



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JUNE 9, 2025

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m. with Jenny Axmacher, Planning Manager. Chair Stephens presided. Commissioner Shadduck-McNally and Commissioner Kefalas were present. Also present were Samantha Mott, and Ryane Oswandel, Community Development; Katie Beilby, Tracy Shambo, Connor Sheldon and Aaron Wurster, Engineering; Ashton Brodahl and Lea Schneider, Department of Health; Jacy McNulty, Planning; Frank Haug, Assistant County Attorney; and Dianne Cheney, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

The Board did not wish to remove any items from the Consent Agenda.

Jason Martin, a resident of General Improvement District No. 1 requested that discussion item 2, the Dissolution of the General Improvement District No. 1 Dissolution – which includes Second Imperial Estates and Westfield Subdivision be removed from the consent agenda.

PUBLIC HEARING CONSENT ITEMS:

1. DISSOLUTION OF THE LOCAL IMPROVEMENT DISTRICT HILLSIDE 2019-2 DISSOLUTION: This is a request by the Larimer County Engineering Department to dissolve Local Improvement District #2019-2 (Hillside Drive). The district was created to fund drainage improvements for five lots in the Country Club Estates area. In accordance with § 30-20-627, C.R.S., all improvements have been completed, and all related debt and bonds have been fully paid.

As prescribed in the improvement district statutes, a legal notice was advertised in the Fort Collins Coloradoan on May 21, 2025. A notice of explanation was mailed to each of the property owners that reside within the district boundary.

ENGINEERING TEAM RECOMMENDATION:

The Engineering Team recommends the Board of County Commissioners move to dissolve the Larimer County Local Improvement District #2019-2 (Hillside Drive).

3. DELIBERIS LOT CONSOLIDATION & EASEMENT VACATION, FILE NO. 25-LAND4473: The subject properties are Lots 29 and 30 of the Crystal Lakes 12th Planned Unit

Development (PUD). Both lots are zoned Rural Residential (RR2) and are surrounded by single-unit residential use and homeowners association (HOA) common area. Lot 29 is 1.59 acres (69,260 sq. ft.) and Lot 30 is 1.37 acres (59,677 sq. ft.) in size, being 2.96 acres in total. Lot 29 is currently vacant. Lot 30 contains a 768 square-foot single-unit residence with a finished basement.

The applicant is requesting to consolidate Lots 29 and 30 in the Crystal Lakes 12th PUD and to vacate the 20-foot-wide utility easement along the common lot line. The primary purpose of the consolidation is to reduce the total HOA fees currently assessed for the individual properties. Additionally, the existing leach field for the septic system on Lot 30 extends into Lot 29. Consolidating the lots will resolve this encroachment and help prevent future conflicts by ensuring that the lots cannot be sold separately.

The easement that is the subject of this request was established through dedication on the plat map for the Crystal Lakes 12th PUD, which was approved by the Board of County Commissioners in 1978. The dedication statement reads, "All easements shown hereon are hereby reserved as perpetual easements for the installation and maintenance of utilities and irrigation and drainage facilities."

Poudre Valley REA is currently the only utility provider that services these properties. This utility provider has signed the Utility Check Sheet. The representative from Poudre Valley REA commented on the Utility Check Sheet that "any existing facilities (overhead or underground) have a 10-foot easement on both sides of the facilities." Aerial imagery shows overhead powerlines which run along Micmac Drive; no overhead powerlines were observed in the utility easement which is proposed to be vacated.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the request to vacate a 20-foot wide and 325.63-foot-long utility easement along the common lot line between Lots 29 and 30 the Crystal Lakes 12th Planned Unit Development, File No. 25-LAND4473.

The Development Services Team recommends approval of the DeLiberis Lot Consolidation, File No. 25-LAND4473, subject to the following conditions:

1. The property will be subject to all restrictions, covenants, and conditions set forth in the plat of record for the Crystal Lakes 12th Planned Unit Development.
2. Any future uses on this lot shall obtain approval through the applicable review procedure as established in the Larimer County Land Use Code prior to commencement of the use.
3. The Findings and Resolution shall be a servitude running with the property. Those owners of the property or any portion of the property who obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of this amended plat approval.
4. The required as-built permitting for the unpermitted basement finish and deck with stairs, as identified within the code compliance research, must be completed after the approval of this request.

