



Date: Tuesday, April 01, 2025
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: Exceeds the allotted refund amount of \$10,000

Submitted By: Cathy Canedo Office of the Assessor

NAMED PARTIES: XEROX FINANCIAL SERVICES LLC

LOCATION: VARIOUS LOCATION THROUGH OUT THE COUNTY TO INCLUDE: FT. COLLINS, TIMNATH AND WELLINGTON

ACCOUNT NUMBER: P8283052

PARCEL NUMBER:

TAX YEAR(S): 2023

2. Petition for Abatement or Refund of Taxes: Values are the same for each account, the refunds are accumulative and exceed the allotted refund amount of \$10,000.00

Submitted By: Cathy Canedo Office of the Assessor

NAMED PARTIES: KITCHEL LAKE F3 DEVELOPMENT CORP

LOCATION: SERRATOGA FALLS THIRD FILING, TIMNATH

ACCOUNT NUMBER: Multiple accounts *SEE ATTACHMENT*

PARCEL NUMBER: Multiple parcels *SEE ATTACHMENT*

TAX YEAR(S): 2023

3. Petition for Abatement or Refund of Taxes: Exceeds the allotted refund of \$10,000.

Submitted By: Cathy Canedo Office of the Assessor

NAMED PARTIES: SPECHT POINT LLC

LOCATION: 1603 Specht Point Rd. – Ft. Collins, CO. 80525

ACCOUNT NUMBER: R1604939

PARCEL NUMBER: 87202-18-001

TAX YEAR(S): 2023 / 2024

4. Petition for Abatement or Refund of Taxes: Exceeds the allotted refund of \$10,000.

Submitted By: Cathy Canedo Office of the Assessor

NAMED PARTIES: HACH CHEMICAL CO

LOCATION: 5600 Lindbergh Dr. – Loveland, CO 80538

ACCOUNT NUMBER: R1279858

PARCEL NUMBER: 86340-06-001

TAX YEAR(S): 2024

5. Petition for Abatement or Refund of Taxes: Exceeds the allotted refund of \$10,000.

Submitted By: Cathy Canedo Office of the Assessor

NAMED PARTIES: MULTI FAMILY BUILDING PRODUCTS INC-DBA DIRECT LUMBER AND DOOR INC

LOCATION: 1800 E. Harmony Rd. – Ft. Collins, CO. 80528

ACCOUNT NUMBER: P8284407

PARCEL NUMBER: 87314-00-033

TAX YEAR(S): 2024

6.

Petition for Abatement or Refund of Taxes for Account #R1683395 Uphold the Assessor's Value of \$368,600 for tax year (s) 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: MASCIANA BRUNO/TERESA

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1683395

PARCEL NUMBER: 85043-94-203

TAX YEAR(S): 2024

7. Petition for Abatement or Refund of Taxes for Account #R1656910 Uphold the Assessor's Value of \$1,376,300 for tax year (s) 2023

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: NORTHUP JAMES R/HELEN F

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1656910

PARCEL NUMBER: 25043-06-002

TAX YEAR(S): 2023

8. Petition for Abatement or Refund of Taxes for Account #R1656972 Uphold the Assessor's Value of \$512,600 for tax year (s) 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: CARTER EVELYN/MARK A II

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1656972

PARCEL NUMBER: 94023-10-010

TAX YEAR(S): 2024

9. Petition for Abatement or Refund of Taxes for Account #R1280341 Uphold the Assessor's Value of \$2,303,900 for tax year (s) 2022

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: DLD REAL ESTATE HOLDINGS LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1280341

PARCEL NUMBER: 87073-23-001

TAX YEAR(S): 2022

10. Petition for Abatement or Refund of Taxes for Account #R1632547 Uphold the Assessor's Value of \$519,400 for tax year (s) 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: RIDGE RUNNER LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1632547

