LARIMER COUNTY
COMMITTED TO EXCELLENCE

MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JULY 13, 2026

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m. with Jenny Axmacher, Planning Manager. Chair Shadduck-McNally presided. Commissioner Stephens and Commissioner Kefalas were present. Also present were Justin Currie, Jared Seay, Jacy McNulty, Samantha Lasher and Ryane Oswandel, Community Development; Conner Sheldon and Bruen Johnson, Engineering; Amy White, Code Compliance; Ashton Brodahl, Health and Environment; Frank Haug, Assistant Deputy County Attorney; and Deirdre O'Neill, Deputy Clerk.

Chair Shadduck-McNally opened the meeting with the Pledge of Allegiance.

The Board did not wish to remove any items from the Consent Agenda. No members of the public wished to remove any items from the Consent Agenda.

PUBLIC HEARING CONSENT ITEMS:

1. **EXTENSION OF DATA CENTER MORATORIUM:** This item was originally approved at the January 27, 2026, Administrative Matters meeting at 9:00 a.m. This item is being brought before the Board of County Commissioners for consideration of an extension of the previously approved moratorium for six additional months or until February 25, 2027. On April 7, 2026, the Board of County Commissioners adopted a Resolution to establish a temporary Moratorium on Data Center Facilities in Larimer County, which established a temporary moratorium on the acceptance and processing of applications and pre-submittal activities for data center facilities in all of unincorporated Larimer County. The moratorium was in effect through August 25, 2026, and it expressly reserved the right of Larimer County to extend the moratorium if additional time is needed to complete the regulatory process.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommend that the Board of County Commissioners approve extending the moratorium until February 25, 2027, to allow staff additional time to research and propose appropriate Land Use Code regulations to govern this type of use.

2. **BARTEL EASEMENT VACATION, FILE NO. 26-LAND4554:** This is a request to vacate a 14-foot-wide utility easement. The applicant is requesting to vacate a 14-foot utility easement along the east property line. This easement was created at the time of subdivision platting

and the residential home and attached deck encroach into the existing easement. Vacating a platted easement requires a formal easement vacation process.

The property is currently serviced by an on-site well and septic system and is not located in a water or sanitation district. The electric utility, Poudre Valley REA, signed the utility checksheet, which is a required document for the easement vacation application and is a way for applicants to contact the utilities and see if there are any issues prior to submitting the application. No concerns were received regarding the request.

Postcards were mailed to seven property owners within 500 feet of the subject property to notify them of this request via First-Class Mail. As of the date of this report (June 25, 2026), no comments from neighboring property owners have been received.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Bartel Easement Vacation File No.26-LAND4554.

3. MEADOWS AT PROSPECT STORAGE APPEALS, FILE NO. 26-GNRL0585: This is an appeal to the following code standards for the outdoor RV and boat storage facility proposed under the Meadows at Prospect Storage Site Plan application (File No. 25-ZONE3764):

1. Section 4.6.7.E.1-To permit the use of the TrueGrid paving system in lieu of concrete or asphalt throughout the fenced storage area
2. Section 4.6.7.H-To waive the requirement for electric vehicle parking spaces.
3. Section 4.6.9-To waive the requirement for bicycle parking.

The subject property, located at 1700 SE Frontage Road, consists of approximately 48.25 acres. The parcel is unplatted and described by metes and bounds, meaning it is not located within a recorded subdivision. The property is zoned Commercial Corridor (CC) and is located within the Timnath Growth Management Area (GMA).

The property is currently vacant and undeveloped. The applicant and property owner are proposing to develop the site into an outdoor RV and boat storage facility through the Site Plan review process under the Meadows at Prospect Storage application (File No. 25-ZONE3764). The Site Plan application is being reviewed concurrently with this appeal administratively by staff. The proposed outdoor storage use will occupy approximately 16.8 acres in the southeastern portion of the parcel, with the remaining acreage of the site not included as part of this development. At this time, no current or future development plans have been proposed for the remainder of the 48.25-acre parcel outside of the approximately 16.8-acre area designated for the outdoor storage facility.