4. POUDRE FIRE AUTHORITY SIGN APPEAL #2, FILE NO. 25-GNRL0569: The subject property is located at 3016 W. County Road 54G Fort Collins, Colorado, 80524, and it is zoned Open (O). The property is surrounded by a sand and gravel mining operation to the north and east, the Kintzley Plaza (mixed commercial) to the west, the Plantorium (commercial greenhouse/nursery) to the southeast, and single-unit residential use to the southwest. The subject property is 4.46 acres (194,452 sq. ft.) in size and a fire station is currently under construction in this location. The fire station received planning approval in May 2024 through the Amended Special Review process under File No. 24-ZONE3609. This request involves two appeals to the Larimer County Land Use Code related to signage at the Poudre Fire Authority Station 7:

1. Appeal to Table 8-1 – To allow a total of three (3) signs on the property, exceeding the maximum number permitted for nonresidential uses in the Open (O) zoning district.
2. Appeal to §8.4.1.D.1 – To allow one proposed wall-mounted Maltese Cross (a symbol of firefighting) sign to include internal illumination, which is otherwise prohibited.

This is the second appeal related to signage at this location to be heard by the Board of County Commissioners. On January 13, 2025, the applicant received approval for an appeal to §8.4.1.D.1 of the Land Use Code, permitting an internally illuminated monument sign with an Electronic Message Display (EMD) at Poudre Fire Authority Station 7. Additional signage is now being proposed, necessitating this second appeal application.

Table 8-1 of the Land Use Code permits a maximum of one sign per street frontage, with a total of two signs per property for non-residential uses in rural residential zoning districts.

If these appeals are granted, a total of three permitted signs will be allowed at the Poudre Fire Authority Station 7 property, all proposed to face County Road 54G:

1. Monument Sign – An internally illuminated monument sign with an Electronic Message Display (EMD), previously approved through Appeal File No. 24-GNRL0560. A building permit has already been issued for this sign.
2. Wall Sign (Text) – A wall-mounted sign reading "Poudre Fire Authority Station #7 - 3016", for which a building permit has also been issued.
3. Wall Sign (Maltese Cross) – An internally illuminated, wall-mounted Maltese Cross symbol, which is the subject of the current appeal. No building permit has been issued yet for this sign.

Land Use Code §8.4.1.D.1 states that "All signs in Rural Residential districts shall be unlit or indirectly illuminated." The proposed Maltese cross wall sign contains internal LED illumination, which necessitates the second request under this application for appeal.

The signage at Poudre Fire Authority Station #7 will serve functional and identification purposes, including:

- Ensuring quick and clear identification of the fire station for emergency responders and the public.

- Providing critical information such as the station number and address.
- Maintaining consistency with the approved monument sign for wayfinding and station visibility.

Notice of this application was sent to a total of 57 property owners within 500 feet of the property. No neighbor comments were received.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Poudre Fire Authority Sign Appeal, File No. 25-GNRL0569, subject to the following conditions:

1. Sign illumination shall comply with §4.10 Exterior Lighting, of the Land use Code.
2. All lighting shall be aimed and/or shielded to ensure that no direct light is seen upon any nearby street or upon any nearby residential property.
3. This approval applies solely to the signage included in this appeal request. Any future signage not included in this request shall be subject to separate review and may require an additional appeal in accordance with the requirements of the Land Use Code.

5. WEISS FAMILY VENTURES APPEAL, FILE NO. 25-GNRL0567: This request is to appeal the parking lot standards regarding parking space depth and the parking lot drive aisle. Article 4.6.7 of the Land Use Code requires a parking lot depth of 19 feet and a parking lot drive aisle width of 20 feet. The applicant is proposing 15 feet, or 17 feet including a 2-foot overhang, and a parking lot drive aisle of 18 feet.

The subject property is located at 8039 W U.S. Highway 34, Loveland, CO 80537. It takes access directly from Highway 34. It is Lot 1 of the Lampert Minor Residential Development (MRD), File No. 98-EX1290. It is zoned CD-Commercial Destination and is surrounded by properties zoned both CD-Commercial Destination and RR-2 Rural Residential. The property is 2.56 acres in size and is currently developed, according to the applicant, with a 1,600 square foot structure near the road with a supporting 750 square foot garage. The County Assessor's Office identifies one single-family residential building that is 2,034 square feet in size, built in 1950. The building has been previously used for commercial purposes, including a restaurant.