PARCEL NUMBER: 87043-08-003

TAX YEAR(S): 2024

11. Petition for Abatement or Refund of Taxes for Account #R1639797 Uphold the Assessor's Value of \$853,000 for tax year (s) 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: BUTTON-GREER DEBORAH

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1639797

PARCEL NUMBER: 86122-25-007

TAX YEAR(S): 2024

12. Petition for Abatement or Refund of Taxes for Account #R0185981 Uphold the Assessor's Value of \$610,300 for tax year (s) 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: BONNETTE EDWARD C / MARILYN S

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0185981

PARCEL NUMBER: 97361-05-090

TAX YEAR(S): 2024

13. Petition for Abatement or Refund of Taxes for Account #R1303953 Uphold the Assessor's Value of \$70,100 / \$70,100 for tax year (s) 2023 / 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: PENLAND SUSAN

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1303953

PARCEL NUMBER: 52210-00-006

TAX YEAR(S): 2023/2024

14. Petition for Abatement or Refund of Taxes for Account #R1342886 Uphold the Assessor's Value of \$897,300 for tax year (s) 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: ZITO SEBASTIAN JOSEPH III

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1342886

PARCEL NUMBER: 86234-05-704

TAX YEAR(S): 2024

15. Petition for Abatement or Refund of Taxes for Account #R1581193 Uphold the Assessor's Value of \$953,400 / \$953,400 for tax year (s) 2023 / 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: HANSON TIMOTHY A/SANDRA LEE

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1581193

PARCEL NUMBER: 95292-27-017

TAX YEAR(S): 2023/2024

16. Petition for Abatement or Refund of Taxes for Account #R1512439 Uphold the Assessor's Value of \$486,900 for tax year (s) 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: DAVIS PAUL J/DEBORA M

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1512439

PARCEL NUMBER: 29290-00-016

TAX YEAR(S): 2024

17. Petition for Abatement or Refund of Taxes for Account #R0770515 Uphold the Assessor's Value of \$304,500 for tax year (s) 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: SUTTLER PAMELA L

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0770515

PARCEL NUMBER: 97114-36-006

TAX YEAR(S): 2024

Agreements

1. 2025 Grant Agreement Between Larimer County, Colorado on behalf of Larimer Regional Opioid Abatement Council, Region 2 (Collectively "Grantor") And Northern Colorado Health Alliance (Grantee)

Submitted By: John Voss, Health and Environment

DESCRIPTION: Authorize the Larimer County Region 2 Opioid Abatement Council (ROAC) grant agreement with Northern Colorado Health Alliance. The ROAC approved this agreement at their meeting on February 27, 2025.

TERM: March 1, 2025 to March 31, 2026

NAMED PARTIES: Northern Colorado Health Alliance and Larimer County Region 2 Opioid Abatement Council.

TOTAL DOLLAR AMOUNT: \$450,000

2. 2025 Grant Agreement Between Larimer County, Colorado on behalf of Larimer Regional Opioid Abatement Council, Region 2 (Collectively "Grantor") And Northern Colorado Health Network (Grantee)

Submitted By: John Voss, Health and Environment

DESCRIPTION: Authorize the Larimer County Region 2 Opioid Abatement Council (ROAC) grant agreement with Northern Colorado Health Network. The ROAC approved this agreement at their meeting on February 27, 2025.

TERM: March 1, 2025 to March 31, 2026

NAMED PARTIES: Northern Colorado Health Network and Larimer County Region 2 Opioid Abatement Council.

TOTAL DOLLAR AMOUNT: \$442,863

3. Ballot Box Lease Agreement between The City of Fort Collins and Larimer County

Submitted By: Michele Mihulka, Larimer County Clerk and Recorder - Elections

DESCRIPTION: An agreement by and between the City of Fort Collins and the Board of County Commissioners of Larimer County, Colorado, to lease an area at 1200 Raintree Dr, Fort Collins for the operation and maintenance of a ballot drop box and security camera equipment. This is a renewal of an existing lease agreement.