The proposed development includes approximately 589 storage spaces, consisting of 338 covered spaces and 251 uncovered spaces for recreational vehicles, boats, trailers, and similar vehicles. The facility will operate as a secure self-storage use with automated gated access and no on-site office or employees.

The applicant states that the requested appeals are intended to better align site improvements with the operational characteristics of an outdoor storage facility, which differs from traditional commercial development in terms of occupancy, trip generation, and duration of customer visits.

The request to utilize the TrueGrid paving system would apply only within the fenced storage areas used for parking and storing recreational vehicles and boats. The access drive serving the site, from the southeast frontage road entrance to the secured front gate, would continue to be constructed with conventional asphalt pavement.

The requests to waive electric vehicle parking and bicycle parking requirements are based on the nature of the proposed use, which will not include office or employment-generating components and is expected to generate infrequent, short-duration customer visits associated with storing and retrieving vehicles.

There are references made to a reduction in the number of parking spaces otherwise required by Section 4.6.4 of the Land Use Code. That request is being addressed administratively through a Modification by the Planning Director or County Engineer in accordance with Section 4.6.6.A and is not part of this appeal request.

Additionally, references may be made to deviations from landscaping requirements contained in Section 4.7 of the Land Use Code. Those requests are being addressed separately through an Alternative Landscape Plan pursuant to Section 4.7.2.C.2 and are likewise not part of this appeal request.

No public comments were received at the time the staff report was prepared. Nineteen (19) postcards were mailed via First-Class Mail to property owners within 500 feet of the subject property to notify them of this request. Mailed notice of the public hearing was distributed concurrently with scheduling of the hearing on June 23, 2026, and sufficient time has not yet passed for comments to be received.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Meadows at Prospect Storage Appeals, File No. 26-GNRL0585 subject to the following conditions:

1. The installed permeable paving system within the fenced storage area shall be the TrueGrid brand product as proposed by the applicant, with the TrueGrid ProPlus Commercial Permeable Paver model installed for all internal drive aisles and storage areas.

2. Installation of the TrueGrid permeable paving system shall comply with the manufacturer's specifications for dust mitigation, including:

    a. The base layer beneath the pavers shall consist of clean, hard, angular crushed aggregate uniformly sized between 1 inch and 1.5 inches

    b. The paver infill material shall consist of clean, washed, open-graded, hard stone ranging from 3/8 inch to ¾ inch.

    c. The infill material shall be limestone or a material of equivalent hardness greater than three Mohs to minimize fragmentation and degradation.

3. Routine maintenance of the TrueGrid paving system shall be performed as necessary to maintain its functionality and dust control performance. Maintenance activities shall address, at a minimum, windblown dust, pooling stormwater, sediment accumulation on paved access roads, and any other evidence of deterioration or performance degradation.

4. Approval of these appeals does not constitute approval of the associated Site Plan. Site Plan review and approval for the Meadows at Prospect Storage project (File No. 25-ZONE3767) shall be completed prior to the issuance of any building permits and prior to commencement of the outdoor storage use.

5. Prior to approval of the associated Site Plan, the applicant shall enter into a Development Agreement with Larimer County, in a form acceptable to the County, establishing the timing, responsibilities, and requirements for the future installation of required on-site and off-site improvements. The Development Agreement may include, as determined necessary by the County, provisions restricting lot sales, the issuance of additional building permits, or other measures to ensure completion of required improvements.

4. **KLAWITER APPEAL, FILE NO. 26-GNRL0587:** This is an appeal to Article 4.3.5.A.2.a of the Larimer County Land Use Code to allow for existing retail shops and an existing apartment building to utilize on-site septic system in lieu of connecting to City of Loveland Sanitation.