In 2023, the current owner went through the amended plat process to remove the MRD restriction that the property could only be used for residential purposes to allow the owners to apply for future commercial uses. The Board of County Commissioners approved this request on December 18, 2023, under File No. 23-LAND4358. The applicants have submitted a planning application for Site Plan Review, File No. 24ZONE3725, along with an Administrative Special Review application, File No. 24-ZONE372, to convert the existing building into a tavern with an outdoor patio. In conjunction with those requests, they seek to build a small 60 square foot addition in the southeast corner of the existing building that would be in line with the existing building. They have submitted a variance request for this small addition which will not be any closer to Highway 34 than the existing building, Weiss Family Venture Setback Variance, File No. 25ZONE3749. It is scheduled to go to the Board

of Adjustment on May 27, 2025. The Site Plan Review process is an administrative process, and applications are approved by the Community Development Director subject to compliance with all applicable development standards. During the Site Plan Review process the applicants indicated that they are requesting an appeal to the parking requirements. Appeals to development standards must be granted by the Board of County Commissioners. If the Commissioners approve the appeal, the applicant will need to complete the Site Plan Review process and obtain applicable building permits.

Notice of this application was sent to a total of 35 property owners within 500 feet of the property. No neighbor comments were received.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends the Board of County Commissioners approve the Weiss Family Ventures Appeal, File No. 25-GNRL0567, subject to the following conditions:

1. Site Plan Review must be completed and building permits must be approved prior to the new use commencing at the site.
2. This approval shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.
3. Signage must be added to the entrance of and within the parking lot that denotes the location of the full-sized vehicle parking spaces and the location of the compact vehicle parking. This signage will need to be permanent, directional, and approved by Larimer County as a part of the Development Construction Process.
4. All Colorado Department of Transportation access permit requirements must be met.
5. Internal site circulation and vehicle parking shall not impact the W Highway 34 right-of-way or highway operations.
6. No parking is allowed in the right-of-way U.S. Highway 34.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda, except for the item requested to be removed, subject to the conditions in the staff reports and further moved to authorize the Chair to sign the Findings and Resolutions.

Motion carried 3-0.

DISCUSSION ITEMS:

2. DISSOLUTION OF THE GENERAL IMPROVEMENT DISTRICT NO 1 DISSOLUTION – WHICH INCLUDES IMPERIAL ESTATES, SECOND IMPERIAL ESTATES AND WESTFIELD SUBDIVISION: On February 14, 2025, the Engineering Department received a letter from the Colorado State Department of Local Affairs concerning Larimer County General Improvement District No. 1. This district, established in 1970 to fund road

and drainage improvements in the area, has not collected a mill levy in over 30 years, therefore it is considered inactive and is being requested to be dissolved for administrative purposes.

As prescribed in the improvement district statutes, a legal notice was advertised in the Fort Collins Coloradoan on May 21, 2025. A notice of explanation was mailed to each of the property owners that reside within the district boundary.

Assistant County Attorney, Frank Haug explained that this particular General Improvement District (GID) was created in 1970. GIDs, Public Improvement Districts (PID) and Local Improvement Districts (LID) are for particular projects in particular neighborhoods funded by an additional tax to the residents of those neighborhoods. This particular GID has not been functional for many years, and the residents have not been taxed to generate funds for projects in Imperial Estates, Second Imperial Estates and Westfield Subdivision. Colorado Revised Statutes §30-20-527 requires a hearing be conducted by the Board of County Commissioners to determine whether to keep the district functional or not. The dissolution of this GID will not affect the regular road maintenance that goes on in the neighborhoods. What it does mean is that projects outside of regular road maintenance will need to be paid for by the residents of the neighborhoods. In order to have this happen, the citizens of the neighborhoods would have to elect to tax themselves to pay for projects outside of the existing maintenance. The action today is to clear up an unfunctional GID that has not been taxing the residents for a prolonged period of time. Even if the Board would move to leave this system in place, should the neighbors decide that they needed to fund a project, it would still need to go to vote based on the Taxpayer Bill of Rights (TABOR) to create a new district and approval of a tax for that district. Due to a change in statute, GIDs no longer exist. The only way to use taxpayer funds for improvements is through a PID or LID.

Katie Beilby, Business Operations Manager for Engineering, gave a brief overview of this discussion item. Ms. Beilby explained that this GID was created on May 5, 1970, using requirements in Chapter 58 of Sessions Laws of Colorado, by petition (not vote) and approved by the Larimer County Commissioners. At that time, the requirements were quite different. No mill levy has been collected as far back as 1993, and the last funds and interest were spent in 2017. Staff worked with the Road and Bridge Department to utilize those remaining funds for some major road improvements, which were outside of the regular road maintenance that the neighborhood continues to receive.

