



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, FEBRUARY 14, 2022

LAND USE HEARING

The Board of County Commissioners did not hold a Land Use Hearing this week.

TUESDAY, FEBRUARY 15, 2022

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with Linda Hoffmann, County Manager. Chair Stephens presided. Commissioner Kefalas was present. Commissioner Shadduck-McNally was excused due to her attendance at the National Association of County Legislative Conference in Washington D.C Also present were Austin Harvill, Commissioners' Office; and Deirdre O'Neill, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

1. **PUBLIC COMMENT:** The following members of the public addressed the Board: Jessica Madden, Keri Park, Dan Welman, Jim Winebrenner, Tasha Carr via phone and Lisa McClean via email. The comments were on the mask mandate, vaccine passport program, government overreach, natural immunity, and transparency.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF FEBRUARY 7, 2022:**

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of February 7, 2022.

Motion carried 2-0

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF FEBRUARY 21, 2022:** Mr. Harvill reviewed the upcoming schedule with the Board.

4. **CONSENT AGENDA:**

ABATEMENTS:

PETITION FOR ABATEMENT OR REFUND OF TAXES: Woodward Governor Company, Tax Years 2019/2020-R1324322; Dog LLC, Tax Years 2019/2022-R1642295; Khan Ghazanfar, Khan Mohammad Tafil, Khan Zulfiqar, Tax Years 2019/2020-R0190004; Rex King, Tax Year 2021-R1619331; Davis Nicholas C., Tax Years 2019/2020-R1592252; Kauffman Investments LLC., Tax Years 2019/2022-R1638168; La Land LLC., Tax Years 2019/2020-R1631293

AGREEMENTS:

1. **IMMEDIATE NEEDS GRANT AGREEMENT WITH ALIANZA NORCO**
2. **IMMEDIATE NEEDS GRANT AGREEMENT WITH TEACHING TREE EARLY CHILDHOOD LEARNING CENTER**
3. **IMMEDIATE NEEDS GRANT AGREEMENT WITH HEALTH DISTRICT OF NORTHERN LARIMER COUNTY**
4. **IMMEDIATE NEEDS GRANT AGREEMENT WITH BOXELDER SANITATION DISTRICT**
5. **LARIMER COUNTY-LOVELAND THIRD PARTY FIBER USE LICENSE AGREEMENT -AMENDMENT 1 01-2002**
6. **LARIMER SAVIO HOUSE AMENDMENT**
7. **CONTRACT BETWEEN LARIMER COUNTY DEPARTMENT OF HUMAN SERVICES AND AHA! PROCESS INC.**
8. **GABEL SENIOR CARE, LLC DBA SENIORS HELPING SENIORS CONTRACT**
9. **TOWN OF BERTHOUD STATEMENT OF WORK AND BUDGET AGREEMENT FOR LAW ENFORCEMENT SERVICES**
10. **TOWN OF WELLINGTON STATEMENT OF WORK AND BUDGET AGREEMENT FOR LAW ENFORCEMENT SERVICES**

APPOINTMENTS:

1. RECOMMENDED APPOINTMENT TO THE RED FEATHER LAKES PLANNING ADVISORY COMMISSION

2. RECOMMENDED REAPPOINTMENT TO THE RED FEATHER LAKES PLANNING ADVISORY COMMISSION

LIQUOR LICENSES:

Browns Trading Post Inc-Findings and Order- Retail Fermented Malt (on and off premise)-Bellvue;
Athletes in Tandem-Special Event 6%- Loveland.