The subject property is located at 4855 W. Eisenhower Blvd (Highway 34) in Loveland, Colorado which is located approximately 0.5 miles west of the intersection of Morning Drive and W. Eisenhower Blvd. The subject property is unplatted, 0.86 acres in size, and zoned CD – Commercial Destination.

The property currently contains an approximate 1,667 square foot commercial retail building, with portions originally built in 1950, which is currently home to the Bluestone Shop and Papa Joe's Local Honey Shop, and a multifamily apartment building, built in 1956, according to the Larimer County Assessor's records. There are also various outbuildings, including a shed located on the eastern side of the property. The property currently utilizes two on-site septic systems for sewage disposal, with one located west of the apartment building in the parking lot and one located east of the apartment building.

Papa Joe's Local Honey Shop was added to the property, and the Bluestone Shop was expanded without proper approval. The original multi-family residential building was constructed with three individual units and two internal garages. One of the garages was converted into a separate unit and the second garage was converted into a second bedroom for one of the three units without proper approval. The property owner is currently resolving these violations through the Site Plan Review process (File No. 25-ZONE3833) and the Expansion of a Nonconformity process (File No. 25-ZONE3833). Additionally, the Board of Adjustment recently approved the property owner's setback variance application for the existing commercial building to be 53 feet from the right-of-way centerline of Highway 34, where 100 feet is required and 11 feet from the front property line, where 25 feet is required, on May 26, 2026 (File No. 25-ZONE3831). The property owners intend to proceed with obtaining any required building permits upon approval of each application.

Since the property is located within the Loveland Growth Management Area (GMA), within an urban zoning district, and within a sewer district, the Land Use Code specifies that the uses must connect to public sewer. The applicants have requested an appeal to continue to use on-site septic systems in lieu of connecting to the City of Loveland Sanitation Department for public sewer.

If this application is approved, the Department of Health and Environment will require a new septic system(s) to be installed, and a preliminary engineered-designed septic system be provided as part of the next submittal for the Site Plan Review and Expansion of Nonconformity applications. This has been added as a condition of approval.

Postcards were mailed to eighteen (18) property owners within 500 feet of the subject property to notify them of this request via First-Class Mail at the time the case was scheduled for a land use hearing. As of June 30, 2026, no comments from neighboring property owners have been received.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Klawiter Appeal, File No. 26-GNRL0587, subject to the following conditions:

1. The applicant must install a new septic system for the existing uses, for which a septic permit will be required. Prior to construction of the system, a preliminary engineer-designed septic system proposal shall be provided to the Department of Health and Environment as part of the next submittal for the associated Site Plan Review and Expansion of Nonconformity applications to ensure the system will not negatively impact the adjacent river and wetlands.

MOTION

Commissioner Kefalas moved to approve the items on the Consent Agena subject to the conditions in the staff report and further moved to authorize the Chair to sign the Findings and Resolution.

Motion carried 3-0

PUBLIC HEARING DISCUSSION ITEMS:

1. **HB26-1239 RUBBISH ORDINANCE UPDATE FIRST READING, FILE NO. 26-CODE0293:** Amy White, Code Compliance Director presented this item to the Board. Ms. White stated that during the 2026 legislative session, HB26-1239, County Enforcement Authority, was passed and subsequently signed into law on May 29, 2026. The new legislation revised state-level requirements, prompting necessary amendments to the recently revised Rubbish Ordinance. The key statutory changes are the extended warranty timeline, expanded right-of-way authority and increased administrative cost recovery.

Ms. White read the updated first reading of the Rubish Ordinance including key statutory changes and amended clauses to the Board.

The Board thanked Ms. White and asked her to explain the next steps. Ms. White explained that the first reading will be published in the local newspaper for 10 days and if no comments are received, the second reading will be read to the Board on August 10, 2026. If there are no comments presented at that time, the ordinance will be published for 30 days and then the ordinance will become effective 30 days after the end of the 30-day publication date.

