LARIMER COUNTY
COMMITTED TO EXCELLENCE

MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, DECEMBER 15, 2025

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m. with Rebecca Everette, Director of Community Development. Chair Stephens presided. Commissioner Kefalas and Commissioner Shadduck-McNally were present. Also present were Michael Whitley, Senior Planner, Ryane Oswandel, Planning Administrator; Justin Currie and Scott Benton, Planners; Connor Sheldon, Engineering; Lea Schneider, Health and Environment; Frank Haug, Assistant County Deputy Attorney; and Deirdre O'Neill, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

TABLED ITEM TO UNKNOWN DATE

1. **NEW CELL TOWER AT 520 ISAAC LANE, FILE NO. WCF0107**

MOTION

Commissioner Kefalas moved the Board of County Commissioners table the New Cell Tower at 520 Isaac Lane, File No. WCF0107 to a future unknown date.

Motion carried 3-0

PUBLIC HEARING CONSENT ITEMS:

1. **OWL RIDGE FARMS SUBDIVISION, FILE NO. 23-LAND4361:** This is a request for preliminary plat approval for a subdivision to divide an 8.98-acre parcel zoned AP-Airport into three lots. The subject property is located at 8200 S. County Road 9, Fort Collins which is located on the east side of County Road 9, approximately 2,500 feet south of the intersection of County Road 9 and Carpenter Road.

The property is zoned AP – Airport. The northern third of the property is within the boundary of the Fossil Creek Area Plan. The entire property is within the boundary of the plan for the region between Fort Collins and Loveland.

Single-unit detached dwellings are a use by right in the AP – Airport zoning district. Several non-residual uses, including enclosed storage, are possible in that zoning district with Special Review approval.

The minimum lot size in the AP – Airport zoning district is 15,000 square feet when the use on the property is allowed by right and both public water and public sewer are utilized. The minimum lot size is 100,000 square feet (2.29 acres) when the use on the property requires Special Review approval and/or if the property is served by a well and/or on-lot septic system.

Though currently there is a single-unit detached dwelling and an accessory dwelling on the property. Those dwellings would be on the newly created lot 2 which would be 2.3 acres. Lot 3 would be a 2.3-acre parcel south of lot 2. There are no immediate plans to develop lot 3, but it could be developed consistent with the property's zoning.

Lot 1 is the northernmost lot and would be 4.49 acres. If the subdivision is approved, the property owner intends to seek Special Review approval for an enclosed storage facility on lot 1. A Special Review is not being reviewed or approved with this subdivision application.

REVIEW CRITERIA FOR A PRELIMINARY PLAT :

1. Generally, unless otherwise specified in this code, County review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria. The application may also be subject to additional review criteria specific to the type of application.

2 The proposed use and development shall comply with all applicable standards in this code, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

3 The proposed use and development shall comply with all other county regulations all with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property.

4 The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.

5 The proposed use and development shall comply with the standards of the zoning district in which it is located and any standards applicable to the particular use.

6 The proposed use and development shall comply with the applicable standards in Article 4.0, Development Standards.

7 The proposed use and development shall comply with all other standards imposed on it by all other applicable provisions of this code, including but not limited to standards relating to establishment and operation of uses, layout of the site, and general development characteristics.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Owl Ridge Farms Subdivision, File No. 23-LAND4361, subject to the following conditions:

1. The final plat shall be consistent with the approved preliminary plan and with the information contained in the Owl Ridge Farms Subdivision, File No. 23-LAND4361 except as modified by the conditions of approval or agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the Owl Ridge Farms Subdivision Preliminary Plat

2. The following fees shall be collected at building permit issuance for new single-family dwellings: Poudre School District school fee, Larimer County fees for County and Regional Transportation Capital Expansion, Larimer County Regional Park Fees (in lieu of dedication) and drainage fees. The fee amount that is current at the time of building permit application shall apply.

