



Date: Tuesday, January 06, 2026
Time: 9:00 AM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

CONSENT AGENDA

Abatements

1. Petition for Abatement or Refund of Taxes for Account #R1657814 Adjust the Assessor's Value of \$551,100 to \$525,000 for tax year 2023
Submitted by: Sarah Martin, Commissioners' Office
NAME PARTIES: Thomas James E
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1657814
PARCEL NUMBER: 88041-09-007
TAX YEAR: 2023
2. Petition for Abatement or Refund of Taxes for Account #R1657814 Adjust the Assessor's Value of \$551,100 to \$525,000 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAME PARTIES: Thomas James E
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1657814
PARCEL NUMBER: 88041-09-007
TAX YEAR: 2024
3. Petition for Abatement or Refund of Taxes for Account #R1652332 Adjust the Assessor's Value of \$1,477,700 to \$1,250,000 for tax year 2023
Submitted by: Sarah Martin, Commissioners' Office
NAME PARTIES: Plan B Properties LLC
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1652332
PARCEL NUMBER: 95133-97-012
TAX YEAR: 2023
4. Petition for Abatement or Refund of Taxes for Account #R1495607 Uphold the Assessor's Value of \$1,023,100 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: Becker William / Johanna
LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1495607

PARCEL NUMBER: 97333-29-011

TAX YEAR: 2024

5. Petition for Abatement or Refund of Taxes for Account #R0092665 Uphold the Assessor's Value of \$508,000 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: Jackson Katherine

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0092665

PARCEL NUMBER: 97162-13-024

TAX YEAR: 2023

Agreements

1. Larimer County/Colorado State University MOU

Submitted By: Cary Weiner

DESCRIPTION: MOU Between Larimer County and Colorado State University for the operations of Larimer County Extension Department

TERM: 5 Years, with annual review of operational supplement

NAMED PARTIES: Larimer County / Colorado State University

TOTAL DOLLAR AMOUNT: No additional funding being requested outside of what has already been appropriated for 2026 and maintains normal budgeting process for Extension going forward.

2. Agreement For: 1) Exchange of Real Estate Including Land and Any and All Improvements And 2) Rights of First Refusal to Purchase Back Property

Submitted By: Jennifer Johnson, Facilities

DESCRIPTION: Property swap between City of Fort Collins (property existing at 200/218 W. Mountain Ave) and Larimer County (property existing at 614 E. Vine Dr).

TERM: Closing transaction expected on 2/27/2026 with provisions of the sale through June 30, 2029

NAMED PARTIES: County of Larimer, a political subdivision of the State of Colorado and the City of Fort Collins, a municipal corporation of the State of Colorado

TOTAL DOLLAR AMOUNT: \$990,000 in form of a credit to the City of Fort Collins to participate as a partner in the future building.

3. Addendum to Development Agreement for the Sunrise Ranch Special Review, File No. 05-Z1578 and Sunrise Ranch Special Exception, File No. 05-Z1577 for the Emissaries of Divine Light Amended Special Review, File No. 23-ZONE3564

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Request approval of an Addendum to the Development Agreement between the Board of County Commissioners of Larimer County, Colorado, and the Emissaries of Divine Light. This Addendum incorporates the terms and conditions of the Emissaries of Divine Light Amended Special Review (File No. 23-ZONE3564), approved by the Board on July 29, 2025. The amendment updates the previous approvals for Sunrise Ranch to include existing unpermitted structures and additions, establishes deadlines for obtaining necessary building permits, and reaffirms the ongoing obligations outlined in the original Development Agreement dated August 17, 2010. This Addendum does not propose any new buildings or structures beyond those already existing or previously approved.

4. Intergovernmental Agreement Termination – Maintenance and Security of Viestenz Smith Park, Round Mountain Trailhead and Prairie Ridge Natural Area

Submitted By: Chris Fleming, Larimer County Department of Natural Resources

DESCRIPTION: Termination of a recurring agreement between Larimer County and the City of Loveland regarding security and maintenance of Viestenz Smith Park, the Round Mountain Trailhead (also known as Big Thompson Canyon Properties), and Prairie Ridge Natural Area. A new intergovernmental agreement will replace this agreement upon termination.

TERM: Termination December 31, 2025

NAMED PARTIES: Larimer County, City of Loveland

TOTAL DOLLAR AMOUNT: \$231,118

5. Intergovernmental Agreement – Maintenance and Security of Designated Loveland Open Land Areas

Submitted By: Chris Fleming, Larimer County Department of Natural Resources

DESCRIPTION: This agreement is between Larimer County and the City of Loveland regarding Viestenz Smith Park, Round Mountain Trailhead (also known as Big Thompson Canyon Properties), and the Loveland Foothill Properties (Prairie Ridge, Dakota Ridge, Skyline, Wild, Morey Wildlife Reserve, and Firefly Natural Areas). Larimer County Dept. Natural Resources will provide grounds maintenance and security of the Big Thompson properties and security of the Loveland Foothills Properties in accordance with the City of Loveland and Larimer County operational plans. Larimer County will receive funding from the City of Loveland for Personnel and Operating/indirect costs. This agreement has been in effect since 2014. This agreement incorporates additional Loveland properties at an increased service cost for the City of Loveland.

