



Date: Tuesday, August 19, 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 for Account #R0266523** Uphold the Assessor's Value of \$579,600 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: HARDY PATRICK B
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0266523
PARCEL NUMBER: 37143-06-068
TAX YEAR(S): 2024
- 2. Petition for Abatement or Refund of Taxes for Account #R0471135** Uphold the Assessor's Value of \$650,000 for tax year 2023
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: OLOUGHLIN SEAN D/REBECCA MIRIAM
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0471135
PARCEL NUMBER: 96133-05-052
TAX YEAR(S): 2023
- 3. Petition for Abatement or Refund of Taxes for Account #R0471135** Uphold the Assessor's Value of \$650,000 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: OLOUGHLIN SEAN D/REBECCA MIRIAM
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0471135
PARCEL NUMBER: 96133-05-052
TAX YEAR(S): 2024
- 4. Petition for Abatement or Refund of Taxes for Account #R1654610** Uphold the Assessor's Value of \$11,000,000 for tax year 2023
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: LOVELAND HOSPITALITY INC.
LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1654610

PARCEL NUMBER: 85151-25-001

TAX YEAR(S): 2023

5. **Petition for Abatement or Refund of Taxes for Account #R0663930** Uphold the Assessor's Value of \$247,900 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: THE LAST STAND LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0663930

PARCEL NUMBER: 18280-00-018

TAX YEAR(S): 2024

6. **Petition for Abatement or Refund of Taxes for Account #R0751316** Uphold the Assessor's Value of \$934,100 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: FERRIN DAVID M/JEAN

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0751316

PARCEL NUMBER: 87030-00-020

TAX YEAR(S): 2023

7. **Petition for Abatement or Refund of Taxes for Account #R0751316** Uphold the Assessor's Value of \$934,100 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: FERRIN DAVID M/JEAN

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0751316

PARCEL NUMBER: 87030-00-020

TAX YEAR(S): 2024

8. **Petition for Abatement or Refund of Taxes for Account #R0274437** Uphold the Assessor's Value of \$98,700 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: LULL CHRISTOPHER L/CHRISTINE M

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0274437

PARCEL NUMBER: 40134-05-048

TAX YEAR(S): 2023

9. **Petition for Abatement or Refund of Taxes for Account #R0274437** Uphold the Assessor's Value of \$98,700 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: LULL CHRISTOPHER L/CHRISTINE M

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0274437
PARCEL NUMBER: 40134-05-048
TAX YEAR(S): 2024

10. Petition for Abatement or Refund of Taxes for Account #R0274445 Uphold the Assessor's Value of \$98,700 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: LULL CHRISTOPHER L/CHRISTINE M
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0274445
PARCEL NUMBER: 40134-05-049
TAX YEAR(S): 2023

11. Petition for Abatement or Refund of Taxes for Account #R0274445 Uphold the Assessor's Value of \$98,700 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: LULL CHRISTOPHER L/CHRISTINE M
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0274445
PARCEL NUMBER: 40134-05-049
TAX YEAR(S): 2024

12. Petition for Abatement or Refund of Taxes for Account #R1680178 Uphold the Assessor's Value of \$603,800 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: TROIANO RICHARD A / PATRICIA
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1680178
PARCEL NUMBER: 14321-14-001
TAX YEAR(S): 2024

13. Petition for Abatement or Refund of Taxes for Account #R0505692 Uphold the Assessor's Value of \$752,200 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: BOONE KAREN / BROWN JOSEPH
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0505692
PARCEL NUMBER: 05303-05-010
TAX YEAR(S): 2023

14. Petition for Abatement or Refund of Taxes for Account #R0505692 Uphold the Assessor's Value of \$752,200 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: BOONE KAREN / BROWN JOSEPH

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0505692

PARCEL NUMBER: 05303-05-010

TAX YEAR(S): 2024

15. Petition for Abatement or Refund of Taxes for Account #R1637888 Uphold the Assessor's Value of \$203,400 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: WONG-VIENNEAU SUHTLING

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1637888

PARCEL NUMBER: 96334-29-015

TAX YEAR(S): 2023

16. Petition for Abatement or Refund of Taxes for Account #R0687847 Uphold the Assessor's Value of \$809,000 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: SHAW JUSTIN SWIFTON/CAITLIN IONE ROSS

