

MINUTES OF THE BOARD OF COUNTY COMMISSIONERS**MONDAY, AUGUST 10, 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 Kefalas and Commissioner Stephens were present. Also present were Ryane Oswandel, Community Development; Amy White, Code Compliance Supervisor; Eric Tracy, Engineering; Christine Luckasen, Assistant County Attorney; and Lindsey Trachy, Deputy Clerk.

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

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

PUBLIC HEARING CONSENT ITEMS:

1. ADOPTION OF THE TRANSPORTATION CAPITAL EXPANSION FEE STUDY AND LAND USE CODE AMENDMENTS, FILE NO 26-CODE0291: Larimer County charges a Transportation Capital Expansion Fee (TCEF) to help cover capital costs directly associated with the impacts of development. These fees are commonly utilized by counties and municipalities in Colorado to fund road infrastructure improvements necessary for maintaining adequate service levels on major road systems. TCEFs are one-time charges levied on new developments, representing the proportionate share of the cost for road improvements needed due to growth. TCEFs can be used for improvements on mainline public County roads in unincorporated Larimer County. However, these fees can only be applied to projects that increase the capacity of the road system. TCEFs cannot be used for operations, maintenance, infrastructure replacement, or addressing existing deficiencies. Fees are typically collected when a building permit is issued. However, new uses approved through Larimer County processes that do not require a building permit may also be subject to an assessment fee.

The last study performed for the Larimer County TCEF was done in 2018. Throughout 2024 and 2025, Larimer County created the “Larimer on the Move” initiative for transportation planning. Larimer on the Move included an update to the Larimer County Transportation Master Plan and the creation of the Larimer County Safety Action Plan. With an updated Transportation Plan, an update to the impact fees associated with future growth of Larimer County could be performed. The 2025

TCEF study was prepared by the consultant team of Felsburg Holt & Ullevig (FHU) and subcontractor DP Guthrie LLC and included data from the newly adopted Larimer County Transportation Plan. While the TCEF normally undergoes a routine annual adjustment based on the Colorado Department of Transportation (CDOT) Colorado Construction Index (CCI), it was replaced this year by the full fee study.

In November 2025, the TCEF update was presented during a joint work session with the Board of County Commissioners and the Larimer County Planning Commission. Following the presentation, informational outreach was conducted with several key organizations, including Northern Colorado Builders Association, Fort Collins Area Chamber of Commerce, Loveland Chamber of Commerce, NoCo Latino Chamber of Commerce, Red Feather Area Chamber of Commerce, Colorado Neurodiversity Chamber of Commerce, and adjoining municipalities.

The TCEF study, the proposed TCEF schedule, and associated Land Use Code updates were presented to the Larimer County Planning Commission on July 15, 2026. The Larimer County Planning Commission voted unanimously to recommend adoption of the Transportation Capital Expansion Fee Study dated April 7, 2026, including the updated TCEF schedule and associated changes to the Larimer County Land Use Code.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends that the Board of County Commissioners approve the new TCEF schedule, effective October 1, 2026. This will allow staff time to notify the above organizations that the fee has been adopted and to fully set up the new fee structure in the permitting process.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Consent Agenda subject to any conditions of approval as set out 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 – SECOND READING, FILE NO. 26-CODE0293: Amy White, Code Compliance Supervisor, explained that the first reading of this ordinance took place on July 13, 2026. Because no public comments were received since the first reading, Ms. White only read the title of the ordinance for the second reading: Larimer County

Ordinance – Regulations Relating to the Accumulation and Removal of Rubbish. The ordinance will be published for 30 days and will go into effect in early September.

PUBLIC COMMENT: Chair Shadduck-McNally opened the hearing to public comment. There was no public comment in person or online.

Chair Shadduck-McNally closed public comment.

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners adopt the updated Amended Rubbish Ordinance on this second reading, order that it be published in a newspaper of general circulation, and moved that it shall become effective 30 days after publication.

Motion carried 3-0.

With there being no further business, the Board adjourned at 3:10 p.m.

TUESDAY, AUGUST 11, 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 Kefalas and Commissioner Stephens were present. Also present were Sarah Martin and Tom Clayton, Commissioners' Office, and Lindsey Trachy, Deputy Clerk.

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

- 1. PUBLIC COMMENT:** Chair Shadduck-McNally opened the meeting to public comment. There was no public comment in person or online.

Chair Shadduck-McNally closed public comment.

- 2. APPROVAL OF THE MINUTES FOR THE WEEK OF AUGUST 3, 2026:**

M O T I O N:

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of August 3, 2026.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF AUGUST 17, 2026:** Ms. Martin reviewed the upcoming schedule with the Board. The Board made several changes to the upcoming schedule.