Public Comments: Nicholas Castell asked about agendas for public meetings and if the County has authority on such ordinances.

Frank Haug, Deputy Assistant County Attorney stated for the public that per state statute, the Board of County Commissioners has authority on such Ordinances.

Chair Shadduck-McNally closed public comment.

The Board thanked Ms. White for reading the ordinance.

2. **ACOTT AMENDED PLAT AND BOUNDARY LINE ADJUSTMENT AND EASEMENT VACATION, FILE NO. 26-LAND4538:** This is a request for an amended plat and boundary line adjustment for several platted, UR-1 zoned parcels and a related request to vacate portion of a right-of-way within Harrison's Sunny Slope Annex Subdivision. Jared Seay, Planner, presented this item to the Board.

Mr. Seay said that the Acott AP/BLA & Easement Vacation request involves four separate parcels, including 4145 W County Road 38E in Fort Collins, 5900 Sunny Drive, 5901 Sunny Drive in Fort Collins, as well as 1 unaddressed parcel. The addressed properties are also Lot 6 and 7 of the Harrison Sunny Slope subdivision, while the two others are described in metes-and-bounds and are mostly within the Acott Exemption. The parcels are all zoned Urban Residential 1 (UR-1) and are not located within any Growth Management Area (GMA).

Mr. Seay explained that there are currently three (3) single-unit homes total on the four (4) properties subject to this request, built in 1955, 1971, and 1978 according to the County Assessor's Office records. This request aims to formally recognize portions of the approximately 7-acre lot that were added to an adjacent lot without a planning process, reconfigure the existing lots to increase conformity of the lot sizes, and formally consolidate lots 6 and 7 of the Harrison Sunny Slope Subdivision. The request also asks to vacate the southernmost portion of an existing, platted right-of-way in Harrisons Sunny Slope Subdivision that immediately abuts lots 6 and 7 to create more developable area. This right-of-way, Sunny Drive, was established with the subdivision, and therefore requires a right-of-way vacation process through a County process to be removed. As such, the applicants have proposed new right-of-way to allow residents and emergency services better access.

Approval of this plan process would result in one less lot within Harrisons Sunny Slope Subdivision, all additional non-platted portions of these lots formally recognized and allow for the three resultant lots to conform closer to or exceed the required lot size of the UR-1 zone district of 15,000 Square Feet.

AMENDED PLAT REVIEW CRITERIA:

To approve an amended plat, the Board of County Commissioners shall consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

a. No additional lots will be created by the amended plat.

b. The resultant lots will meet the required minimum lot size of the applicable zoning district. If any of the lots are nonconforming with regards to the minimum lot size, the amended plat must not increase the nonconformity.

c. The amended plat will not create a nonconforming setback for any existing building.

d. The amended plat will not adversely affect access, drainage or utility easements, or right-of-way serving property or other properties in the area.

e. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lots and be noted on the final plat.

BOUNDARY LINE ADJUSTMENT REVIEW CRITERIA:

To approve a boundary line adjustment, the Board of County Commissioners shall consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

a. The lots are "legal lots" as defined in Article 20.0, Rules of Interpretation and Definitions.

b. No additional lots will be created by the adjustment.

c. The lots are not in a subdivision, planned unit development, minor residential development, or exemption approved under previous subdivision regulations or in a minor land division, subdivision, conservation development, or planned land division.

d. The resultant lots will meet the required minimum lot size and lot width to depth ratio standards of the applicable zoning district.

e. The adjustment will not create a nonconforming setback for any existing building.