TERM: August 1, 2025 – July 31, 2030

NAMED PARTIES: The Board of County Commissioners of Larimer County, Colorado, the Clerk and Recorder of Larimer County, Colorado, and the City of Fort Collins, a Colorado municipal corporation

TOTAL DOLLAR AMOUNT: \$0

4. Ballot Box Lease Agreement between The City of Fort Collins and Larimer County

Submitted By: Michele Mihulka, Larimer County Clerk and Recorder - Elections

DESCRIPTION: An agreement by and between the City of Fort Collins and the Board of County Commissioners of Larimer County, Colorado, to lease an area at 4915 Fossil Blvd, Fort Collins for the operation and maintenance of a ballot drop box and security camera equipment. This is a renewal of an existing lease agreement.

TERM: August 1, 2025 – July 31, 2030

NAMED PARTIES: The Board of County Commissioners of Larimer County, Colorado, the Clerk and Recorder of Larimer County, Colorado, and the City of Fort Collins, a Colorado municipal corporation

TOTAL DOLLAR AMOUNT: \$0

5. Ballot Box Lease Agreement between The City of Fort Collins and Larimer County

Submitted By: Michele Mihulka, Larimer County Clerk and Recorder - Elections

DESCRIPTION: An agreement by and between the City of Fort Collins and the Board of County Commissioners of Larimer County, Colorado, to lease an area at 2221 S Timberline Rd, Fort Collins for the operation and maintenance of a ballot drop box and security camera equipment. This is a renewal of an existing lease agreement.

TERM: August 1, 2025 – July 31, 2030

NAMED PARTIES: The Board of County Commissioners of Larimer County, Colorado, the Clerk and Recorder of Larimer County, Colorado, and the City of Fort Collins, a Colorado municipal corporation

TOTAL DOLLAR AMOUNT: \$0

6. Ballot Box Lease Agreement between The City of Fort Collins and Larimer County

Submitted By: Michele Mihulka, Larimer County Clerk and Recorder - Elections

DESCRIPTION: An agreement by and between the City of Fort Collins and the Board of County Commissioners of Larimer County, Colorado, to lease an area at 112 E Willow St, Fort Collins for the operation and maintenance of a ballot drop box and security camera equipment. This is a renewal of an existing lease agreement.

TERM: August 1, 2025 – July 31, 2030

NAMED PARTIES: The Board of County Commissioners of Larimer County, Colorado, the Clerk and Recorder of Larimer County, Colorado, and the City of Fort Collins, a Colorado municipal corporation

TOTAL DOLLAR AMOUNT: \$0

7. Ballot Box Lease Agreement between The City of Fort Collins and Larimer County

Submitted By: Michele Mihulka, Larimer County Clerk and Recorder - Elections

DESCRIPTION: An agreement by and between the City of Fort Collins and the Board of County Commissioners of Larimer County, Colorado, to lease an area at 626 Linden St, Fort Collins for the operation and maintenance of a ballot drop box and security camera equipment. This is a renewal of an existing lease agreement.

TERM: August 1, 2025 – July 31, 2030

NAMED PARTIES: The Board of County Commissioners of Larimer County, Colorado, the Clerk and Recorder of Larimer County, Colorado, and the City of Fort Collins, a Colorado municipal corporation

TOTAL DOLLAR AMOUNT: \$0

8. Escrow Agreement

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Requesting approval of the Escrow Agreement between the Board of County Commissioners of Larimer County, Colorado and CBEP Solar 3, LLC. Per the Development Agreement, the CBEP Solar 3, LLC will execute landscaping collateral in the amount of \$94,411.13, which represents 125% of the aggregate cost of the outstanding site and landscape improvements as part of the Landscaping Plan, Revegetation Plan, and the supplied Opinion of Costs, as prepared by the Developer's professionals, and approved by County; under which County is the sole obligee. The landscaping collateral is provided as this escrow agreement.