TERM: January 1, 2026, to December 31, 2026

NAMED PARTIES: Larimer County, City of Loveland

TOTAL DOLLAR AMOUNT: \$345,500

6. State of Colorado Modification Contract Amendment #1 between the Department of Health Care Policy and Financing and the Larimer County Office on Aging, Larimer County Human Services

Submitted By: Erin Alt, Human Services

DESCRIPTION: The purpose of this Contract is to manage In-Reach Counseling for Contractor's assigned region in accordance with Exhibit J- Region Details.

TERM: July 1, 2025 to June 30, 2026

NAMED PARTIES: Department of Health Care Policy and Financing (HCPF) and Larimer County Human Services

TOTAL DOLLAR AMOUNT: \$132, 626.80

Liquor Licenses

1. New Liquor License – Farm Fusion LLC

Farm Fusion

LOCATION: Fort Collins, Colorado

NAMED PARTIES: Larimer County and Dawn Broeder

LICENSE TYPE: Entertainment Facility License

REQUEST: Issuance

2. Liquor License Renewal – Browns Trading Post Inc dba Trading Post Resort

Trading Post Resort

LOCATION: Bellevue, Colorado

NAMED PARTIES: Larimer County and Trisha Collins

LICENSE TYPE: Fermented Malt Beverage & Wine On/Off

REQUEST: Approval & Issuance

3. Liquor License Renewal – Big S Enterprises Inc

Gateway Liquor

LOCATION: Loveland, Colorado

NAMED PARTIES: Larimer County and Robert Seymour

LICENSE TYPE: Retail Liquor Store

REQUEST: Approval & Issuance

Miscellaneous

1. Statement of Authority

(§ 38-30-172, C.R.S.)

Submitted By: Jennifer Johnson, Facilities

DESCRIPTION: Larimer County, Colorado (aka Board of County Commissioners of Larimer County), Ken Cooper and Jennifer Johnson

2. VPD392/PRATO LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County VPD392/PRATO LLC Docket No. 2025BAA675

3. North Railroad LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County North Railroad LLC Docket No. 2025BAA823

4. MF9 LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County MF9 LLC Docket No. 2025BAA677

5. HN Hospitality Corporation Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County HN Hospitality Corporation Docket No. 2025BAA1319

Policies

1. Board of County Commissioners Division of Responsibilities

Submitted By: Michelle Bird, Public Affairs Director

Subject Matter: Board of County Commissioners Division of Responsibilities Policy

DESCRIPTION: The Board of County Commissioners has many varied responsibilities. In order to effectively use their time, the Board finds it necessary to divide duties and responsibilities among the Board members.

Resolutions

1. Resolution Designating the Public Place in which Notice is Posted of Meetings of the Board of County Commissioners

Submitted By: Brenda Gimeson, Business Operations Manager

DESCRIPTION: 24-6-402(2)(c), C.R.S requires any meetings of the Board of County Commissions at which the adoption of any proposed policy, positions, resolutions, rule, regulations, or formal action occurs or at which a majority of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. This Statute also requires the public posting place be designated annually. This resolution designates the location of that public place for posting as www.larimer.gov/bocc, the Larimer County website.

NAMED PARTIES: Larimer County

2. Findings and Resolution Approving the Boxelder Townhomes Planned Land Division PD Rezoning

Submitted By: Denise Ruybal with Community Development

DESCRIPTION: Request approval of the Findings and Resolution Approving the Boxelder Townhomes Planned Land Division PD Rezoning to rezone the property from MR-Multi-Unit Residential, UR2-Urban Residential, and UR3- Urban Residential to PD-Planned Development and to consolidate two lots into one parcel. This public hearing for this item was held on September 22, 2025.

NAMED PARTIES: Larimer County and Kevin Brown

3. Findings and Resolution Approving the Vahalla Resort LLC Condominium Map

Submitted By: Denise Ruybal with Community Development

DESCRIPTION: Request approval of the Findings and Resolution Approving the Vahalla Resort LLC Condominium Map which will allow the 22 existing rental cabins to be sold individually. This public hearing for this item was held on August 25, 2025.

NAMED PARTIES: Larimer County and Vahalla Resort LLC

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at bcc-admin@larimer.org, or call (970) 498-7010 or Relay Colorado 711. "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.