The Board asked for an explanation of the difference between a PID and a LID.

Mr. Haug explained that a PID is a mill levy, and the funds are used for ongoing maintenance and longer-term projects. A LID is used for a one-time project and is dissolved once the project is completed.

ENGINEERING TEAM RECOMMENDATION:

The Engineering Team recommends the Board of County Commissioners move to dissolve the Larimer County General Improvement District No. 1 which includes Imperial Estates, Second Imperial Estates, and Westfield Subdivision.

PUBLIC COMMENTS:

Jason Martin, Garland Lombard, Kathy Harris, Randall Dale, Lindsay Mason, Matt Schultz, and Sonya Glasser spoke in opposition to this item. Residents of this GID object to the dissolution at this time as they do not feel that it is in the best interest of the neighborhoods. The neighbors felt that the letter mailed to residents was not clear with its intent, misleading, and did not allow adequate time for the neighbors to meet and respond. Some of the questions asked during public comments included how would issues such as potholes be addressed; is chip and seal part of general maintenance; what general maintenance is covered without additional taxation; and if a PID is created, who votes on that issue and what does majority consideration look like. Speakers also emphasized that they would like an opportunity to meet with the Engineering Department and ask a number of questions before voting today for the GID to be dissolved.

One resident appreciated the additional facts that were given at today's meeting and asked that future letters to residents explain the facts and process in more detail so that recipients understand what is coming before the Board.

Chair Stephens closed public comment.

Staff responded to the public comments from the residents. Ms. Beilby thanked the speakers for the feedback on the letter and said that they will use the comments to improve communication. She shared that pothole repair is not part of the road maintenance process. Road and Bridge will continue to do a seal over the road every 7 to 9 years as long as the foundation under the road will allow that, as part of general maintenance. Ms. Beilby does not believe at this time that a creation of an LID is necessary for this neighborhood. If the neighborhood would like to create a PID, the process would allow for three selected members of the community to meet with County staff. There is an application process, an inspector comes out and inspects the roads and creates a plan for the next twenty to thirty years on what they believe would need to be done with the roads. This is a more in-depth process than what was originally created in 1970. A district boundary would be created with anyone who gains a benefit from the internal roads being paved. During the petition phase anyone within the boundary can sign the petition opposed or in favor of a PID being created. Once the petition is complete, the item would go back to the Board and there would be a discussion to see if a minimum of 30% of the residents are in favor of creating the PID, in addition to some other criteria to determine if it can be placed on a November ballot. Only those individuals who are within the boundary would have the opportunity to vote on the ballot item. If there is a majority vote at the November election, then the PID would be formed. This would create an interest-bearing account for the PID with financial statements and there would be continued work with the neighborhood to create goals and determine what projects are needed in between the maintenance of Road and Bridge.

The Board asked if the GID can continue to exist. They mentioned that each Commissioner had LID and PID as part of their district and they appointed the members who are on the District Board. They take that position seriously, as it is important to have members on the PID/LID Board who understand the process. They asked for clarification on who can serve on the Board for the PID, how

long the processes are to get a PID created, and would it be able to go on the November 2025 ballot. Additional questions from the Board included clarification between a LID and a PID, and expounding on what regular maintenance is. The Board also addressed staff to see if they can improve the letter to residents and consider the possibility of providing links to the Engineering Department's website for more detailed information. Finally, the Board inquired if delaying the decision today would change the direction of the dissolution.

Mr. Haug explained that GIDs can no longer exist. TABOR, which came into effect after the GID, states that any time there is an assessment on property it has to go to a vote, meaning that the County cannot impose any new taxes because of TABOR. Even if the GID stays in place, the issue must go before voters before taxing can take place. The GID that was created in 1970 does not specifically talk about what the funds will be used for. It is an antiquated district formation that does not meet current standards. Both the PID, mill levy, and LID, special assessment, are subject to voter approval.

Ms. Beilby explained the election process of the board members for the PID and how the board functions. She touched on how staff collaborates with the board of each PID regarding issues within the specific neighborhood. Process takes a while due to the application process which entails creating a maintenance plan, meeting with the neighbors to explain the PID, a petition, and a hearing, prior to it becoming an item on the November ballot. If the neighborhood were to begin the process now, it would not go on the ballot until 2026. Ms. Beilby shared that anything on the main surface is covered by general road maintenance. If it goes deep or underneath the foundation it is the responsibility of the property owners. In response to questions about the letter mailed to residents, Ms. Beilby shared that it is primarily a boiler plate letter and does not include links, but they could be added. Finally, Ms. Beilby iterated that the Engineering Department staff is happy to meet with residents of the neighborhood to start the process or answer any additional questions.