EASEMENT VACATION REVIEW CRITERIA:

To approve an easement vacation application, the Board of County Commissioners must find that criteria a,b,c, and d have been met when applicable:

a. Approval of the vacation request will not leave any land adjoining the right-of-way without an established public road or private access easement connecting the land with another established public road, or without utility or drainage services.

b. The recommendations of referral agencies have been considered.

c. Any right-of-way that is vacated will be divided equally between lots on each side, unless it can be demonstrated that all of the right-of-way was originally taken from one parcel. In that case, the right-of-way will be returned to that parcel. Property owners on each side of the right-of-way may agree to divide the vacated right-of-way differently but must sign deeds to transfer ownership after the Board of County Commissioners approve the vacation.

d. Right-of-way vacations must also meet requirements of C.R.S. 43-2-303.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Acott Amended Plat/Boundary Line Adjustment & Easement Vacation, File No. 26-LAND4538, subject to the following conditions:

1. Failure to comply with any conditions of this approval may result in reconsideration of the use and possible revocation of the approval by the Board of County Commissioners.

2. The approval of this Right-of-Way Vacation shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.

3. All conditions of approval shall be met and the final plat recorded by January 13th, 2027 - 6 months from hearing or this approval shall be null and void

4. Prior to the recordation of the final plat, the applicant shall make any required technical corrections required by the Larimer County Community Development Department, if noted.

5. The resultant lots are subject to any and all covenants, deed restrictions, or other conditions that apply to the original lots.

The applicant was asked by the Board if they wish to speak on this item. The applicant stated they had nothing to add to the presentation.

PUBLIC COMMENT: No members of the public spoke in person or online.

Chair Shadduck-McNally closed public comment.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Acott Amended Plat/Boundary Line Adjustment & Easement Vacation, File No. 26-LAND4538, subject to the conditions of approval recommended by staff.

Motion carried 3-0.

With there being no further business, the Board adjourned at 3:40 p.m.

TUESDAY, JULY 14, 2026

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with County Manager Lorenda Volker. Chair Shadduck-McNally presided. Commissioner Stephens and Commissioner Kefalas were present. Also present were Sarah Martin and Tom Clayton, Commissioners' Office, and Deirdre O'Neill Deputy Clerk.

Chair Shadduck-McNally opened the meeting with the Pledge of Allegiance.

1. **PUBLIC COMMENT:** No members of the public were present in person or online.

Chair Shadduck-McNally closed public comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF JULY 14, 2026:**

M O T I O N:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of July 6, 2026.

Motion carried 3-0.

4. REVIEW OF THE SCHEDULE FOR THE WEEK OF JULY 20, 2026: Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

5. CONSENT AGENDA:

AGREEMENTS

1. AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE KIDDER SUBDIVISION, FILE NO. 10-S2944

2. PROFESSIONAL SERVICES AGREEMENT (P22-01 INMATE MEDICAL SERVICES)

3. "IN-REACH" NURSING HOME SERVICES CONTRACT

4. FULL AND FINAL RELEASE AND SETTLEMENT AGREEMENT

5. LARIMER COUNTY CORE SERVICES PLANS

6. VOLUNTEERS OF AMERICA COLORADO HOME DELIVERED AMENDMENT

7. VOLUNTEERS OF AMERICA COLORADO CONGREGATE MEALS AMENDMENT AMEND1618530

8. FIRST AMENDMENT TO SUBGRANTEE AGREEMENT BETWEEN LARIMER COUNTY, COLORADO AND THE LARIMER CONSERVATION DISTRICT

LIQUOR LICENSES

1. LIQUOR LICENSE RENEWAL – ZGOLF FOOD & BEVERAGE SERVICES LLC DBA WEDGEWOOD WEDDING & BANQUET CENTER – TAVERN –LAPORTE, COLORADO