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0687847

PARCEL NUMBER: 94302-11-010

TAX YEAR(S): 2023

17. Petition for Abatement or Refund of Taxes for Account #R0687847 Uphold the Assessor's Value of \$809,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: SHAW JUSTIN SWIFTON/CAITLIN IONE ROSS

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0687847

PARCEL NUMBER: 94302-11-010

TAX YEAR(S): 2024

18. Petition for Abatement or Refund of Taxes for Account #R0575488 Uphold the Assessor's Value of \$918,600 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: KINTZLE INVESTMENTS LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0575488

PARCEL NUMBER: 34033-06-007

TAX YEAR(S): 2023

19. Petition for Abatement or Refund of Taxes for Account #R0575488 Uphold the Assessor's Value of \$918,600 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: KINTZLE INVESTMENTS LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0575488

PARCEL NUMBER: 34033-06-007

TAX YEAR(S): 2024

20. Petition for Abatement or Refund of Taxes for Account #R1305719 Uphold the Assessor's Value of \$1,012,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: HERMSEN TRACIE LYNN/EDWARD H

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1305719

PARCEL NUMBER: 97362-30-007

TAX YEAR: 2024

21. Petition for Abatement or Refund of Taxes for Account #R0124095 Adjust the Assessor's Value of \$465,000 to \$410,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: ROSSOW TYLER C.

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0124095

PARCEL NUMBER: 97251-10-035

TAX YEAR(S): 2024

22. Petition for Abatement or Refund of Taxes for Account #R0000876 Adjust the Assessor's Value of \$525,000 to \$505,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: ULARU ELENA

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0000876

PARCEL NUMBER: 87183-05-050

TAX YEAR(S): 2024

23. Petition for Abatement or Refund of Taxes for Account #R1654610 Uphold the Assessor's Value of \$11,000,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: LOVELAND HOSPITALITY INC.

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1654610

PARCEL NUMBER: 85151-25-001

TAX YEAR(S): 2024

Agreements

1. Larimer County CORE Services Plan for Human Services 2025-2026

Submitted By: Thad Paul, Human Services

DESCRIPTION: This Core Services Plan is hereby submitted for the period contract years June 1, 2025 through May 31, 2026, fiscal years July 1, 2025 through June 30, 2026 and has been developed in accordance with the Colorado Department of Human Services (CDHS) rules.

TERM: State fiscal year July 1, 2025 through June 30, 2026

NAMED PARTIES: Larimer County Department of Human Services (Children, Youth & Family division) and the Colorado Department of Human Services (CDHS).

TOTAL DOLLAR AMOUNT: \$673, 489.00

2. Broadband Fiber Lease Agreement

Submitted By: Sabrina Santos, Information Technology

DESCRIPTION: The attached Indefeasible Right of Use (IRU) agreement grants access to fibers from Poudre Valley Rural Electric Association (PVREA) for a period of 10 years as required by the County's Department of Local Affairs (DOLA) broadband grant. This fiber IRU agreement will allow the County to provide continuous fiber connectivity to the new North Landfill, new Emergency Services building, Waverly Road and Bridge shop, and Livermore Road and Bridge shop. The fiber lease costs will be eligible for reimbursement through the DOLA grant.

TERM: 8/19/25 through 8/18/35

NAMED PARTIES: Larimer County and Poudre Valley Rural Electric Association (PVREA)

TOTAL DOLLAR AMOUNT: \$414,124 (\$351,624 in fiber lease costs, and \$62,500 for easement perfection)

3. PN 5025 – Timnath Pedestrian Bridge and Trail, Bid 25-13

Submitted By: Rusty McDaniel, Engineering

DESCRIPTION: PN 5025 -Construction of Poudre River Trail and Pedestrian Bridge between Timnath and Windsor

TERM: Fall 2025 – Summer 2026

NAMED PARTIES: Larimer County and Connell Resources, Inc

TOTAL DOLLAR AMOUNT: \$1,798,444.50

4. Bureau of Reclamation Mussels Grant - Larimer County Department of Natural Resources 2025 Aquatic Nuisance Species Program

Submitted By: Jennifer Almstead, Larimer County Department of Natural Resources (LCDNR)

DESCRIPTION: Larimer County Department of Natural Resources has been approved to receive grant funding from the Bureau of Reclamation to assist with the operational costs of temporary and permanent Aquatic Nuisance Species (ANS) staff at Horsetooth Reservoir and Carter Lake, as well as educational materials. This grant supports inspections of watercraft performed properly and thoroughly at ANS inspection stations, preventing ANS from spreading through the proper cleaning of vessels, with fully knowledgeable staff.

