



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, FEBRUARY 2, 2026

LAND USE HEARING

There was no Land Use Hearing for the week of February 2, 2026.

TUESDAY, FEBRUARY 3, 2026

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with County Manager Lorenda Volker. Chair Shadduck-McNally presided. Commissioner Kefalas was present. Commissioner Stephens was excused. Also present were Sarah Martin and Tom Clayton, Commissioners' Office, and Deirdre O'Neill, Deputy Clerk.

Chair Shadduck-McNally opened the meeting with the Pledge of Allegiance.

Chair Shadduck-McNally opened the hearing for public comment.

1. PUBLIC COMMENT: Sonia Ketting and Kevin Stearns addressed the Board. Ms. Ketting, who is a member of the League of Woman Voters (LWV) spoke about the Colorado Citizen Observers Project. Ms. Ketting stated that this is a project that creates a new path for awareness of local governments with resources to deepen the community's knowledge of Larimer County government. It is a place where community members can join public meetings and learn about the process and decisions of public meetings. The League of Women's Voters of Larimer County has partnered with Colorado based organizations aimed at creative solutions to support embattled local journalism while fostering public trust. Citizens can observe local government meetings and report on what has occurred for the public, voters, LWV's civic efforts, and journalists. Observers learn more about what is happening within government and, by their presence and submitting reports, encourage government bodies to be more open, accessible, and responsive to those they serve.

Chair Shadduck-McNally closed public comment.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF JANUARY 26, 2026:

MOTION:

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of January 26, 2026.

Motion carried 2-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF FEBRUARY 9, 2026: Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule. The Board stated that in the interest of transparency, there is a Land Use Hearing on Monday, February 9, 2026, at 3:00 p.m. The Board wanted to make the public aware of a discussion item regarding data centers should anyone wish to attend and make public comment whether in person or online.

4. CONSENT AGENDA:

ABATEMENTS

- 1. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1656639 UPHOLD THE ASSESSOR'S VALUE OF \$113,100 FOR TAX YEAR 2023 - 830 MORaine LLC**
- 2. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1656639 UPHOLD THE ASSESSOR'S VALUE OF \$113,100 FOR TAX YEAR 2024 – 830 MORaine LLC**
- 3. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1622451 UPHOLD THE ASSESSOR'S VALUE OF \$368,300 FOR TAX YEAR 2023 – 830 MORaine LLC**
- 4. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1622451 UPHOLD THE ASSESSOR'S VALUE OF \$368,300 FOR TAX YEAR 2024 – MORaine LLC**
- 5. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0328693 UPHOLD THE ASSESSOR'S VALUE OF \$439,800 FOR TAX YEAR 2024 – LIGHTNER, JAYNE/MARTON**
- 6. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0181994 UPHOLD THE ASSESSOR'S VALUE OF \$500,700 FOR TAX YEAR 2023 – 1824 MARLBOROUGH LLC**
- 7. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R018994 UPHOLD THE ASSESSOR'S VALUE OF \$500,700 FOR TAX YEAR 2024 -MARLBOROUGH LLC**
- 8. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1137719 UPHOLD THE ASSESSOR'S VALUE OF \$688,000 FOR TAX YEAR 2023 – PLASSMEYER, ANTHONY G/DIANE M**

9. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1137719 UPHOLD THE ASSESSOR'S VALUE OF \$688,000 FOR TAX YEAR 2024 – PLASSMEYER, ANTHONY G/DIANE M
10. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0560120 UPHOLD THE ASSESSORS VALUE OF \$606,100 FOR TAX YEAR 2023 – LEE, SUSAN ANN
11. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0560120 UPHOLD THE ASSESSOR'S VALUE OF \$606,100 FOR TAX YEAR 2024 – LEE, SUSAN ANN
12. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1464060 UPHOLD THE ASSESSOR'S VALUE OF \$537,000 FOR TAX YEAR 2023 – CARDOT, JEANINE A/JEFFREY J
13. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1464060 UPHOLD THE ASSESSOR'S VALUE OF \$537,000 FOR TAX YEAR 2024 -CARDOT, JEANINE A/JEFFREY J
14. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0040070 UPHOLD THE ASSESSOR'S VALUE OF \$628,700 FOR TAX YEAR 2023 – 212 S. SHERWOOD LLC
15. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R00400700 UPHOLD THE ASSESSOR'S VALUE OF \$628,700 FOR TAX YEAR 2024 -212 S. SHERWOOD LLC

AGREEMENTS

1. AGREEMENT AMENDMENT – COMMUNITY WILDFIRE DEFENSE GRANT (CWDG)
2. AMENDMENT #5 TO AGREEMENT FOR JAIL SERVICES
3. ROAD PROJECT AGREEMENT

