



Date: Tuesday, November 25, 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: Refund exceeds the allotted refund amount of \$10,000.
Submitted By: Cathy Canedo Office of the Assessor
NAMED PARTIES: SPECIALIZED EQUIPMENT LEASING LLC
LOCATION: 1605 E. LINCOLN AVE.- FT. COLLINS, CO 80524
ACCOUNT NUMBER: R1242598
PARCEL NUMBER: 87074-20-014
TAX YEAR(S): 2023 / 2024
2. Petition for Abatement or Refund of Taxes for Account #R1673434 Uphold the Assessor's Value of \$448,000 for tax year 2023
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: LEHTO NICHOLAS/BAEZ SAMANTHA
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1673434
PARCEL NUMBER: 94024-14-003
TAX YEAR: 2023
3. Petition for Abatement or Refund of Taxes for Account #R1673434 Uphold the Assessor's Value of \$448,000 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: LEHTO NICHOLAS/BAEZ SAMANTHA
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1673434
PARCEL NUMBER: 94024-14-003
TAX YEAR: 2024
4. Petition for Abatement or Refund of Taxes for Account #R1630395 Uphold the Assessor's Value of \$3,605,200 for tax year 2023
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

5. Petition for Abatement or Refund of Taxes for Account #R1061704 Uphold the Assessor's Value of \$328,200 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: GREEN FAMILY TRUST

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1061704

PARCEL NUMBER: 26272-06-030

TAX YEAR: 2023

6. Petition for Abatement or Refund of Taxes for Account #R1061704 Uphold the Assessor's Value of \$328,200 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: GREEN FAMILY TRUST

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1061704

PARCEL NUMBER: 26272-06-030

TAX YEAR: 2024

7. Petition for Abatement or Refund of Taxes for Account #R1598943 Uphold the Assessor's Value of \$94,600 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: KIRBY PAUL J REVOCABLE TRUST

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1598943

PARCEL NUMBER: 95234-32-003

TAX YEAR: 2023

8. Petition for Abatement or Refund of Taxes for Account #R1598943 Uphold the Assessor's Value of \$94,600 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: KIRBY PAUL J REVOCABLE TRUST

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1598943

PARCEL NUMBER: 95234-32-003

TAX YEAR: 2024

9. Petition for Abatement or Refund of Taxes for Account #R0614068 Uphold the Assessor's Value of \$462,510 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: RONCA CARLIE A/MARK A

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0614068

PARCEL NUMBER: 16250-00-011

TAX YEAR: 2024

10. Petition for Abatement or Refund of Taxes for Account #P8287449 Uphold the Assessor's Value of \$108,960 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: PICKLR THE

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: P8287449

PARCEL NUMBER: 95024-46-001

TAX YEAR: 2024

11. Petition for Abatement or Refund of Taxes for Account #R1671832 Uphold the Assessor's Value of \$750,900 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: SOUTH SHORES LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1671832

PARCEL NUMBER: 95141-71-120

TAX YEAR: 2023

12. Petition for Abatement or Refund of Taxes for Account #R1671832 Uphold the Assessor's Value of \$750,900 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: SOUTH SHORES LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1671832

PARCEL NUMBER: 95141-71-120

TAX YEAR: 2024

13. Petition for Abatement or Refund of Taxes for Account #R1421212 Adjust the Assessor's Value of \$880,700 to \$800,000 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: BENNETT JOHN A / CYNTHIA K

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1421212

PARCEL NUMBER: 95363-11-022

TAX YEAR: 2023

14. Petition for Abatement or Refund of Taxes for Account #R0663930 Adjust the Assessor's Value of \$247,900 to \$225,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: THE LAST STAND LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0663930

PARCEL NUMBER: 18280-00-018

TAX YEAR: 2024

15. Petition for Abatement or Refund of Taxes for Account #R0274437 Adjust the Assessor's Value of \$98,700 to \$70,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: LULL CHRISTOPHER L/CHRISTINE M

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0274437

PARCEL NUMBER: 40134-05-048

TAX YEAR: 2024

16. Petition for Abatement or Refund of Taxes for Account #R0274445 Adjust the Assessor's Value of \$98,700 to \$25,000 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: LULL CHRISTOPHER L/CHRISTINE M