LETTERS OF SUPPORT

1. LARIMER COUNTY WATER MASTER PLAN FUNDING THROUGH HAZARD MITIGATION GRANT PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

MISCELLANEOUS:

1. DEPARTMENT OF HUMAN SERVICES PAYMENTS FOR DECEMBER 2021

2. JOHN C AND BETTY LOU BECKER STIPULATIONS AS TO TAX YEAR 2021 VALUE

3. RONNIE Q KINARD STIPULATION AS TO TAX YEAR 2021 VALUE

4. KEVIN MARTIN STIPULATION AS TO TAX YEAR 2021 VALUE

5. SUPPLEMENTAL JAIL SALES TAX APPROPRIATION FOR THE OFFICE OF THE SHERIFF FOR 2021 FISCAL YEAR

6. POUDRE VALLEY RURAL ELECTRIC ASSOCIATION INC., RIGHT-OF-WAY EASEMENT AT STRANG GRAVEL PIT

7. POUDRE VALLEY REA POWER IN RIGHT-OF -WAY LETTER OF UNDERSTANDING

RESOLUTIONS:

1. RESOLUTION COMMITTING MATCHING FUNDS FOR THE USDA RECONNECT PROGRAM AND COMMUNITY CONNECT GRANT PROGRAM

2. RESOLUTION AUTHORIZING APPLICATION FOR THE USDA RECONNECT PROGRAM AND COMMUNITY CONNECT GRANT PROGRAM

3. FINDINGS AND RESOLUTION DENYING THE STUNNING VIEWS ROCKY MOUNTAIN HOME SHORT-TERM RENTAL APPEAL

4. FINDINGS AND RESOLUTION DESIGNATING ACTIVITIES OF STATE INTEREST PURSUANT TO C.R.S. 24-65.1-101 ET SEQ. REGARDING STATE OWNED AND OPERATED COLLECTOR AND ARTERIAL HIGHWAYS AND INTERCHANGES, AND MAKING MODIFICATIONS TO PREVIOUS DESIGNATIONS, AND ADOPTING REGULATIONS RELATED TO SUCH DESIGNATIONS.

5. FINDINGS AND RESOLUTIONS ADOPTING AMENDMENTS TO THE LARIMER COUNTY LAND USE CODE REGARDING AREAS AND ACTIVITIES OF STATE INTEREST ("1041") ARTICLE 10.

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for Tuesday, February 15, 2022.

Motion carried 2-0

5. COMMISSIONERS GUESTS: Amelia Macy, 4-H Member, provided information about her accomplishments and impact of her participation in the 4-H Leadership and Youth Development Program. Miss Macy explained that she is a 4-H Superintendent. She has been raising and showing her birds in 4-H for the past nine years. She recently became a published author of the Poultry Resource Handbook, which is available on amazon.com. The handbook contains photos, illustrations and how to raise and show poultry and has been adopted by the 4-H program as the official 4-H poultry handbook.

The Commissioners and County Manager each spoke on what a great example of demonstrating leadership Miss Macy is and commented on the beautiful pictures in her handbook. They congratulated her on becoming an author at such a young age and look forward to seeing what the future holds for her.

The Board took a brief recess for a photo.

The Board returned to session.

Discussion Items:

6. RESOLUTION EXPRESSING INTENT TO PROVIDE FUNDING TO ASSIST WITH THE PURCHASE OF PARKLANE MOBILE HOME PARK BY VECINOS UNIDOS AS THE RESIDENT ASSIGNEE AND DIRECTING FURTHER DEVELOPMENT OF STRATEGIES FOR SUPPORTING AFFORDABLE HOUSING: Residents of the Parklane Mobile Home Park, represented by Vecinos Unidos (United Neighbors)

– a non-profit established to serve as the residents' resident assignee, have been made aware of an offer of purchase on the Parklane Mobile Home Park from its current owner. Sales of mobile home parks nationwide tend to increase costs for residents while not significantly improving property conditions. State statute (HB20-1201) requires owners of mobile home communities, upon receipt of an offer to purchase, must notify residents of the pending sale and offer an opportunity for them to submit a counteroffer to purchase their community. Purchases like these in other areas have proven to improve the maintenance of these communities and keep the units affordable.

Laura Walker, Human and Economic Health Director, explained to the Commissioners that this is the resolution for formal approval from the Board and if approved will then be able to use county funds as a monetary agreement.