The Board appreciated the turnout and feedback from the public and commented that more detail in a letter to the residents might be beneficial to aid in explaining what is occurring with these types of dissolutions. Discussions like this provide an opportunity for the County to improve their process. The Board does have the intention of collaborating with the public and this particular item was considered more of a housekeeping measure. The Board and staff would be open to meeting with the community during evening hours in person or via zoom. Delaying the dissolution will not aid the neighbors in this community and they hope that meetings with staff will assist the community in deciding what to do moving forward.

M O T I O N

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the dissolution of the Larimer County General Improvement District No. 1 that includes Imperial Estates, Second Imperial Estates, and Westfield Subdivision.

Motion carried 3-0.

With there being no further business, the meeting was adjourned at 4:00 pm.

TUESDAY, JUNE 10, 2025

ADMINISTRATIVE MATTERS MEETING

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

Chair Stephens opened the meeting with the Pledge of Allegiance.

1. PUBLIC COMMENT:

Cindy Buckardt, President of the Larimer County 4-H Foundation, commented on the Board's response to public comment from the May 27, 2025, Administrative Matters meeting and missing information in her public comments. Ms. Buckhardt is asking to be able to have the scholarship awards banquet on June 28, 2025, in the McKee Building that was booked through Larimer County Extension.

Chair Stephens closed public comment.

The Board thanked Ms. Buckardt for coming to the meeting and expressing her opinion and for the invitation to the scholarship awards banquet. The Board congratulated all of the 4-H youth scholarship recipients.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF MAY 26, 2025:

M O T I O N:

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the minutes for the week of May 26, 2025.

Motion carried 3-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF JUNE 16, 2025: Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. CONSENT AGENDA:

ABATEMENTS

1. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1304011 – Francis Carrington – Tax Year 2023 and 2024

2. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1172042 – David and Monica Mascio – Tax Year 2023/2024
3. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1605579 – Robert A and Deanna L Adams – Tax Year 2023/2024
4. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R166138 – Adela Avram – Tax Year 2024
5. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R0277509 – Raymond P Ezinga Living Trust – Tax Year 2024
6. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R0094307 – Victoria Fanea – Tax Year 2024
7. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1666510 – Shelly L and Mark Goldwater – Tax Year 2024
8. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R0316067 – Chris and Stephanie McGilvray – Tax Year 2024
9. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1596298 – Debra A Vescio – Tax Year 2024
10. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1673611 – Michelle Denise Heydenreich – Tax Year 2023
11. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R0271659 – Arturo Zarate – Tax Year 2024
12. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1606853 – Guixiao and Zihui Xu – Tax Year 2024
13. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1660358 – Bret Lamar Jones – Tax Year 2024
14. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1589608 – Wellington Resources LLC – Tax Year 2023
15. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R1586995 – 3T Investments LLC – Tax Year 2023/2024
16. PETITION FOR ABATEMENT OR REFUND OF TAXES: #R0499765 – Ian Louis Morello and John and Jennifer Appelmann – Tax Year 2024

AGREEMENTS

1. AMERICAN RESCUE PLAN COLLABORATIVE-GRANT AGREEMENT
2. PROFESSIONAL SERVICES AGREEMENT
3. PROFESSIONAL SERVICES AGREEMENT
4. ENCROACHMENT AGREEMENT FOR GUARDRAILS AT KLUVER RESERVOIR AND COUNTY ROAD 56
5. INTERGOVERNMENTAL AGREEMENT FOR WILDFIRE RECOVERY AND RISK REDUCTION
6. EASEMENT AND RIGHT-OF-WAY AGREEMENT (FORT COLLINS LOVELAND WATER DISTRICT)
7. CONSTRUCTION SERVICES AGREEMENT – ENGINEERING BID NO. B25-09 9091 2025 RESURFACING PROGRAM
8. FEDERAL LANDS ACCESS PROGRAM PROJECT AMENDMENT – MOD #2
9. LICENSE FOR PROPERTY ACCESS TO INSTALL AND MAINTAIN A RAIN AND STREAM GAUGE MONITORING STATION
10. STATE OF COLORADO DEPARTMENT OF HUMAN SERVICES CONTRACT
11. EASEMENT AND RIGHT-OF-WAY AGREEMENT (SOUTH FORT COLLINS SANITATION DISTRICT)
12. CONVEYANCE OF PERMANENT NON-EXCLUSIVE EASEMENT
13. PROFESSIONAL SERVICES AGREEMENT P25-07, MEDICAID CONSULTING AND BILLING SERVICES
14. MEMORANDUM OF UNDERSTANDING AMENDMENT #2 BETWEEN THE COLORADO DEPARTMENT OF EARLY CHILDHOOD AND LARIMER COUNTY DEPARTMENT OF HUMAN SERVICES
15. MEMORANDUM OF UNDERSTANDING - ANNUAL REAFFIRMATION BETWEEN THE STATE OF COLORADO DEPARTMENT OF HUMAN SERVICES AND THE BOARD OF COUNTY COMMISSIONERS