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0274445

PARCEL NUMBER: 40134-05-049

TAX YEAR: 2023

17. Petition for Abatement or Refund of Taxes for Account #R0687847 Adjust the Assessor's Value of \$809,000 to \$654,000 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: SHAW JUSTIN SWIFTON/CAITLIN IONE ROSS

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0687847

PARCEL NUMBER: 94302-11-010

TAX YEAR: 2023

18. Petition for Abatement or Refund of Taxes for Account #R1606156 Adjust the Assessor's Value of \$355,700 to \$275,000 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: CAMPBELL TODD

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1606156

PARCEL NUMBER: 96151-09-004

TAX YEAR: 2023

19. Petition for Abatement or Refund of Taxes for Account #R0274445 Adjust the Assessor's Value of \$98,700 to \$25,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: LULL CHRISTOPHER L/CHRISTINE M

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0274445

PARCEL NUMBER: 40134-05-049

TAX YEAR: 2024

20. Petition for Abatement or Refund of Taxes for Account #R1606156 Adjust the Assessor's Value of \$355,700 to \$275,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: CAMPBELL TODD

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1606156

PARCEL NUMBER: 96151-09-004

TAX YEAR: 2024

21. Petition for Abatement or Refund of Taxes for Account #R1421212 Adjust the Assessor's Value of \$880,700 to \$800,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: BENNETT JOHN A / CYNTHIA K

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1421212

PARCEL NUMBER: 95363-11-022

TAX YEAR: 2024

22. Petition for Abatement or Refund of Taxes for Account #R0274437 Adjust the Assessor's Value of \$98,700 to \$70,000 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: LULL CHRISTOPHER L/CHRISTINE M

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0274437

PARCEL NUMBER: 40134-05-048

TAX YEAR: 2023

23. Petition for Abatement or Refund of Taxes for Account #R0687847 Adjust the Assessor's Value of \$809,000 to \$654,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAME PARTIES: SHAW JUSTIN SWIFTON/CAITLIN IONE ROSS

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0687847

PARCEL NUMBER: 94302-11-010

TAX YEAR: 2024

Agreements

1. Trane Construction Proposal (Larimer County Evaporative Cooling Replacement Project)

Submitted By: Jenna Cifala, Finance (for Ken Cooper)

DESCRIPTION: This is for the replacement of the evaporative cooling system at the Jail.

TERM: from proposal signing through project completion (approx. 7/30/2027)

NAMED PARTIES: Larimer County and Trane U.S. Inc.

TOTAL DOLLAR AMOUNT: \$3,311,831

2. Development Agreement for Pivot Solar 42 LLC, #25-ZONE3739

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Request approval of the Development Agreement between the Board of County Commissioners of Larimer County, Colorado and Pivot Solar 42 LLC. The County has approved the petition for the Pivot Energy 1041 Permit and has approved the Pivot Energy Technical Review. This Development Agreement outlines requirements and agreements regarding the Revegetation Plan, Landscaping Collateral, Decommissioning Plan, and Decommissioning Bond.

Appointments

1. Recommended Midterm Appointment to the Poudre River Public Library District Board

NAMED PARTIES: Alyssa Acevedo

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Alyssa Acevedo to a midterm appointment to the Poudre River Public Library District Board beginning January 12, 2026 and ending March 31, 2026.

2. Recommended Midterm Appointment to the Poudre River Public Library District Board

NAMED PARTIES: Jaclyn Menendez

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Jaclyn Menendez to a midterm appointment to the Poudre River Public Library District Board beginning January 12, 2026 and ending March 31, 2028.

3. Recommended Midterm Appointment to the Agricultural Advisory Board

NAMED PARTIES: Cheri Kraft

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Cheri Kraft to a midterm appointment to the Agricultural Advisory Board beginning December 1, 2025 and ending November 30, 2027.

4. Recommended Appointments to the Rockview Wildflower Ridge Public Improvement District

NAMED PARTIES: Kathleen McBride and Darrin Miller

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Kathleen McBride and Darrin Miller to a full-term appointment to the Rockview Wildflower Ridge PID beginning December 1, 2025 and ending November 30, 2029.