The Commissioners thanked Ms. Walker for her hard work and stated that they would be in support of this resolution in order to maintain affordable housing.

MOTION

Commissioner Kefalas moved to approve the Resolution expressing intent to provide funding to assist with the purchase of Parklane Mobile Home Park by Vecinos Unidos as the resident assignee and directing further development of strategies for supporting affordable housing.

Motion carried 2-0

8. **CONSIDER AWARDING IMMEDIATE NEEDS GRANT TO HEART AND SOUL PARATRANSIT TO PROVIDE SAFE OPERATING SUPORT AND MITIGATE NEGATIVE ECONOMIC IMPACTS OF COVID-19:** Josh Fudge, Budget Director, stated that in January 2022, at a work session there was a recommendation for funding of the immediate needs grant that is funded by the American Rescue Plan Act. The Heart and Soul Paratransit had submitted an application and has now provided additional information that was requested indicating that the company's revenues were impacted by COVID-19 by approximately \$132,000 due to providing 4,500 fewer rides when comparing 2021 to 2019. The company has also spent nearly \$10,000 on materials and equipment to mitigate the spread of COVID-19 on their vehicles. Due to the nature of this company providing a valuable service staff recommends that Heart and Soul Paratransit be awarded \$50,000 from the Larimer County Immediate Needs grant program to mitigate the negative economic impacts of COVID-19 and to help with safe operating expenses.

The Commissioners thanked Mr. Fudge for all the follow up work and commented on the need for Heart and Soul Paratransit within the community.

MOTION

Commissioner Kefalas moved to approve an Immediate Needs Grant award to Heart and Soul Paratransit in the amount of \$50,000 funded from the State and Local Fiscal Recovery Fund under the American Rescue Plan Act.

Motion carried 2-0

9. APPROVAL OF THE PURCHASE OF THE QUARTER CIRCLE LAZY H RANCH CONSERVATION EASEMENT, AS RECOMMENDED BY THE OPEN LANDS ADVISORY BOARD AT ITS JANUARY 27, 2022, MEETING: Justin Core, Engineering/Natural Resources; Meegan Flenniken, Natural Resources; Daylan Figgs, Natural Resources Director. This project includes Larimer County's acquisition of a conservation easement on 428-acres of the Quarter Circle Lazy H Ranch property in the Livermore Priority Area.

This project will offer a variety of public benefits by protecting the following conservation values:

Scenic values: conserved viewshed of the W County Road 74E / Red Feather Lakes Rd corridor.

Buffer values: the conservation easement buffers existing public lands and privately conserved lands in the immediate vicinity - Wetlands values / water quality: protection of riparian habitats associated with Lone Pine Creek and Rabbit Creek.

Agricultural use values: protection of grazing land and irrigated lands; water rights tied to the conservation easement protect viability of agricultural use into the future.

Wildlife habitat: the property is primarily comprised of intact foothills grasslands; the Lone Pine Creek and Rabbit Creek corridors also provide high-quality habitat for a variety of wildlife.

Justine Core gave a presentation on the conservation easement stating that the project will receive funding support from Great Outdoors Colorado (GOCO) through the Laramie Foothills Mountains to Plains 2020 Special Opportunity Open Space grant. In addition to GOCO funding, the City of Fort Collins is also a significant financial partner in this acquisition, as described in the Intergovernmental Agreement Concerning the Laramie Foothills QCLH Project.

Initial Reviews of the project by the Open Lands Advisory Board occurred on June 24, 2021, and October 28, 2021; the Board of County Commissioners' initial review occurred on July 6, 2021. The project received final review at the January 27, 2022, meeting of the Open Lands Advisory Board and is recommended to the Board of County Commissioners for final review and approval.