3. If the water service for the existing fire hydrant does not meet Larimer County's minimum fire flow standards, any new residential structure will be required to include a fire sprinkler system designed and installed in accordance with National Fire Protection Association (NFPA) standards and Poudre Fire Authority requirements. Fire protection for any future nonresidential use will be evaluated as part of the applicable site development review procedure.

4. All habitable structures will require an engineered foundation system. Such engineered foundation system designs shall be based upon a site-specific soils investigation. The lowest habitable floor level (basement) shall not be less than 3 feet from the seasonal high-water table. Mechanical methods proposed to reduce the ground water level, unless it is a response after construction, must be proposed on a development wide basis.

5. Passive radon mitigation measures shall be included in construction of residential structures on this lot. The results of a radon detection test conducted in new dwellings once the structure is enclosed but prior to the issuance of a certificate of occupancy shall be submitted to the Building Department. As an alternative, a builder may present a prepaid receipt from a radon tester which specifies that a test will be done within 30 days. A permanent certificate of occupancy can be issued when the prepaid receipt is submitted.

6. Because the access easement between Lots 1 and 2 will be shared between a commercial and a residential use, the easement will also need to include a cul-de-sac turnaround with each use taking access from the cul-de-sac.

7. The northernmost 20-foot shared access easement shall be for emergency access only.

8. The southernmost 20-foot shared access easement shall be dedicated by a separate document, must be signed by all parties, and must be recorded at the same time as the final plat.

MOTION

Commissioner Shadduck-McNally moved the Board of County Commissioners approve the Consent Agenda for Monday, December 15, 2025, subject to the conditions in the staff report and further moved to authorize the Chair to sign the Findings and Resolution.

Motion carried 3-0

PUBLIC HEARING DISCUSSION ITEMS

1. **WH PROPERTY HOLDINGS LLC SPECIAL REVIEW, FILE NO. 24-ZONE3688:** Michael Whitley, Senior Planner presented this item to the Board. Mr. Whitley stated that this is a request for a Special Review approval for a mining operation in the O-Open zoning district. The proposal includes the use of a portable processing facility for product crushing and screening and the possible use of a portable asphalt batch plant.

Mr. Whitley explained that the subject property is a 90.87-acre parcel located at 12244 N County Road 5J, Wellington which is west of I-25 approximately one-half mile north of the intersection of I-25 and County Road 70/Owl Canyon Road. The property is zoned O – Open.

The property contains a detached single-unit dwelling and is the site of a former shooting range. Surrounding properties contain detached single-unit dwellings and agricultural production.

Mr. Whitley said that the applicant is proposing a mining operation with on-site processing. Mining operations are allowed in the O – Open zoning district with Special Review approval. On-site processing of mined materials is considered accessory to the mining activity and may be reviewed simultaneously with the mining Special Review application.

According to the applicant's project description, mining would occur on approximately 56.4 acres of the 90.87-acre parcel, and the site would be reclaimed in approximately 20 years. The permit area will include a material processing facility, asphalt plant, and asphalt/concrete recycling operations.

Mr. Whitley further stated that the permit area where these operations are to be located will be mined early in the operation so the facilities can be set up within the mine pit, below the adjacent ground surface elevation. The remainder of the mining plan includes mining in one phase, starting near the northern permit boundary and mining south through the permit area. As the pit reaches its maximum depth and mining side slopes are completed, the side slopes will be backfilled and reclaimed. Mining will progress down to the depth of quality aggregate material or 20 to 25 feet below the surface. Although the maximum pit depth is estimated to be between 20 and 25 feet in some locations, the average pit depth, and side slope, is anticipated to be near 15 feet.

During the mining operations, vegetation and wildlife disturbance will be minimized by concurrent reclamation activities that grade and revegetate disturbed areas where mining is complete. After the mining operation is complete, the reclaimed land is proposed to be utilized for agricultural uses.