TERM: Begins April 1, 2025

NAMED PARTIES: Larimer County and CBEP Solar 3, LLC

TOTAL DOLLAR AMOUNT: \$94,411.13

9. Amended Collaborative Management Program Memorandum of Understanding 24-25

Submitted By: Kayla Hendrickson. Department of Human Services

DESCRIPTION: Request approval of a Memorandum of Understanding for the Larimer County Interagency Oversight Group (LCIOG) and is a requirement of the Colorado Department of Human Services for our local collaborative management program.

TERM: 2024-2025 Fiscal Year

NAMED PARTIES: Department of Human Services

TOTAL DOLLAR AMOUNT: The state allocation was \$243,755 and there is no county match required.

Appointments

1. Recommended Appointments to the Tanager Public Improvement District

NAMED PARTIES: Chris Bieker and Caryn Cahill

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Chris Bieker and Caryn Cahill to a full-term appointment to the Tanager PID beginning April 1, 2025 and ending November 30, 2028.

2. Recommended Midterm Appointment to the Tanager Public Improvement District

NAMED PARTIES: Stephen Goodard

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Stephen Goodard to a midterm appointment to the Tanager PID beginning April 1, 2025 and ending November 30, 2026.

3. Recommended Midterm Appointment to the Flood Review Board

NAMED PARTIES: Matthew Hickox

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Matthew Hickox to a midterm appointment to the Flood Review Board beginning April 1, 2025 and ending June 30, 2027.

Liquor Licenses

1. Liquor License Renewal – Hangloose Liquor Inc

Hangloose Liquor

LOCATION: Loveland, Colorado

NAMED PARTIES: Larimer County and Punjita Dahal

LICENSE TYPE: Retail Liquor Store

REQUEST: Approval & Issuance

2. Liquor License Renewal – REV Enterprises Inc

Sandys Convenience Store

LOCATION: Fort Collins, Colorado

NAMED PARTIES: Larimer County and Elizabeth Dolberg

LICENSE TYPE: Fermented Malt Beverage & Wine

REQUEST: Approval & Issuance

3. Liquor License Renewal – Villa Tatra Inc dba Villa Tatra

Villa Tatra

LOCATION: Lyons, Colorado

NAMED PARTIES: Larimer County and Machiej Kusnierz

LICENSE TYPE: Hotel & Restaurant

REQUEST: Approval & Issuance

Miscellaneous

1. Decommissioning Bond

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Requesting approval of Decommissioning Bond for CBEP Solar 3. CBEP Solar 3, LLC (“Principal”) plans to install solar panels on a property under a Lease Agreement. As a condition of approval, the Larimer County Board of County Commissioners (“Obligee”) requires the Principal to secure a Decommissioning Bond to cover the cost of removal. The Principal and Obligee have entered into a Development Agreement, under which the Principal agrees to complete decommissioning as outlined in the Decommissioning Plan. The Principal is required to provide a bond to ensure the faithful performance of the decommissioning obligations outlined in the agreement.

2. Monitoring and Permit Deviation Report

Submitted By: Steve Harem, Solid Waste Department

DESCRIPTION: Requesting approval of the Monitoring and Permit Deviation Report. This report is required by the air emissions permit for Larimer County Landfill. The facility is currently in compliance with all permit conditions (see attached synopsis).

3. Larimer County Legislative Positions

Submitted By: Shane Atkinson, Legislative Coordinator

DESCRIPTION: Request approval of official legislative positions on bills reviewed by the Board of County Commissioners and staff and direct staff to publish the official positions on the Secretary of States website.

Policies

1. Compensation Policy

Submitted By: Christine Kuehnast, Human Resources Employee Relations Manager

Subject Matter: Compensation Policy

DESCRIPTION: Update of Compensation Policy Section X, Guiding Principles Bonuses/Non-Cash Awards

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.