2. LIQUOR LICENSE SPECIAL EVENT PERMIT 6% – THE FAMILY CENTER/LA FAMILIA – FORT COLLINS, COLORADO

MISCELLANEOUS

1. WARRANTY MEMORANDUM FOR HOUGH PLANNED LAND DIVISION-PLANNED DEVELOPMENT, FILE NO. 21-LAND4129

2. STIPULATION FOR LINCOLN AVENUE SELF STORAGE OWNERS LP AS TO TAX YEAR 2025

3. **STIPULATION FOR CENTERRA RETAIL SHOPS LLC AS TO TAX YEAR 2025**

4. **STIPULATION FOR MHB AHV KINSTON LLC AS TO TAX YEAR 2026**

5 **STIPLATION FOR PEDERSEN PROPERTIES LTD AS TO TAX YEAR 2025**

6. **STIPULATION FOR FDC OFFICE IV LLC AS TO TAX YEAR 2025**

7. **STIPULATION FOR BANNER HEALTH AS TO TAX YEAR 2025**

MOTION

Commissioner Kefalas moved that Board of County Commissioners approve the Consent Agenda for Tuesday, July 14, 2026.

Motion carried 3-0.

5. **COMMISSIONERS' GUESTS:** Kimberly Culp, Chief Executive Officer, LETA 911. Ms. Culp presented updates on Larimer County Emergency Telephone Authority (LETA). Ms. Culp went over regional, state, and federal 911 updates. Regionally citizens can now text, send video and photos to 911 to dispatch first responders. There is also a language translation that is automatic in detection.

Ms. Culp stated that the original LETA left Estes Park vulnerable to isolation in the event of a fiber outage between Loveland and Estes Park. Through exceptional collaboration with Colorado Department of Transportation (CDOT), Trailblazer Broadband, and NextLight Longmont Broadband, LETA successfully completed a diverse fiber ring serving Estes Park. Ms. Culp said that upon delivery of the CenturyLink connection to LETA, this ring will provide the redundant infrastructure necessary to support 911 services and enhance the resilience of emergency communications for the region.

Ms. Culp spoke of the Regional Radio Project. Through an Intergovernmental Agreement with Larimer County, LETA leveraged the County's highly capable radio consoles to create an effective partnership that reduces cost, conserves resources, and builds on an already successful support model.

Ms. Culp alerted the Board 911 improvement plans, new tariffs and 2026/2027state legislation. CenturyLink has proposed a network resiliency enhancement that would deploy Starlink connectivity at each Public Safety Answering Point (PSAP) to provide an alternative path for 911 call delivery when traditional terrestrial routes are unavailable. Ms. Culp mentioned two areas that will be brought forth in the 2026-2027 legislative sessions. The first item is accessibility within the emergency alerting and warning ecosystem, ensuring all residents can effectively receive and act upon emergency information. The second item in an increased attention on the role of artificial intelligence on 911 operations, including opportunities to improve service delivery while establishing appropriate governance, transparency, and accountability frameworks.

The Board thanked Ms. Culp for her thorough presentation and the amazing updates within the 911 system. The Board commented on the innovation and enhancements including the ability to now send videos and the language translation detection feature within the 911 system. The Board was pleased to hear of the collaboration among broadband companies as it impacts communities where coverage is unreliable.

DISCUSSION ITEM:

1. **2026 PRIVATE ACTIVITY BOND ALLOCATION TO HOUSING CATALYST FOR COUNTRY RANCH APARTMENTS REHABILITATION:** Alea Rodriguez, Housing Stability Manager presented this item to the Board. Ms. Rodriguez stated that Larimer County is authorized and empowered under the laws of the State of Colorado to issue revenue bonds for the purpose of financing qualified residential rental projects for low-and moderate-income people and families. The Internal Revenue Code of 1986, as amended, restricts the amount of tax-exempt bonds which may be issued in the State to provide such mortgage loans and for certain other purposes.

Larimer County intends to utilize the allocation for the development and preservation of affordable housing developments, specifically the rehabilitation of Country Ranch Apartments with April Housing (the "Project"). The Project will be designed to qualify as a "project" within the meaning of Title 29, Article 4, Part 2, Colorado Revised Statutes, as amended (the "Act").