APPOINTMENT

1. RECOMMENDED MIDTERM APPOINTMENT TO THE FOX RIDGE ESTATES PUBLIC IMPROVEMENT DISTRICT – Douglas Hayward

LIQUOR LICENSES

1. LIQUOR LICENSE RENEWAL – WERTHWHILE LLC DBA INLET BAY MARINA – FERMENTED MALT BEVERAGE ON/OFF – FORT COLLINS, COLORADO
2. LIQUOR LICENSE RENEWAL – RIVERSIDE COLORADO LLC DBA POUDRE PARK MARKET – FERMENTED MALT BEVERAGE & WINE – BELLVUE, COLORADO

MISCELLANEOUS

1. LARIMER COUNTY LEGISLATIVE POSITIONS
2. THE LARIMER COUNTY DEPARTMENT OF HUMAN SERVICES PAYMENT DURING THE PERIOD JULY 1, 2025, THROUGH SEPTEMBER 30, 2025
3. POUDRE VALLEY HEALTH CARE INC STIPULATION AS TO TAX YEAR 2025 VALUE
4. POUDRE VALLEY HEALTH CARE INC STIPULATION AS TO TAX YEAR 2025 VALUE
5. THOMAS PIERCE STIPULATION AS TO TAX YEAR 2025 VALUE
6. FOXTRAIL LODGING LLC STIPULATION AS TO TAX YEAR 2025 VALUE
7. THE NEW EMPIRE PARTNERS LLC STIPULATION AS TO TAX YEAR 2025 VALUE
8. LIFE STORAGE LP STIPULATION AS TO TAX YEAR 2025 VALUE

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for February 3, 2026.

Motion carried 2-0.

5. **COMMISSIONERS' GUESTS:** Ellory Anne Bauersfeld, Miss Loveland Valentine 2026 and Clerk & Recorder Tina Harris.

Chaperone Norma Jean Goodheart introduced Miss Loveland Valentine 2026, Ellory Anne Bauersfeld, a senior from Loveland High School. Ms. Bauersfeld is the president of the National Honors Society, member of the Leadership Team, multi-event athlete and a Congressional Award medalist. Ms. Bauersfeld is also a finalist for the Boettcher scholarship.

Ms. Bauersfeld stated that she is honored to serve as Miss Loveland Valentine 2026. This role celebrates the rich tradition and heritage of Loveland, Colorado. This year marks the 80th anniversary of the valentine re-mailing program. Each year Loveland receives more than 100,000 valentines which

volunteers mark with a specially designed stamp and love poem. Known as the nation's "Sweetheart City", Loveland's post offices receive valentines from all 50 states and it's the largest valentine program of its kind. The annual Sweetheart Festival will take place on February 14, 2026, from 5:00 p.m. -9:00 p.m. in downtown Loveland. Ms. Bauersfeld stated that it is a privilege to be part of a community that embraces tradition, celebrates love and extends kindness.

The Board congratulated Ms. Bauersfeld on being selected as Miss Loveland Valentine 2026 and being an ambassador representing her community.

The Board took a brief recess.

The Board returned to session.

The Board welcomes Larimer County Clerk & Recorder, Tina Harris. Clerk Harris stated that starting February 13, 2026, the State of Colorado will undergo a major upgrade to its Driver License, Record, Identification and Vehicle Enterprise Solution (DRIVES) processing system. There will be a temporary outage from the evening of Friday, February 13, 2026, until Monday, February 16, 2026. The online services and self-service kiosks across Colorado will be temporarily impacted. Clerk Harris did say appointments for in person transactions are encouraged. Clerk Harris also stated that many transactions can be done over the phone for convenience and that Larimer County will remain open during the transition. Vehicle Licensing staff will work on Presidents Day to make sure they can get logged in and test the system to be ready for the launch on Tuesday, February 17th. Individuals can call the Vehicle Licensing department at 970-498-7878 if they have any questions about their vehicles. One of the biggest improvements is the addition of a customer portal where individuals can manage all their vehicles in one place.

Clerk Harris also mentioned an upcoming fun event to take place Saturday, February 7, 2026. The annual "License to Wed" bash which will take place at 200 West Oak Street from 9:00 a.m. until 1:00 p.m. Couples may come in to apply and receive their Marriage or Civil Union License. The cost of a Marriage or Civil Union License is \$30.00 and there will be a photo booth and refreshments available. Couples can make an appointment, but walk-ins are welcome. Couples are also encouraged to bring their pets with them and will have the ability to stamp their paw prints on their license. The Clerk's office is looking forward to celebrating love, commitment, and community with couples and their pets.

The Board thanked the Clerk for her updates and the amazing work of her team focusing on customer service.

6. DISCUSSION ITEMS:

1. PROCLAMATION COMMEMORATING BLACK HISTORY MONTH FEBRUARY 2026: The Larimer County Board of County Commissioners encourages the celebration of Black History Month through programs, ceremonies and activities in the community to learn from the past and understand the experiences that have shaped Larimer County.

