



Date: Tuesday, December 16, 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 #R1630395: Rescind Decision from November 25, 2025 to Uphold the Assessor's Value of \$3,605,200 for tax year 2023 as Improvidently granted.

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: 1700 HWY 66 LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1630395

PARCEL NUMBER: 35341-36-002

TAX YEAR: 2023

Agreements

1. Professional Services Agreement (Access Control, Fire Alarm, Life Safety, and Security Camera Services)

Submitted By: Jenna Cifala, Finance

DESCRIPTION: This agreement is for equipment installation, support, and maintenance services related to the County's access control, fire alarms, life safety, and security camera systems.

TERM: 12/1/2025-11/30/2026

NAMED PARTIES: Board of County Commissioners of Larimer County and ESI Technologies LLC,

TOTAL DOLLAR AMOUNT: Based upon need throughout the contract term

2. Work Order for Professional Services

Submitted By: Katie Clementson, The Ranch

DESCRIPTION: Work order for general civil infrastructure design at The Ranch.

TERM: 10.14.2025-12.30.2025

NAMED PARTIES: AVI

TOTAL DOLLAR AMOUNT: \$550,529.00

3. State of Colorado Department of Transportation Intergovernmental Agreement

Submitted By: Devin Traff, Engineering Department

DESCRIPTION: PN 353 IGA – CR 70 & CR 15 Roundabout & Replacement of CR 15 Bridge Over North Poudre Canal

TERM: November 11, 2025 – November 12, 2035

NAMED PARTIES: Larimer County and Colorado Department of Transportation

TOTAL DOLLAR AMOUNT: \$919,375.00

4. Animal Control & Sheltering Services Agreement - 2026

Submitted By: Amy White, Code Compliance Supervisor

DESCRIPTION: 2026 annual contract for services with NOCO Humane

TERM: January 1, 2026 to December 31, 2026

NAMED PARTIES: Board of County Commissioners of Larimer County, Colorado and NOCO Humane.

TOTAL DOLLAR AMOUNT: \$539,899

5. Development Agreement for the River Subdivision, Filing 2, 24-LAND4457

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Request approval of the Development Agreement for the River Subdivision, Filing 2. 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. Development Agreement for the Novak Planned Land Division and Rezone, 23-LAND4349

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Request approval of the Development Agreement for the Novak Planned Land Division and Rezone, File No. 23-LAND4349. The development is a subdivision of 27 acres into four lots of 3-9 acres each for single family residential uses.

7. County Attorney Employment Agreement

Submitted By: David Ayraud, Deputy County Attorney

DESCRIPTION: This agreement establishes the term and conditions for County Attorney William Ressue's employment, makes such term and conditions consistent with other employees who report directly to the Board of County Commissioners, sets an agreement term from January 1, 2026 through December 31, 2026, and makes it subject to amendment and extension.

TERM: January 1, 2026 - December 31, 2026.

NAMED PARTIES: Board of County Commissioners and County Attorney William Ressue.

TOTAL DOLLAR AMOUNT: N/A

Appointments

1. Recommended Reappointment to the Storm Mountain Public Improvement District

NAMED PARTIES: James Toland

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Reappoint James Toland to a full-term appointment to the Storm Mountain Public Improvement District beginning December 16, 2025 and ending November 30, 2029.

2. Recommended Appointment to the Ptarmigan Public Improvement District

NAMED PARTIES: Chris McAlister

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Chris McAlister to a full-term appointment to the Ptarmigan PID beginning December 16, 2025 and ending November 30, 2029.

Liquor Licenses

1. Liquor License Report of Changes – Riversong Inc
Riversong Inn Retreat FKA Romantic Riversong Inn
LOCATION: Estes Park, Colorado
NAMED PARTIES: Larimer County, Mark Sample, and Carmen Sample
LICENSE TYPE: Bed & Breakfast
REQUEST: Approval
2. Liquor License Report of Changes – Riversong INC
Riversong Inn Retreat
LOCATION: Estes Park, Colorado
NAMED PARTIES: Larimer County, Mark Sample, and Carmen Sample
LICENSE TYPE: Bed & Breakfast
REQUEST: Approval

Miscellaneous

1. Implementation of a Short-Term Rental (STR) License Renewal Fee
Submitted By: Shalana Lysaght, Community Development
DESCRIPTION: Requesting approval to implement a Short-Term Rental (STR) license renewal fee of \$250. Effective January 1, 2026, the fee will be collected at the time of renewal for licenses renewing on or after that date. This fee was included in the 2026 Budget approved by the Board of County Commissioners on November 10, 2025. The fee is required every two years to recover costs associated with STR license administration.

Resolutions

1. Findings and Resolution Approving the USS Welch Solar 1041 Permit
Submitted By: Denise Ruybal with Community Development
DESCRIPTION: Request approval of the Findings and Resolution Approving the USS Welch Solar 1041 Permit for a nameplate 2.0 megawatt-alternating current photovoltaic solar energy generation facility. This public hearing for this item was held on October 15, 2025.
NAMED PARTIES: Larimer County, Mary Schwarz, Haley Balentine and United States Solar Corporation
2. 2026 Resolution Amending Compensation for Larimer County Deputies and Appointed Officials
Submitted By: Eileen Brittingham, Human Resources
DESCRIPTION: Annual Resolution amending the compensation for Larimer County Deputies and Appointed Officials (C.R.S. 30-2-104) excluding the office of the District Attorney.
NAMED PARTIES: Larimer County Deputies and Appointed Officials
3. 2026 Resolution Amending Compensation for Larimer County District Attorney Appointed staff
Submitted By: Eileen Brittingham, Human Resources
DESCRIPTION: Annual Resolution amending the compensation for Larimer County District Attorney
NAMED PARTIES: District Attorney Appointed staff
4. Resolution Approving Fifth Certification to the Larimer County Treasurer of Zoning Violation Penalties as Special Assessment re: 3620 E. Highway 34, Loveland, Colorado, 80537 (Parcel No. 8517106701)

Submitted By: Christine Luckasen, County Attorney's Office

DESCRIPTION: The Resolution certifies additional zoning violation penalties to the Treasurer as a Special Assessment on the property pursuant to C.R.S. § 30-28-124.5

NAMED PARTIES: Larimer County, Jacob Hill, and Jakes Farm, 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.