The Quarter Circle Lazy H Ranch owned by Chris and Janeth Hansen is located in the Livermore Priority Area along the West County Road 74E corridor. Included in the entire 2,225-acre ranch, Larimer County will hold a 428-acre conservation easement on a highly visible and scenic portion of the ranch bounded to the south by WCR 74E and to the west by NCR 37. The conservation easement provides a significant buffer to and connection between Cherokee State Wildlife Area and State Trust Land on its Northwest boundary and other nearby and adjacent conservation easements. In addition, the ranch is adjacent to an additional 3,320-acres of private lands owned by other members of the Hanson family not encumbered by a conservation easement.

The property provides outstanding natural wildlife habitat and is primarily comprised of rolling hills and intact foothills grasslands. Two perennial stream corridors provide additional, ecologically diverse habitat and a source of water for wildlife.

The ranch has been in the Hanson family for many decades and has been used primarily for cattle grazing and hay product. Approximately 80-acres of the bottomlands in the southern portion of the property are supported by landowners' water rights associated with Lone Pine Creek, which include a

½ interest in and to the Wetzler, Weymouth and Mitchell Ditch and a 1/3 interest in and to the Mitchell and Weymouth Ditch No 2. These rights are tied to the property and will be encumbered by the conservation easement to ensure they support the conservation values and remain in agricultural use. No subdivision rights will be granted by the conservation easement.

Mr. Core went over the financing for the project stating that the purchase price is \$1,200,000.00 and in addition to the purchase price, Larimer County will pay transaction costs, estimated at \$27,070.00. There are four documents included with this agenda item. They include Intergovernmental Agreement, Resolution authorizing purchase, Deed of Conservation Easement and a Statement of Authority.

The Commissioners did have some questions on protection of water rights and acreage.

MOTION

Commissioner Kefalas moved to approve the Resolution approving the acquisition of the Quarter Circle Lazy H Ranch Conservation Easement.

Motion carried 2-0

MOTION

Commissioner Kefalas moved to approve the Intergovernmental Agreement between Larimer County and the City of Fort Collins.

Motion carried 2-0

MOTION

Commissioner Kefalas moved to approve the Deed of Conservation Easement for the Quarter Circle Lazy H Ranch.

Motion carried 2-0

MOTION

Commissioner Kefalas moved to approve the Statement of Authority for Justin Core to enable him to sign documents pertaining to the acquisition for the Quarter Circle Lazy H Ranch.

Motion carried 2-0

9. COUNTY MANAGER UPDATE: Manager Hoffmann updated the Board on this week's coordination meetings and upcoming projects and activities. Manager Hoffmann did speak about LETA-Larimer Emergency Telephone Authority and NOCO-Northern Colorado alert systems. Residents can sign up for emergency alerts by visiting leta911.org and nocoalert.org. Emergency notifications cover all of Larimer County and the Town of Windsor/Windsor Fire protection district.

10. **COMMISSIONER ACTIVITY REPORTS:** The Board detailed their attendance at events during the previous week.

11. **LEGAL MATTERS:** None requested.

With there being no further business, the Board recessed at 10:45 am

EXECUTIVE SESSION

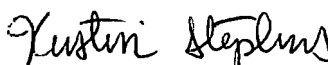
The Board of County Commissioners reconvened at 11:00 a.m. with Linda Hoffmann, County Manager. Chair Stephens presided. Commissioner Kefalas was present. Commissioner Shadduck-McNally was excused. Also Present was Ken Cooper, Facilities Director; Jennifer Johnson, Facilities; David Ayraud, County Attorneys' Office and Deirdre O'Neill, Deputy Clerk.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners enter Executive Session pursuant to C.R.S. 24-6-402(4)(a) Purchase, acquisition, transfer, or sale of any real or personal property interest for consideration for real property purchase of a 13-acres parcel directly south of the new Fleet Campus site.

Motion carried 2-0

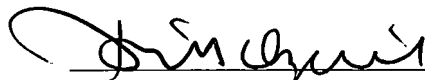
The Board adjourned at 11:05 a.m.



KRISTIN STEPHENS
BOARD OF COUNTY COMMISSIONERS

ANGELA MYERS
CLERK AND RECORDER

ATTEST:



Deirdre O'Neill, Deputy Clerk