Commissioner Kefalas read the Proclamation stating that the Larimer County Board of County Commissioners commemorates February as Black History Month, a period which honors and

appreciates the rich culture, history and contributions of Black people to this nation. Black History Month is an annual opportunity to celebrate progress. It is also a time to solemnly remember the work of those who fought for that progress, and continue to march, advocate and work on until victory is won. Black Americans continue to help communities thrive at all levels of business, government, military, health, art, culture, and innovation. The 2026 Black History Month theme, African Americans and Labor, highlights the transformative contributions of Black people across various forms of labor—enslaved, voluntary, vocational, and professional—throughout U.S. history. The 2026 theme encourages a comprehensive reflection on the intersections between Black work, workplaces, and key moments in Black history, emphasizing the ongoing significance of labor in shaping Black identity, culture, and resistance against systemic racial oppression.

The Board stated that they are grateful to honor proclamations, and that it is important to lift up a comprehensive view of history that is inclusive of all of those who have contributed to our great country.

MOTION

Commissioner Kefalas moved to approve the Proclamation Commemorating February 2026 as Black History Month.

Motion Carried 2-0.

2. APPROVAL OF THE 2026 RENTAL ASSISTANCE PROGRAM GRANT AGREEMENT BETWEEN LARIMER COUNTY AND NEIGHBOR TO NEIGHBOR:

Alea Rodriguez, Office of Housing Stability and Kelly Evans, Executive Director-Neighbor to Neighbor presented this grant for approval. This grant contract funds Neighbor to Neighbor with \$296,295 to administer their rental assistance program that supports eligible renters in Larimer County to avoid eviction.

Ms. Rodriguez explained to the Board that in 2025, the County's contribution program assisted 156 Larimer County households in avoiding eviction. The goal is to provide eligible residents with the cost of rental payments in the prevention of loss of housing. The program assists those most in need. The average median income of renters who were assisted in 2025, was 28% of the area median income. This investment is a key component to prevent displacement and stop homelessness before it happens.

Ms. Evans announced that residents will apply through Neighbor to Neighbor's request for assistance application. Applicants who receive assistance will be connected to additional supportive services and programs as appropriate. Since 2021, this partnership has been a critical safety net for Larimer County. Housing is the foundation for success and when residents have a stable home, they can enjoy success in all areas of their lives. The average assistance for these households is approximately \$1500 which is a wise investment when the County considers how expensive homelessness is for communities. Over 24% of recipients are over 55 and 23% are disabled. Ms. Evans also spoke about the detrimental impact of having an eviction on record for future rental opportunities.

The Board thanked Ms. Rodriguez and Ms. Evans for bringing this grant forward and helping those in need of housing assistance and the great partnership the County has with Neighbor to Neighbor. The Board did make comments on the lifelong effects of children who experience eviction, having to move from school to school and how important this grant is for these individuals and families. The Board also mentioned that this partnership is a solid example of how the County is involved in the continuum of housing and addressing homelessness in the community.

MOTION

Commissioner Kefalas moved to approve the 2026 Emergency Rental Assistance Grant Agreement between Larimer County and Neighbor to Neighbor.

Motion Carried 2-0

7. **COUNTY MANAGER UPDATE:** County Manager Volker briefly detailed the events of the previous week.
8. **COMMISSIONER ACTIVITY REPORTS:** The Board detailed their attendance at events during the previous week.
9. **LEGAL MATTERS:** No Decisions Expected
 1. Executive Session pursuant to Colorado Revised Statutes 24-6-402(4)(b): Conference with an attorney for the purpose of receiving legal advice about court case Hutchins vs. Larimer County, case number 23-cv-01819.
 2. Executive Session pursuant to Colorado Revised Statutes 24-6-402(4)(b): Conferences with an attorney for the purpose of receiving legal advice about the requirements of House Bill 24-1371 and Senate Bill 25-146 Concerning Regulation of Massage Facilities by Local Governments.

MOTION

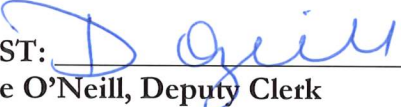
Commission Kefalas moved that the Board of County Commissioners enter into Executive Session pursuant to Colorado Revised Statutes 24-6-402(4)(b): Conference with an attorney for the purpose of receiving legal advice about court case Hutchins vs. Larimer County, case number 23-cv-01819 and also move that the Board of County Commissioners enter into Executive Session pursuant to Colorado Revised Statutes 24-6-402(4)(b): Conferences with an attorney for the purpose of receiving legal advice about the requirements of House Bill 24-1371 and Senate Bill 25-146 Concerning Regulation of Massage Facilities by Local Governments.

Motion carried 2-0

With there being no further business, the meeting was adjourned at 10:40 a.m.


JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS,
CLERK & RECORDER

ATTEST: 
Deirdre O'Neill, Deputy Clerk

