



## Agenda Item Summary

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MEETING DATE: September 30, 2024

SUBJECT: **Ordinance 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

PRESENTED BY: Jason Bradford, AICP, Community Development Director

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### SUMMARY

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The Town of Mead (the “Town”) owns approximately 32.69 acres of land generally located north of Branding Iron Way, west of County Road 7, and south of Highway 66, and legally described as Tract B on the Liberty Ranch Filing No. 2, Second Amendment (the “Property”).

On July 10, 2023, the Town of Mead Board of Trustees (the “Board”) approved Resolution No. 44-R-2023 (“Resolution 44”) which:

- a) Approved the Town of Mead Municipal Facilities Master Site Plan Concept, dated 3-20-2023, for the Property (the “Master Plan”). 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.
- b) Authorized the Town Attorney and the Town Manager to negotiate any necessary agreements with the Mountain View Fire Protection District (the “Fire District”) and High Plains Library District (the “Library District”) to facilitate the development of the Property in accordance with the Master Plan.
- c) Directed the Town Attorney and the Town Manager to present any agreements and development plans to the Board for the Board’s review and approval.

Pursuant to Resolution 44, the Town has negotiated the Pre-Development Intergovernmental Agreement for Tract B—Liberty Ranch with the Fire District and the Library District (each a “District”) and collectively, the “Districts”) attached as Exhibit A to Ordinance 1069 (the “IGA”). The governing bodies for the Library District and Fire District approved the IGA at their regular meetings on September 16<sup>th</sup> and September 17<sup>th</sup>, respectively.

The IGA provides the following:

- The Town agrees to convey an approximately 3.0-acre lot to each of the Districts (as further defined in the IGA, the “Fire Lot” and the “Library Lot”) for nominal monetary consideration in exchange for the Districts designing, permitting, and constructing public improvements that will serve the Fire Lot and Library Lot and facilitate further development of the Property in accordance with the Master Plan.
- The public improvements required of the Districts include irrigation, sanitary sewer, water, and storm water improvements as shown on the Master Utility Plan attached as Exhibit A to the IGA. The public improvements also include development of new roadways (Chaparral Street

and Liberty Drive) that will serve the Property and the surrounding area and widening of County Road 7; detailed road sections are shown on Exhibit B to the IGA.

- At least one neighborhood meeting must be held on the project.
- The Fire District will generally take the lead on subdividing the Property, holding the neighborhood meeting, and designing, permitting, and constructing the public improvements, subject to reimbursement of its costs from the Library District pursuant to a separate agreement between the Districts.
- Each District will be responsible for obtaining approval of the site plan for its lot and vertical improvements on its lot.
- The Town will convey the Fire Lot to the Fire District and the Library Lot to the Library District only after the respective District obtains Town approval of its site plan and enters into a site plan agreement with the Town.
- The Town has the right to reacquire the Fire Lot and the Library Lot if the Fire District and Library District, respectively, do not timely commence and complete construction.
- If, in the future, the Fire District or Library District receives a bona fide offer to purchase or lease for more than 25 years the Fire Lot or Library Lot, respectively, the Town has a right of first refusal to purchase or lease such lot on such terms.

## FINANCIAL CONSIDERATIONS

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Under the IGA, the Town is agreeing to convey the Fire Lot and Library Lot for nominal monetary consideration. The consideration provided by the Districts is the design, permitting, and construction of the public improvements required by the IGA to serve the Fire Lot and Library Lot and to facilitate further development of the Property in accordance with the Master Plan. The public services that will be provided by the Districts to the residents and businesses of the Town serves as further consideration for the Town's conveyance of the lots.

Under the IGA, the Town agrees to waive building permit application fees ("administrative fee" only – not permit fees), Town inspection fees, Town application fees, and costs associated with Town staff's review of the Districts' site plans and staff time related to the neighborhood meeting. However, the Districts must pay permit fees (minus "administrative fee"), all development impact fees, and all costs associated with reviews and inspections conducted by the Town's outside consultants.

## STAFF RECOMMENDATION/ACTION REQUIRED

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Staff recommends that the Board approve Ordinance No. 1069.

Suggested motion:

"I move to adopt Ordinance 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."

## ATTACHMENTS

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Ordinance No. 1069

Exhibit A to Resolution - Pre-Development Intergovernmental Agreement

Resolution No. 44-R-2023