



## **MINUTES OF THE BOARD OF COUNTY COMMISSIONERS**

**MONDAY, AUGUST 15, 2022**

### **ABATEMENT HEARING**

The Board of County Commissioners met at 9:00 a.m. with, Lucinda Zamora, Appraiser. Chair Stephens presided. Commissioner Kefalas was present. Commissioner Shaddock-McNally was excused. Also present were Brendon Howard, Assessor's Office, and Elizabeth Carter, Deputy Clerk.

**PETITION FOR ABATEMENT OF TAXES FOR 2021 (SCHEDULE # R1067265; Parcel 20110-00-021):** Ms. Zamora explained that the property is located at 15 Sloan Road in Livermore, Colorado. There is a modular home on the property along with a Quonset.

Ms. Zamora reported to the Board that upon a brief first analysis the assessed value for the property was determined to be \$362,400. Once the request for abatement was received and the Assessor's Office was able to conduct a more in-depth analysis it was determined that the valuation of the property should be at \$413,200.

Ms. Zamora addressed the Board and presented a packet of information detailing the method which the Assessor's Office arrived at their current evaluation of \$413,222 for 2021. She stated that she used multiple comparable sales within a nine-mile radius of the property. She noted that the properties used for comparison were all also of average quality and located on similar parcels of land.

There was a discussion between the Board and Ms. Zamora regarding the period an appraiser can use when looking at comparable sales. Additionally, the Board asked for clarity about how amenities, or the lack of amenities, in the area are factored into the value when it is a more remote location, and the homes are most likely on well water and have septic systems.

Robert Wright, the property owner, addressed the Board. Mr. Wright noted that his taxes nearly doubled. He also mentioned that he received no notice from the county regarding the increase in his property taxes. Rather, he was notified of the increase by his mortgage company. Mr. Wright also relayed to the Board that while his property is situated on a significant amount of land, the vast majority of the property is unusable. He also stated that the home does not have central air and is heated in the winter solely by a wood stove. Lastly, Mr. Wright conveyed to the Board that he, like many Americans, has been greatly impacted by the recent economic troubles and that is unfair to double his property taxes.

There was further discussion between the Board and Ms. Zamora as to whether or not the lack of central air and that the home was heated by a wood stove was factored into the value.

## **MOTION**

Commissioner Kefalas moved that the Board of County Commissioners adjust the value for tax year 2021 to \$350,000.00 for parcel 20110-00-021 located at 15 Sloan Road in Livermore, Colorado.

## **Motion carried 2-0**

With there being no further business, the Board adjourned at 9:30 a.m.

## **LAND USE HEARING**

The Board did not hold a Land Use Hearing on August 15, 2022

**TUESDAY, AUGUST 16, 2022**

## **ADMINISTRATIVE MATTERS MEETING**

The Board of County Commissioners met at 9:00 a.m. with Lorenda Volker, County Manager. Chair Stephens presided. Commissioner Kefalas and Commissioner Shadduck-McNally were present. Also present were Michelle Bird, Commissioners' Office, and Elizabeth Carter, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

1. **PUBLIC COMMENT:** Chair Stephens opened public comment. No members of the public addressed the Board. Chair Stephens closed public comment.
2. **APPROVAL OF THE MINUTES FOR THE WEEK OF AUGUST 8, 2022:**

## **MOTION**

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the minutes for the week of August 8, 2022.

## **Motion carried 3-0**

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF AUGUST 22, 2022:** Ms. Bird reviewed the upcoming week's schedule with the Board.
4. **CONSENT AGENDA:**

**PETITION FOR ABATEMENT OR REFUND OF TAXES:** MNG Real Estate Holdings LLC  
c/o Media News Group- R1648090-Tax Year 2021.