Mr. Whitely let the Board know that the operating hours are proposed to be Monday through Saturday between 7am and 7pm. For emergency or major arterial and State highway projects, asphalt batching operations may be required outside of these parameters. These operations would only include the asphalt batching activities and would only occur following notification to Larimer County.

New water service is not proposed. The property is in the Northern Colorado Water Association service boundary. The association has a moratorium on the issuance of new water taps. The property is not in a sanitation district and is in the Wellington Fire Protection district. If the proposed Special Review is approved, a Site Plan Review process will be required to finalize development details.

REVIEW CRITERIA

To approve a Special Review application, the Board of County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

1. The proposed use has minimal impacts on existing and future development of the area.

2. Any impacts associated with the environment, wildlife, access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, odor, and other adverse impacts have been adequately addressed and/or mitigated.

3. The recommendations from referral agencies have been considered and adequately addressed.

4. Within a Growth Management Area (GMA) district, the proposed use is consistent with the applicable supplementary regulations to the GMA district, or if not, with the Comprehensive Plan.

5. The applicant has demonstrated that this project can meet applicable additional criteria listed in Article 3.0, Use Regulations.

GENERAL REVIEW CRITERIA

1. Generally

    a. Unless otherwise specified in this code, County review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.

    b. The application may also be subject to additional review criteria specific to the type of application, as set forth in §6.4 through §6.7.

    c. If there is a conflict between the general review criteria in this section and the specific review criteria in §6.4 through §6.7, the specific review criteria in §6.4 through §6.7 control.

2. The proposed use and development shall comply with all applicable standards in this code, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

3. The proposed use and development shall comply with all other County regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property.

4. The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.

5. The proposed development shall comply with the standards of the zoning district in which it is located and any standards applicable to the particular use, as identified in §3.3, Use-Specific Standards.

6. The proposed development shall comply with the appliable standards in Article 4.0, Development Standards.

7. The proposed development shall comply with all other standards imposed on it by all other applicable provisions of this code, including but not limited to standards relating to establishment and operation of uses, layout of the site, and general development characteristics.

Staff find that the proposed Special Review, with the proposed conditions of approval, will comply with all the applicable standards as outlined in this report and in referral agency's comments.

DEVELOPMENT SERVICES RECOMMENDATION:

The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners' approval of the WH Holdings LLC Special Review, File No. 24-ZONE3688, subject to the following conditions:

1. This Special Review approval shall automatically expire without a public hearing if the use does not commence within three years of the date of approval.

2. The site shall be developed consistent with the approved plan and with the information contained in the WH Holdings LLC Mining Special Review, File No. 24-ZONE3688 except as modified by the conditions of approval or agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the WH Holdings LLC Mining Special Review.

3. Landscaped berms shall be constructed along the perimeter of the mined area to screen the mining operation from adjacent public roads and residential properties. The berms shall be constructed to a height, width, and contour adequate to provide effective visual screening of the mining activities, equipment, and stockpiles. Since the mining operation is dynamic, berms, swales and other topographic relief may be created and/or moved from one location to another over the duration of the operation provided that effective visual screening is continuously maintained.

4. On-site processing is accessory to the mining operation. There shall be no processing of offsite materials.

5. No parking, loading, or unloading of any vehicles will be allowed within the County right-of way.

6. Trucks shall not back onto or use the County roadabout for a turnaround.

7. All trucks will be subject to existing State statutes for maximum weight. No overweight permits will be issued, and Larimer County reserves the right to spot check weight on loaded trucks.

8. The applicant is responsible for the prompt complete removal of material spilled onto the County roadway.

9. A 20,000-gallon water storage tank is mandatory for on-site water storage for dust and fire suppression.

10. Initial mining activity and/or initial site development work in support of mining activity on the property shall not occur between December 1st and April 30th.