APPOINTMENTS

1. **RECOMMENDED REAPPOINTMENT TO THE BOARD OF HEALTH – Ethnic Treick**
2. **RECOMMENDED REAPPOINTMENT TO THE FLOOD REVIEW BOARD – Chad Morris**
3. **RECOMMENDED REAPPOINTMENTS TO THE WORKFORCE DEVELOPMENT BOARD – Mark Christensen, Julie Ann Cila, Nicholas Peterson, Colleen DePasquale, Dawn Paepke, Jennifer Miller, Heather Lechhook, Ann Hutchison, Shawn Peters, Tracy Mead, Janel Highfill, Ridge Overholt, and Joe Martinez**
4. **RECOMMENDED MIDTERM REAPPOINTMENTS TO THE WORKFORCE DEVELOPMENT BOARD – Erin Hottenstein, Nicholas Peterson, Lucinda Kerschensteiner, and Anne Million**
5. **RECOMMENDED REAPPOINTMENT TO THE EXTENSION ADVISORY COMMITTEE – Margaret Anne Long**
6. **RECOMMENDED REAPPOINTMENTS TO THE BOARD OF APPEALS – Wyatt Knutson and Paul Higman**

LETTERS OF SUPPORT

1. **LETTER OF SUPPORT FOR TOWN OF JOHNSTOWN'S SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT APPLICATION**

LIQUOR LICENSES

1. **FINDINGS AND ORDER – NEW LICENSE – GVC ESTES PARK AERIAL TRAMWAY LLC DBA ESTES PARK AERIAL TRAMWAY – BEER AND WINE – ESTES PARK, COLORADO**
2. **FINDINGS AND ORDER – NEW LICENSE – OH DEER LLC DBA THE SPICE RACK – BEER AND WINE – ESTES PARK, COLORADO**
3. **LIQUOR LICENSE RENEWAL – WHITAKER OIL COMPANY INC DBA LOVELAND COUNTRY STORE – FERMENTED MALT BEVERAGE AND WINE – BELLVUE, COLORADO**
4. **LIQUOR LICENSE RENEWAL – PLAY POINTE LLC DBA FORT FUN – TAVERN – FORT COLLINS, COLORADO**
5. **LIQUOR LICENSE NEW – GVC ESTES PARK AERIAL TRAMWAY LLC DBA ESTES PARK AERIAL TRAMWAY – BEER AND WINE – ESTES PARK, COLORADO**

6. SPECIAL EVENT LIQUOR PERMIT – ROCK GARDEN CONCERT THE VEGETABLE CONNECTION – SPECIAL EVENT LIQUOR PERMIT 6% – FORT COLLINS, COLORADO

MISCELLANEOUS

1. SAMS REAL ESTATE BUSINESS TRUST STIPULATION AS TO TAX YEAR 2024 VALUE
2. UTEXIII LOVELAND PERIDOT LLC STIPULATION AS TO TAX YEAR 2024 VALUE
3. KURT MOHR STIPULATION AS TO TAX YEAR 2024 VALUE
4. UFR INVESTMENTS LLC STIPULATION AS TO TAX YEAR 2023 & 2024 VALUE
5. PEARL QUARRIES 2 LLC (.3325) BOULDER QUARRIES LLC (.6675) STIPULATION AS TO TAX YEAR 2023 VALUE
6. PEARL QUARRIES 2 LLC (.3325) BOULDER QUARRIES LLC (.6675) STIPULATION AS TO TAX YEAR 2024 VALUE
7. 855 WEAVER PARK LLC STIPULATION AS TO TAX YEAR 2024 VALUE
8. 855 WEAVER PARK LLC STIPULATION AS TO TAX YEAR 2023 VALUE
9. AMENDMENT NO. 1 TO DEED OF CONSERVATION EASEMENT – WEST RED MOUNTAIN RANCH/LITTLE PONDEROSA RANCH
10. LARIMER COUNTY FAIR BOARD BYLAWS
11. REQUEST FOR APPROVAL TO ENTER UPON LANDS
12. REQUEST FOR APPROVAL TO ENTER UPON LANDS
13. STATEMENT OF AUTHORITY (WEST RED MOUNTAIN RANCH/LITTLE PONDEROSA RANCH)