**AGREEMENTS:**

- 1. PROFESSIONAL SERVICES AGREEMENT (P22-18, GEOTECHNICAL TESTING & INSPECTION SERVICES)**
- 2. POUUDRE VALLEY RURAL ELECTRIC FIBER RIGHT OF USE AGREEMENT**
- 3. AMENDMENT #1 TO PROFESSIONAL SERVICES AGREEMENT (P22-13, CMAR - FLEET SERVICES CAMPUS (PRE-CONSTRUCTION))**
- 4. AMENDMENT 3 TO LARIMER COUNTY RENTAL ASSISTANCE GRANT PROGRAM AGREEMENT**

**APPOINTMENTS:**

- 1. RECOMMENDED MID-TERM APPOINTMENT FOR THE EQUITY, DIVERSITY, AND INCLUSION ADVISORY BOARD-Daysi Sweaney.**

**LIQUOR LICENSE:** La Esperanza LLC dba Hacienda Real – Hotel and Restaurant-Fort Collins, Colorado; FOCO Ventures LLC dba Little Big’s-Fermented Malt Beverage Off Premise-Fort Collins, Colorado; Opal Land and Cattle LLC dba Isabella Bird Bistro Bar-Tavern-Drake, Colorado; Kerrich Enterprises dba Tavern at Red Feather Lakes-Tavern-Red Feather Lakes, Colorado.

**MISCELLANEOUS:**

- 1. BS HOLDINGS INC STIPULATIONS (R1631474 & R1631475) AS TO TAX YEAR 2021 VALUE-** Larimer County and BS Holdings Inc.
- 2. WILLCO V DEVELOPMENT LLLP STIPULATION AS TO TAX YEAR 2021 VALUE-** Larimer County and Willco V Development LLLP.
- 3. WILLCO V DEVELOPMENT LLLP STIPULATION AS TO TAX YEAR 2021 VALUE-** Larimer County and Willco V Development LLLP.

**M O T I O N**

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for Tuesday, August 16, 2022.

**Motion carried 3-0**

- 5. COMMISSIONERS GUESTS:** Commissioner Shaddock-McNally invited her guest Matt Canaga, Chief Deputy Coroner, to address the Board. Mr. Canaga reported to the Board that he was pleased to introduce Joseph White, MD. Dr. White is the county’s new forensic pathologist. Mr. Canaga noted that the county has been fortunate to have a forensic pathologist on staff for almost four decades. The county’s current coroner, James Wilkerson, is a triple-certified forensic pathologist.

Dr. Wilkerson's announcement that he would not seek an additional term created the need for the county to recruit and hire a forensic pathologist.

Mr. Canaga thanked the Board for the support in creating the position. He also expressed his gratitude to the County Manager and the Human Resources Department for their assistance and support in filling the position.

Dr. White briefly addressed the Board. He relayed that he and his family were very pleased to be in Larimer County. He also expressed his thanks for the warm welcome he has received and that he is very pleased to be part of the team in the Coroner's Office.

The Board welcomed Dr. White and his family to Larimer County.

The Board took a brief recess. The Board reconvened.

## **DISCUSSION ITEMS:**

**6. LARIMER COUNTY RENTAL ASSISTANCE GRANT PROGRAM TWO 2ND AGREEMENT-** Laura Walker, Human Services and Health Director and Alea Rodriguez, Human & Economic Health Services.

Ms. Walker introduced Alea Rodriguez to present the agreement to the Board. Ms. Rodriguez reported to the Board that this is a new grant agreement between Larimer County and Neighbor to Neighbor to implement the second Federal Emergency Rent Assistance Program (ERAP 2). The agreement is for the second tranche of funds from the initial total award Larimer County was allotted. The funding will only be dispersed upon the county and its partner Neighbor to Neighbor meeting federal spending requirements and deadlines.

Ms. Rodriguez stated that this new contract also includes language around updated Treasury guidance, a newly allowable spending category, Housing Stability Services, and the new spending and deadline requirements. Ms. Rodriguez explained that the Emergency Rental Assistance Program 2 will continue to help households needing housing and utility assistance; households apply for funds through Neighbor to Neighbor and their housing navigation staff confirm eligibility based on the Department of Treasury's ERAP 2 requirements. Assistance is to be paid through Neighbor to Neighbor on behalf of Larimer County. She noted that Larimer County will be utilizing 1.5 percent of the funds to administer the grant and comply with all Department of Treasury grant monitoring and reporting in the amount of \$52,854.12. The total amount of this second tranche allocation is \$3,523,607.70.