Ms. Rodriguez introduced Joseph Baclit, VP Recindication Project Manager for April Housing, and Kristin Frist, Chief Real Estate Officer for Housing Catalyst.

Mr. Baclit explained to the Board that April Housing is a 125-person team, wholly owned Blackstone Portfolio Company, that spans all aspects of affordable housing-asset management, transactions, compliance, preservation, and capital markets. April Housing is an affordable housing partner for nonprofits, developers, municipalities, and states. April Housing has over 20 years of affordable housing experience. Mr. Baclit said that more than 80 percent of April Housing's units primarily serve residents earning 60 percent or less of area median income (ami).

Mr. Baclit stated that April Housing currently has 718 units across five communities within Larimer County. Today's request is for the preservation, construction and design of the Country Ranch Apartments over an 18-month duration. Country Ranch is an 118-unit community in the City of Fort Collins. The scope of the work includes updating appliances, bathroom accessories, and painting both inside and outside. It also includes updating driveways, parking lots, clubhouse, playground, landscaping and lighting. Each unit will take approximately 2 -4 weeks to undergo renovation.

Ms. Frist spoke of the Private Activity Bond Allocations from 2013-2026, and that in that timeframe Housing Catalyst has supported the development and preservation of 925 units of affordable housing. Housing Catalyst is the housing authority for the City of Fort Collins. As a public housing authority, the core mission of Housing Catalyst is to create vibrant, sustainable communities throughout Northern Colorado. To date, Housing Catalyst has issued over 50 million dollars in Private Activity Bond Allocations from Larimer County.

Ms. Frist stated that moderate, affordable housing remains a significant community issue in Larimer County, and projects that preserve affordable housing opportunities may be of interest to residents, housing advocates, and local stakeholders.

The Board thanked everyone for their presentation. The Board stated that Larimer County has determined that, in order to increase the availability of adequate affordable housing for low-and moderate-income people and families within the County and elsewhere in the State, it is necessary to provide for the utilization of the 2026 Allocation. The Board stated that the 2026 Allocation to Housing Catalyst to issue private activity bonds for the purpose of financing the rehabilitation of Country Ranch Apartment with April Housing. The Board has determined to assign $7,274,800.00 of its 2026 allocation to Housing Catalyst for the project

The Board asked if there is a plan in place to house these families during the renovation project. Mr. Baclit said that there is a plan and they have a team of relocation consultants in place to work with these individuals to have them stay in other housing projects or hotels until the renovations are complete. April Housing has also hired a stand-alone moving company to move the resident's furniture and return it when the project is completed.

MOTION

Commissioner Stephens moved to approve the 2026 Resolution Authorizing Assignment to the Housing Catalyst of a Private Activity Bond Allocation of Larimer County Pursuant to the Colorado Private Activity Bond Ceiling Allocation Act.

Motion carried 3-0

7. **COUNTY MANAGER UPDATE:** County Manager Volker briefly detailed the events of the previous week.

8. **COMMISSIONER ACTIVITY REPORTS:** The Board detailed their attendance at events during the previous week.

9. **LEGAL MATTERS:** No decision Expected.

Executive Session pursuant to the Colorado Revised Statute 24-6-402(4)(b): Conferences with an attorney for the purpose of receiving legal advice regarding the Taft Hil Road Expansion Project Condemnation cases 2025CV30459, 30462, and 30463 update on settlement.

MOTION

Commissioner Kefalas moved that the Board enter into Executive Session pursuant to the Colorado Revised Statute 24-6-402(4)(b): Conferences with an attorney for the purpose of receiving legal advice regarding the Taft Hil Road Expansion Project Condemnation cases 2025CV30459, 30462, and 30463 update on settlement

Motion carried 3-0

With there being no further business, the meeting was adjourned at 10:55 a.m.

JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:

Deirdre O'Neill, Deputy Clerk

LARIMER COUNTY CLERK SEAL COLORADO