5. Recommended Appointments to the Agricultural Advisory Board

NAMED PARTIES: Emily McMurtrey and Chad Onthank

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Emily McMurtrey and Chad Onthank to a full-term appointment to the Agricultural Advisory Board beginning December 1, 2025 and ending November 30, 2028.

6. Recommended Midterm Appointment to the Agricultural Advisory Board

NAMED PARTIES: Chris Steadman

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Chris Steadman to a midterm appointment to the Agricultural Advisory Board beginning December 1, 2025 and ending November 30, 2027.

Deeds

1. Deed of Dedication for Right of Way Purposes from Major Investments, LLC (Owner) to Larimer County

Submitted By: Alex Swartz, Engineering

DESCRIPTION: Acquisition of right of way associated with road improvements to County Road 70

TERM: Perpetual

NAMED PARTIES: Major Investments, LLC (Owner) to Larimer County

Letters of Support

1. Letter of Support for a CO DCFC Plaza Grant Application

SUBJECT MATTER: CO Energy Office DCFC Plaza Grant Application for The Ranch public fast-charging infrastructure

Submitted By: Conor McGrath, The Ranch Director

DESCRIPTION: Installing DCFC charging infrastructure at The Ranch advances multiple county and statewide priorities, including strengthening Larimer County's Electric Vehicle Charging Action Plan and increasing local EV charging reliability, reducing greenhouse gas emissions from transportation, the county's second-largest emissions sector; and ensuring The Ranch remains a leading regional destination as it moves forward with Phase II of its Master Plan

Miscellaneous

1. Jobs For Veterans State Grant Memorandum Of Understanding

Submitted By: Will Hardin, Economic Development

DESCRIPTION: One Year Extension of Existing Contract Between Larimer County and Workforce Development Program.- This action authorizes a one-year continuation of the current agreement, allowing both parties to maintain uninterrupted delivery of workforce services, meet ongoing program requirements, and support strategic goals related to employment, training, and economic development.

2. 2026 Visit Estes Park Operating Plan and Town of Estes Park Workforce Housing and Childcare Funding Plan

Submitted By: Laurie Kadrach, Assistant County Manager

DESCRIPTION: The annual Operating Plan for Visit Estes Park needs to be adopted each year by the Town Trustees and County Commissioners. A joint meeting was held on October 15, 2025, with the Board of County Commissioners, Town of Estes Park Trustees and Visit Estes Park to review the proposed 2026 Operating Plan including the Workforce Housing and Childcare Funding proposal.

3. Decommissioning Bond

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Request approval of Decommissioning Bond No. UCSX729X1015 in the sum of Two Hundred Sixty-Nine Thousand Dollars (\$269,000.00). This bond is furnished by Pivot Solar 42 LLC (Principal) and United Casualty and Surety Insurance Company (Surety) to the Board of County Commissioners of Larimer County, Colorado (Obligee). The purpose of this bond is to secure the Principal's obligation to perform the decommissioning and site reclamation activities as required by the Pivot Solar 42 LLC Development Agreement.

Resolutions

1. Findings and Resolution Regarding the Amended Service Plan for the Park Hospital District

Submitted By: Shalana Lysaght, Community Development

DESCRIPTION: Request approval of the Findings and Resolution approving the amended service plan for the Park Hospital District. The public hearing for this item was held on November 10, 2025.

NAMED PARTIES: Board of County Commissioners of Larimer County and the Park Hospital District

2. Findings and Resolution Denying the Zigray 684 Phantom Ranch Road Administrative Special Review Short-Term Rental and Appeal

Submitted By: Denise Ruybal with Community Development

DESCRIPTION: Request Approval of the Findings and Resolution Denying the Zigray 684 Phantom Ranch Road Administrative Special Review and Appeal for a three bedroom plus one additional sleeping area, eight guest, Short-Term Rental in an existing home. The public hearing for this item was held on September 22, 2025.

NAMED PARTIES: Larimer County, Mark Zigray, Ryan Zigray and Suzy Zigray

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.