERGOVERNMENTAL AGREEMENT FOR TRACT  
B – LIBERTY RANCH AND AUTHORIZING THE CONVEYANCE OF REAL  
PROPERTY OWNED BY THE TOWN TO MOUNTAIN VIEW FIRE  
PROTECTION DISTRICT AND HIGH PLAINS LIBRARY DISTRICT**

**WHEREAS**, the Town of Mead (the “Town”) owns approximately 32.69 acres of land in the Town legally described as Tract B, Liberty Ranch Filing No. 2, Second Amendment, recorded with the County of Weld Clerk and Recorder, State of Colorado at Reception No. 3996323 (the “Property”); and

**WHEREAS**, pursuant to Resolution No. 44-R-2023, the Town Board of Trustees (the “Board”) approved the Town of Mead Municipal Facilities Master Site Plan Concept, dated March 20, 2023 (the “Master Plan”); and

**WHEREAS**, the Master Plan sets forth a foundation for future development of the Property, and specifically envisions that the Property will be used for a fire station, a public library, a police station, and recreational fields with concession buildings (collectively, the “Proposed Uses”); and

**WHEREAS**, Resolution No. 44-R-2023 directed the Town Manager and Town Attorney to negotiate an agreement with the Mountain View Fire Protection District (the “Fire District”) and the High Plains Library District (the “Library District”) to facilitate development of a fire station and a public library within the Property in furtherance of the Master Plan, and to present such agreement to the Board for the Board’s review and approval; and

**WHEREAS**, in accordance with Resolution No. 44-R-2023, the Town Manager and Town Attorney have negotiated the Pre-Development Intergovernmental Agreement for Tract B – Liberty Ranch attached hereto as **Exhibit A** (the “IGA”) with the Fire District and Library District (collectively the “Districts”); and

**WHEREAS**, the IGA provides for (among other things) the conveyance of an approximately 3.0-acre lot within the Property from the Town to each of the Districts (as further defined in the IGA, the “Fire Lot” and “Library Lot”) in exchange for the Districts’ designing, permitting, and constructing certain public improvements to serve the fire station and public library and facilitate development of the rest of the Property as contemplated by the Master Plan; and

**WHEREAS**, the IGA provides that closing of the conveyance of the Fire Lot will occur only after the Town approves the site plan for the Fire Lot and the Town and Fire District execute the corresponding site plan agreement; and

**WHEREAS**, the IGA provides that closing of the conveyance of the Library Lot will occur only after the Town approves the site plan for the Library Lot and the Town and Library District execute the corresponding site plan agreement; and

**WHEREAS**, the IGA also memorializes the parties’ agreements and understandings related to subdividing the Property, site planning for the Fire Lot and Library Lot, and Town fee requirements and waivers; and

**WHEREAS**, the Board finds that the Proposed Uses and the IGA conform with and further the

Master Plan and the goals, policies, and strategies set forth in the Town of Mead Comprehensive Plan; and

**WHEREAS**, the Districts construction of the public improvements required by the IGA will ensure that the Fire Lot and Library Lot are adequately served with public utilities, services, and facilities, and will improve vehicular, pedestrian, and bicycle circulation within and in the vicinity of the Property; and

**WHEREAS**, development of the Property with a fire station and public library will enhance the public services available to residents and businesses within the Town; and

**WHEREAS**, the Town and Districts are authorized to enter into the IGA by Colorado Revised Statutes (C.R.S.) § 29-1-203; and

**WHEREAS**, the Board of Trustees of Library District approved the IGA at its regular meeting on September 16, 2024, and the Board of Directors of Fire District approved the IGA at its regular meeting on September 17, 2024; and

**WHEREAS**, pursuant to C.R.S. § 31-15-713(1)(b), the Board is authorized to sell and dispose of real property, by ordinance, held by the Town for purposes other than park purposes or governmental purposes; and

**WHEREAS**, the Board finds and determines that the Fire Lot and Library Lot are not being used or held by the Town for park purposes or any governmental purposes; and

**WHEREAS**, the Board has determined it is in the best interests of the Town and its residents that the Town enter into the IGA and convey the Fire Lot and Library Lot to the Fire District and Library District, respectively, in accordance with the IGA.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Town of Mead, Colorado, that:

**Section 1. Recitals Incorporated.** The foregoing recitals are incorporated by reference herein as findings and determinations of the Board.

**Section 2. Approval of Pre-Development Intergovernmental Agreement.** The Board hereby: (a) approves the IGA between the Town of Mead, Mountain View Fire Protection District, and High Plains Library District in substantially the form attached to this Ordinance as **Exhibit A**; (b) authorizes the Town Attorney in consultation with the Town Manager to make non-material changes to the IGA that do not increase the Town's obligations; and (c) authorizes the Mayor to execute and the Town Clerk to attest to the IGA when in final form.

**Section 3. Conveyances of Fire Lot and Library Lot.** The Board hereby: (a) authorizes the conveyances of the Fire Lot to the Fire District and the Library Lot to the Library District via bargain and sale deeds in accordance with the terms of the IGA; and (b) authorizes the Mayor to execute and the Town Clerk to attest to bargain and sale deeds for the Fire Lot and Library Lot following the date on which (i) the Town Manager in consultation with the Town Attorney has confirmed compliance with the conditions for closing in the IGA, and (ii) the Town Attorney has approved the final form of the bargain and sale deeds. The Mayor, Mayor Pro Tem, and Town Manager are hereby authorized to execute any other documents necessary to finalize the conveyance of the Fire Lot to the Fire District and the Library Lot to the Library District following the review and approval of such documents as to form by the Town Attorney.

**Section 4. Safety Clause.** The Board hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and

safety and for the protection of public convenience and welfare.

**Section 5. Effective Date.** This Ordinance shall be published and become effective as provided by law.

**Section 6. Certification.** The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 30<sup>TH</sup> DAY OF SEPTEMBER 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**Exhibit A**  
**Pre-Development Intergovernmental Agreement for Tract B – Liberty Ranch**

(Attached.)