There was a discussion between the Board and staff regarding the total investment of monies into the community to help prevent eviction. The Board extended its thanks to the staff for their work.

## **MOTION**

Commissioner Shaddock-McNally moved that the Board of County Commissioners approve the grant agreement, Larimer County Rental Assistance Grant Program Two with Neighbor to Neighbor in the amount of \$3,523,607.70.

**Motion carried 3-0**

**7. COUNTY MANAGER UPDATE:** Due to schedule constraints the County Manager did not provide a weekly update.

**8. COMMISSIONER ACTIVITY REPORTS:** Due to schedule constraints the Board did not provide a weekly update.

**9. EXECUTIVE SESSION:**

Executive session pursuant to Colorado Revised Statute, 24-6-402(4)(a), for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of open-space and conserved real property currently owned by Larimer County.

## **M O T I O N**

Commissioner Kefalas moved that the Board of County Commissioners enter into Executive Session pursuant to Colorado Revised Statute, 24-6-402(4)(a), for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of any real or personal property.

**Motion carried 3-0**

With there being no further business, the Board adjourned at 9:30 a.m.

**WEDNESDAY, AUGUST 17, 2022**

## **ABATEMENT HEARING**

The Board of County Commissioners met at 9:00 a.m. with Lucinda Zamora, Appraiser. Chair Stephens presided. Commissioner Kefalas and Commissioner Shaddock-McNally were present. Also present were Brendon Howard, Assessor's Office, and Elizabeth Carter, Deputy Clerk.

**PETITION FOR ABATEMENT OF TAXES FOR 2020/2021 (SCHEDULE #R0324612; Parcel 30291-29-010):**

Ms. Zamora explained that the property is located at 45 Balsam Court Red Feather Lakes, Colorado. The property has a cottage on it and is classified as being in fair condition.

Ms. Zamora addressed the Board and presented a packet of information detailing the method which the Assessor's Office arrived at their current evaluation of \$91,000. Ms. Zamora noted that the 2022 Notice of Valuation was for \$104,500 and the 2022 Notice of Determination was adjusted to \$95,000.00. The applicant petitioned the Larimer County Board of Equalization where the value was determined to be \$70,000.

Ms. Zamora walked the Board through a list of comparable properties used to determine the valuation. She noted that the comparable properties are all located in the same neighborhood, they all are classified as cottages, and are determined to be of fair quality. Based on the comparable properties, with consideration for necessary adjustments, the Assessor's Office is requesting that the Board place the value of the property at \$91,000.

Amy Roberts addressed the Board on behalf of the applicant, Jonathan Barber. Ms. Roberts relayed to the Board the applicant believes further adjustments need to be made to the comparable properties presented by the Assessor's Office. She noted that many of the properties used for comparison are classified as cabins and not as cottages. These properties have a series of upgrades including the addition of drywall, insulation, and plumbing, that have not been to the applicant's property. Additionally, she noted that these properties have running water and sewer. The applicant's property does not have water or sewer.

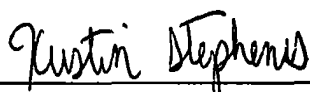
There was a discussion between the Board and staff regarding the classification of the compared properties and a discussion of a cabin versus cottage classification. The Board also asked about the determination made by the County Board of Equalization and the reasoning for lowering the valuation. The Board also requested clarification as to the location of the property and if it was more remote than the properties used for comparison.

## MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners uphold the Assessor's value of \$91,000.00 for parcel 30291-29-010 of for located at 45 Balsam Court, Red Feather Lakes, Colorado 80545.

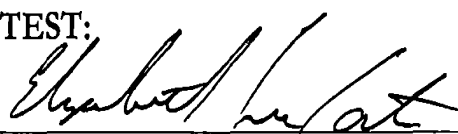
**Motion carried 3-0**

With there being no further business, the Board adjourned at 9:40 a.m.

  
KRISTIN STEPHENS  
BOARD OF COUNTY COMMISSIONERS

ANGELA MYERS  
CLERK AND RECORDER

ATTEST:

  
Elizabeth Carter, Deputy Clerk