TERM: 12/1/2024 to 3/31/2026

NAMED PARTIES: Bureau of Reclamation, LCDNR

TOTAL DOLLAR AMOUNT: \$196,610.00

5. Development Agreement for the River Subdivision, Filing 1, 22-LAND4255

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Request approval of the Development Agreement for the River Subdivision, Filing 1. The River Subdivision is a subdivision of 242-acres into 46 single family lots. The development will also contain three (3) residual lots (A, B, C) totaling 105 acres that will be transferred to private ownership with an allowed land use of agricultural uses and a 2-acre building envelope for residential use.

The River subdivision will be phased with Residual Lot A & B being served with infrastructure in Filing 1, Residual Lot C and 28 lots will be served with infrastructure during Filing 2 and the remaining 16 lots will be served with infrastructure during Filing 3.

6. Professional Services Agreement (P22-01 Inmate Medical Services)

Submitted By: Jenna Cifala, Finance

DESCRIPTION: Annual renewal of the agreement for inmate medical services

TERM: 9/1/2025 – 8/31/2026

NAMED PARTIES: Larimer County and CorrHealth LLC

TOTAL DOLLAR AMOUNT: approximately \$12,164,308.97

Deeds

1. Deed of Dedication of Easement (Poudre Fire Authority)

Submitted By: Justin Core, Engineering

DESCRIPTION: Dedicates a permanent easement for emergency access on land co-owned by Larimer County (Solid Waste Department), City of Fort Collins and City of Loveland associated with the planned Transfer Station. Note: additional revisions were made by the City of Loveland to this Deed after BOCC signature on July 15, 2025 and the Deed needs to be re-signed.

TERM: Perpetual

NAMED PARTIES: Board of County Commissioners of Larimer County, Colorado; City of Fort Collins; City of Loveland; Poudre Fire Authority

Liquor Licenses

1. Special Event Liquor Permit 6% - Heart of the Farm Dinner The Vegetable Connection

LOCATION: Fort Collins, Colorado

NAMED PARTIES: Larimer County and Nicole Turner-Ravana

LICENSE TYPE: Special Event Liquor Permit 6%

REQUEST: Approval & Issuance

2. Liquor License Renewal – Vern's Liquor LLC dba Vern's Liquor Vern's Liquor

LOCATION: Laporte, Colorado

NAMED PARTIES: Larimer County and Woodrow Saunders

LICENSE TYPE: Retail Liquor Store

REQUEST: Approval & Issuance

3. Liquor License Renewal – Me Oh My Coffee and Pie LLC Me Oh My Coffee and Pie

LOCATION: Fort Collins, CO

NAMED PARTIES: Larimer County and Jason Gaona

LICENSE TYPE: Tavern

REQUEST: Approval & Issuance

4. Liquor License Renewal – Rawah Ranch LLC dba Rawah Ranch Rawah Ranch

LOCATION: Glendevey, Colorado

NAMED PARTIES: Larimer County and Timothy Dyer

LICENSE TYPE: Hotel & Restaurant

REQUEST: Approval & Issuance

Miscellaneous

1. The Larimer County Department of Human Services 2nd Quarter Payments for 2025

Submitted By: Aimee Heilig, Human Services

DESCRIPTION: The Larimer County Department of Human Services made during the period April 1, 2025 through June 30, 2025.

TERM: April 1, 2025 through June 30, 2025

NAMED PARTIES: Larimer County Department of Human Services

TOTAL DOLLAR AMOUNT: \$41, 504, 443. 32

2. South Shores LLC Stipulation as to Tax Year 2023 & 2024 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **South Shores LLC** Docket No. 2024BAA3082 & 2024BAA917

3. South Shores LLC Stipulation as to Tax Year 2023 & 2024 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **South Shores LLC** Docket No. 2024BAA3084 & 2024BAA923

4. Appeal to the Qualified Senior Primary Residence Classification for Account R1339028 – Uphold the Assessor's decision of denial for tax year 2025 due to home being sold before the January 1, 2020 cutoff date.