RESOLUTIONS

1. RESOLUTION APPROVING AMENDMENT NO. 1 DEED OF CONSERVATION EASEMENT – WEST RED MOUNTAIN RANCH/LITTLE PONDEROSA RANCH

2. **RESOLUTION ORDERING A PUBLIC HEARING TO CONSIDER PETITIONS FOR NEDRAH ACRES PUBLIC IMPROVEMENT DISTRICT NO. 77**
3. **RESOLUTION ORDERING A PUBLIC HEARING TO CONSIDER PETITIONS FOR ROLLING HILLS PUBLIC IMPROVEMENT DISTRICT NO. 78**
4. **RESOLUTION ORDERING A PUBLIC HEARING TO CONSIDER PETITIONS FOR THUNDER MOUNTAIN PUBLIC IMPROVEMENT DISTRICT NO. 76**

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for June 10, 2025.

Motion carried 3-0.

5. **COMMISSIONERS' GUESTS:** The Commissioners did not have any guests.

6. **DISCUSSION ITEMS:**

1. PROCLAMATION COMMEMORATING JUNE 2025 AS FAMILY UNIFICATION MONTH IN LARIMER COUNTY: Angela Mead, Deputy Division Manager, Department of Human Services Child Youth and Family Division, introduced this discussion item. Ms. Mead asked that June be recognized as Family Unification Month in Larimer County. This is a time to reflect on the strength of families and the shared commitment to helping them thrive together safely and with dignity. 2025 represents a shift from Family Reunification Month to Family Unification Month. Unification reflects a broader commitment not just to unite families after a separation has occurred, but rather to prevent separation whenever safely possible, highlighting the importance of early intervention to keep families intact. Families are the cornerstone of healthy child development and supporting them through a trauma-informed culturally responsive and strength-based practice aids in keeping unification in the family when possible.

In addition to case workers, the department engages with the family's natural support system, which can include relatives, neighbors, teachers, and other trusted community members. The department partners with other members of the community to guide families with compassion and respect. Ms. Mead shared some quotes from families who felt unified through this commitment to equity and hope. Ms. Mead thanked the families who shared their stories. Their voice reminds us that change is possible when families are supported. Ms. Mead shared some family unification data from 2024 and thanked staff, families, and community partners for this success. Ms. Mead introduced Human Services Case Worker, Jen Rotar, who was recently recognized in April as Ongoing Caseworker of the Year.

Ms. Rotar shared some quotes from families who have worked with Child Youth and Family Services emphasizing the importance of community support in keeping families unified. She shared some of her experiences working with families highlighting the satisfaction she received in her job seeing the progress of families from a place of challenge and struggle to a place of child safety and family unity.

Unification is ensuring that when children must be placed outside the home, whenever possible they are placed with kin, extended family or friends who already know them and love them. It is making sure that parents have the time and opportunity to maintain bonds with their children while working on their treatment plans. Casework recognizes that families are unique and that there may be different paths to child safety.

The Board thanked Ms. Mead and Ms. Rotar for their comments and for all of the preventative work that staff and the community does to ensure that families can stay together. The Board commented that the stories shared, and statistical success of unification was very impactful. They congratulated Ms. Rotar on her award and appreciated hearing how much she loves her work. As a community it is important to come together to support families, aiding in a brighter future for the children and a feeling of belonging for families. The Board appreciated the renaming of this month not as reunification but as unification as it is not just about reunifying families that have been separated but the entire process of keeping the family together whenever possible.

Commissioner Shadduck-McNally read the Proclamation Commemorating June 2025 as Family Unification Month in Larimer County.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Proclamation declaring June 2025 as Family Unification month.

Motion carried 3-0.