4. **CONSENT AGENDA:**

ABATEMENTS

1. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R0567728 – YOUNGLUND ENTERPRISES – TAX YEAR 2024/2025**
2. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R0041092 – REVERSCO (USA) PROPERTIES OF S. COLLEGE AVE – TAX YEAR 2024**
3. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R1652859 – RAWHIDE UNLIMITED LLC – TAX YEAR 2025**
4. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R1664782 – DC BERTHOUD LLC – TAX YEAR 2025.**
5. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R0552895 – DCT LTD – TAX YEAR 2025**
6. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R0147494 – SOLITAIRE HOME LLC – TAX YEAR 2025**
7. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R0147478 – SOLITAIRE HOMES LLC – TAX YEAR 2025**
8. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R0552895 – DCT LTD – TAX YEAR 2025**

AGREEMENTS

1. **TRANSACTION CONFIRMATION FOR WHOLESALE NATURAL GAS PURCHASE**
2. **OFFICE OF CIVIL & FORENSIC MENTAL HEALTH (COLORADO DEPARTMENT OF HUMAN SERVICES) – MEMORANDUM OF UNDERSTANDING**

LIQUOR LICENSES

1. LIQUOR LICENSE RENEWAL – ADHIKARI AND SONS CORPORATION
DBA FOUR SEASON LIQUOR – RETAIL LIQUOR STORE – FORT COLLINS,
COLORADO
2. LIQUOR LICENSE RENEWAL – THE WINDJAMMER LLC DBA
WINDJAMMER ROADHOUSE – TAVERN LICENSE – LOVELAND,
COLORADO
3. LIQUOR LICENSE RENEWAL – BLAM LLC DBA THE THIRSTY MOOSE –
HOTEL & RESTAURANT W/OPTIONAL PREMISE – RED FEATHER LAKES,
COLORADO
4. LIQUOR LICENSE RENEWAL – RAWAH RANCH LLC DBA RAWAH RANCH
– HOTEL & RESTAURANT – GLENDEVEY, COLORADO
5. LIQUOR LICENSE RENEWAL – VERN'S LIQUOR LLC DBA VERN'S LIQUOR
– RETAIL LIQUOR STORE – LAPORTE, COLORADO

MISCELLANEOUS

1. BEHAVIORAL HEALTH SECURE TRANSPORTATION LICENSE
2. BEHAVIORAL HEALTH SECURE TRANSPORTATION PERMIT
3. STIPULATION FOR HARMONY 608 LLC AS TO 2025 TAX YEAR

RESOLUTIONS

1. RESOLUTION APPROVING CERTIFICATION TO THE LARIMER COUNTY
TREASURER OF ZONING VIOLATION PENALTIES AS SPECIAL
ASSESSMENT RE: 530 MEADOWS DRIVE, DRAKE, COLORADO, 80515
(PARCEL NO. 81622205014)

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the Consent Agenda for August 11, 2026.

Motion carried 3-0.

5. COMMISSIONERS' GUESTS: The Board did not have any guests.
6. DISCUSSION ITEMS:

1. LARIMER COUNTY PROCLAMATION FOR CHILD SUPPORT AWARENESS

MONTH: Celebrated each year in August, Child Support Awareness Month is important to highlight the significance of child support in the development of a child. Kim Moeller, Human Services Benefits and Community Support Division Manager, introduced Nance Kelly, Deputy Division Manager for Benefits and Community Support. Ms. Moeller shared that Ms. Kelly leads the Child Support team with remarkable care, determination, and deep commitment to the families of Larimer County. Under Ms. Kelly's leadership, the Child Support team manages cases and transforms lives. Their exceptional work has earned top state and federal performance awards. Beyond the metrics, Ms. Kelly and her team meet community members with empathy and dedication. They combine operational excellence with true compassion to build trust and stability across the community.

Ms. Kelly shared some of her team's accomplishments from the previous year. At the Colorado Family Support Conference in June 2026, her team won the award for Outstanding Large County for 2025. They were also awarded the Colorado Department of Human Service State Child Support Services Division Award for meeting all three C-Stat goals and the award for meeting all four federal performance measures.

Ms. Kelly shared four stories of impactful changes that have been made in the lives of community members in the past year. Child Support Specialists Stacy Hughes, Charlie LeCavalier, Mandy Lujan, and Kim Estrada each helped a different client with issues such as custody agreements, child support orders, funding for housing, employment assistance, Safe Access for Victims' Economic Security (SAVES) Act support for victims of domestic violence, and assistance with enrolling in the Address Confidentiality Program (ACP). The work of this team has a huge impact on the families of Larimer County. The Child Support team does more than establishing and enforcing orders. They strive daily to build trust, ensure safety, support recovery, and restore stability to families.

The Board thanked Ms. Kelly and her team for the work they do. The stories shared by Ms. Kelly paint a picture of the extraordinary dedication of the team in making sure families and children are safe and supported. The Board asked how many collective years of experience there are between the staff members who are present. Ms. Kelly estimated about 1,000 years of experience between all 28 staff members in the department. The Board asked how much money was collected in the past year. Ms. Kelly responded that she does not know the exact number, but it is around \$17.5 million. The Board asked Ms. Kelly to introduce the staff who were present. Ms. Kelly introduced Carleen Johnston, Shelley Perez, Jennifer Brant, Mandy Lujan, and Tim Jashinsky, and shared how many years of experience they each have in the department.

County Manager Volker commented that the members of this team are the unsung heroes of Larimer County. They help parents connect to each other in meaningful ways, demonstrating that there is a role for both parents regardless of income status. Manager Volker thanked the team and noted that their work is remarkable and appreciated.

Commissioner Kefalas read the proclamation.

MOTION

Commissioner Kefalas moved to approve the proclamation declaring August 2026, as Child Support Awareness Month in Larimer County.

Motion carried 3-0.

The Board took a brief recess.

The Board reconvened.

7. **COUNTY MANAGER UPDATE:** County Manager Volker updated the Board on various projects and activities.

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

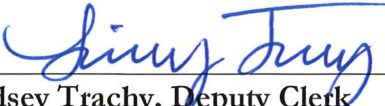
9. **LEGAL MATTERS:** None requested.

With there being no further business, the Board adjourned at 10:00 a.m.


JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:


Lindsey Trachy, Deputy Clerk