Requested by: Brenda Gimeson, Commissioners' Office

NAMED PARTIES: Clyde Hodge

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1339028

PARCEL NUMBER: 9527414012

TAX YEAR(S): 2025

5. Appeal to the Qualified Senior Primary Residence Classification for Account R1339028 – Uphold the Assessor's decision of denial for tax year 2025 due to home not showing presence of exemption credit at any time during the qualifying time frame from 2000 through 2024.

Requested by: Brenda Gimeson, Commissioners' Office

NAMED PARTIES: John and Domenice Hover

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1646228

PARCEL NUMBER: 8725109001

TAX YEAR(S): 2025

6. 2026 Larimer County Legislative Priorities

Submitted By: Shane Atkinson, Legislative Coordinator, Public Affairs

DESCRIPTION: In preparation for the 2026 Session of the Colorado General Assembly, the Larimer County Board of County Commissioners adopts legislative priorities to work toward advancing. Some of these are done in partnership with outside organizations. The following bill proposals are being adopted as 2026 County Legislative Priorities.

- 1.) Proposition 123 Regional Partnership Opt-In (County Initiated CCAT Priority)
- 2.) Preventing Illegal Wildlife Harvesting on County Open Space (Eagle County and CCI)

7. Request for Approval to Enter Upon Lands

Submitted By: Casey Cisneros, Larimer County Dept. Natural Resources

DESCRIPTION: To enter lands to do weed mitigation. Parties: Matt Charboneau, Dates: 08/20/2025-09/26/2025

8. Statement of Authority (§38-30-172, C.R.S.)

Submitted By: Duane Penney, Solid Waste

DESCRIPTION: This document gives Duane Penney authority to execute tap agreements and other documents related to the installation of three new sewer taps by the South Fort Collins Sanitation District for the Transfer Station project.

Resolutions

1. Resolution Providing for the Appointment of Independent Referees to Conduct Hearings on behalf of the Larimer County Board of Equalization

Submitted By: Brenda Gimeson, Business Operations Manager

DESCRIPTION: Pursuant to Colorado Revised Statutes 39-8-102, as amended, the Board of County Commissioners may appoint independent referees who are experienced in property valuation to conduct hearings on behalf of the County Board of Equalization. These are those appointments for 2025.

NAMED PARTIES: Sean Dougherty, Jerry Galvador, Alan Jones, Margaret Moore, Marcus Valdez, Shannon Wheeler

2. Findings and Resolution Approving and Denying in Part the Splittgerber Appeals

Submitted By: Denise Ruybal with Community Development

DESCRIPTION: Request Approval of the Findings and Resolution Approving and Denying in Part the Splittgerber Appeals to allow multiple short-term rentals and an appeal to the Short-Term Rental Local Roadway and Access Standards. The public hearing for this item was held on July 28, 2025.

NAMED PARTIES: Larimer County and Richard Splittgerber

3. Findings and Resolution Denying the Schubert Appeal

Submitted By: Denise Ruybal with Community Development

DESCRIPTION: Request approval of the Findings and Resolution Denying the Schubert Appeal which was a request to allow a well inside of the Northern Colorado Water Association service area. The public hearing for this item was held on July 28, 2025.

NAMED PARTIES: Larimer County, Melissa Schubert and Craig Schubert

4. Findings and Resolution Approving a Partial Vacation of a Utility and Drainage Easement in Lot 3 of the Amended Plat of Lots 2,3, and 4 of the Replat of the Lots 5 and 12 of the Floyd Hicks Subdivision

Submitted By: Denise Ruybal with Community Development

DESCRIPTION: Request approval of the Findings and Resolution Approving a Partial Vacation of a Utility and Drainage Easement in Lot 3 of the Amended Plat of Lots 2,3,and 4 of the Replat of the Lots 5 and 12 of the Floyd Hicks Subdivision to vacate the 10-foot utility and drainage easement. This public hearing for this item was held on July 28, 2025.

NAMED PARTIES: Larimer County, Sharon Marshall and Lanny Marshall

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.