2. RESOLUTION AUTHORIZING THE ASSIGNMENT TO HOUSING CATALYST OF LARIMER COUNTY'S 2025 PRIVATE ACTIVITY BOND ALLOCATION: Alea Rodriguez Housing Stability Program Manager shared that this resolution authorizes the assignment of Larimer County's 2025 Private Activity Bond (PAB) allocation to Housing Catalyst. Each year Larimer County receives a PAB allocation from the State of Colorado. This allocation allows Larimer County to issue tax exempt bonds to support building affordable housing.

The PAB allocation allows Larimer County to use the allocation directly or assign it to an eligible entity. The PAB Review Committee evaluated all applications received by the March 1, 2025, deadline. One viable application was submitted on time and received unanimous support from the committee to recommend awarding the full PAB allocation to Housing Catalyst. A second application was received after the deadline and was not considered.

Over \$6.8 million will be awarded to Housing Catalyst. Housing Catalyst can request holding the bonds for up to three years, with the intent of supporting projects within the affordable housing development.

Ms. Rodriguez introduced Julie Brewen, Chief Executive Officer, and Kristin Fritz, Chief Real Estate Officer, with Housing Catalyst.

Ms. Fritz provided a presentation on how they intend to use the PAB funds, including potential projects that the allocation can support. Ms. Fritz shared that Housing Catalyst's mission is to create sustainable communities throughout Northern Colorado. Housing Catalyst has developed a number of award-winning communities from permanent supportive housing serving individuals and families transitioning out of homelessness to rental and affordable housing for low-income members of the community. Since 2013 PAB allocations from Larimer County have totaled over \$43 million. Ms. Fritz shared how Housing Catalyst has been able to develop affordable housing, creating, and preserving 852 housing units over the last eleven years in Larimer County with these funds. With the newly allocated funds, Housing Catalyst will continue to support the development and preservation of affordable housing within the Northern Colorado Pipeline including Housing Catalyst, Loveland Housing Authority and Estes Park Housing Authority. The goal is to have 1,040 new or preserved units by 2030.

The Board thanked Housing Catalyst for all of the work that they are doing to provide affordable housing in Larimer County. The partnership between Larimer County and Housing Catalyst is evident in the number of units that have been developed in the last eleven years. The Board appreciated that these housing units are spread out and that they are close to service jobs that do not have a lot of affordable housing units nearby. The Board asked how close this brings the County to Proposition 123 (Prop 123) goals. The Board asked how not reaching the goal may penalize communities' ability to apply for funding. The Board recognizes the hard challenges faced by creating affordable housing and appreciates all that staff and regional partners are doing to work towards successfully meeting Prop 123's goal.

Ms. Fritz shared that the Northern Colorado Pipeline is constrained by resources. There are not enough tax credits to allocate within the pipeline to build all of the units needed to meet Prop 123 goals. Ms. Fritz expanded to say that the Northern Colorado Pipeline believes that they can achieve those numbers, but because they are limited each year by the resources that are available, she believes that they will fall short of the goal outlined in Prop 123.

Ms. Rodriguez explained that Prop 123 passed several years ago at the state level and provided funding for housing and housing services. Funds are distributed through Colorado Housing and Finance Authority (CHAFA), Colorado Office of Economic Development and International Trade (OEDIT) and the Colorado Department of Local Affairs (DOLA) for various purposes across the need of building and retaining housing. In order to access these funds each jurisdiction had to opt in by committing to increasing their affordable housing stock by 3% each year for the next three years. The 9% represents the accumulating commitment over that period of time and is against a base line that was approved by DOLA when the jurisdiction opted in. Not meeting this goal will affect the jurisdictions' ability to apply for PAB funds again for one year. Making Prop 123 goals is the responsibility of the jurisdiction that opted in, not necessarily the responsibility of the housing authority. It takes more than just the work that Housing Catalyst is doing to reach the County's goals and that is why staff, Housing Catalyst, and other municipalities are working together as a region to look at all of the ways that the Prop 123 goals can be achieved.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the 2025 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.

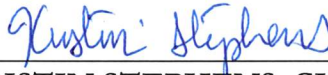
7. **COUNTY MANAGER UPDATE:** County Manager Volker thanked staff presenting today for all of the work that they are doing on the items presented. County Manager Volker thanked Laurie Kadrich for serving as County Manager in her absence last week.

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 meeting was adjourned at 10:25 am.





KRISTIN STEPHENS, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:



Dianne Cheney, Deputy Clerk