11. Audible observation and sound monitoring and measuring will be conducted by a third party within 30 days of commencing mining and processing operations to verify that the noise controls are effective in mitigating noise from the mining, processing, recycling and asphalt batching operations, or if additional mitigation is necessary to comply with the County Noise Ordinance for residential uses. A report of the findings shall be provided to Larimer County Planning and Health Departments for evaluation.

12. An annual report is required to be submitted to the Colorado Division of Reclamation, Mining and Safety. The application shall submit a copy of each annual report to the Larimer County Planning Division and the Larimer County Department of Health and Environment.

13. Failure to comply with any conditions of the Special Review approval may result in reconsideration of the use and possible revocation of the approval by the Board of Commissioners.

14. This application is approved without the requirement for a Development Agreement.

15. In the event the applicant fails to comply with any conditions of approval or otherwise fails to use the property consistent with the approved Special Review, the applicant agrees that in addition to all other remedies available to the County, the County may withhold building permits, issue a written notice to applicant to appear and show cause why the Special Review approval should not be revoked, and/or bring a court action for enforcement of the terms of the Special Review. All remedies are cumulative and the County's election to use one shall not preclude use of another. In the event the County must retain legal counsel and/or pursue a court action to enforce the terms of this Special Review approval, the applicant agrees to pay all expenses incurred by the County including, but not limited to, reasonable attorney fees.

16. The County may conduct periodic inspections of the property and reviews of the status of the Special Review as appropriate to monitor and enforce the terms of the Special Review approval.

17. The Findings and Resolution shall be a servitude running with the property. Those owners of the property or any portion of the Property who obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of the Special Review approval.

18. The applicant is responsible for acquiring all required permissions, permits, and other legal authorities.

The Board did have some questions about lighting, air quality issues, dust, noise and the protection of wildlife. Mr. Whitley stated that any on-site lighting will need to comply with the provisions within the section of the code. The lighting at night is solely for security purposes and during the temporary mining operation potential air quality emissions will be identified and mitigated to comply with the air quality development standard. Dust mitigation will include watering disturbed areas where mining is occurring, surface roughening and revegetation of disturbed areas when mining is complete and watering all roads.

Lea Schneider, Health and Environment explained to the Board that an additional 20,000-gallon cistern may also be located on the site to provide operational water needs such as dust suppression and fire or other emergency services.

Mr. Whitley addressed the Board's concerns on the effect on wildlife, stating that Colorado Parks and Wildlife (CPW) has provided comments indicating that the entire project area is mapped as Mule Deer Severe Winter Range. The CPW staff's recommendation is that beyond work within enclosed buildings, no site disturbance should occur on the property between December 1 and April 30 of any given year to prevent added stress on animals in the area. CPW has further noted since the initial application, if they cannot avoid operations within those months previously mentioned, CPW recommends that initial construction activities not occur during that period, so animals avoid the area or become accustomed to the disturbance before winter.

Chair Stephens invited the applicant to address the Board.

Bill Schenderlein, Blue Earth Solutions; John Warren and Kevin Anderson, Connell Resources, Inc. addressed the Board.

Mr. Schenderlein stated that the applicant, Connell Resources Inc., has been in Northern Colorado for the last eighty years. They are a family-owned business and currently have five total active mining permits. Once the project is complete, the land will be reclaimed back to the general agriculture that currently exists. Connell Resources have already been permitted by the Colorado Division of Reclamation, Mining and Safety as well as the Colorado Department of Public Health and Environment. The site is compatible with this type of project being that it is semi-rural with few neighboring residences, and there are already existing disturbances in the area-Glacier Rock Pit, I-25 and Burlington Northern Railroad.

Chair Stephens opened the hearing for Public Comment.

Ed Hammel, who lives close to the proposed development, had some concerns about air pollution, noise, traffic and the effect on wildlife and the environment.

Chair Stephens closed public comment.

The applicant was asked to address Mr. Hammel's comments. Mr. Warren, President of Connell Resources appreciates Mr. Hammel's concerns and stated that he will give Mr. Hammel his direct number and they can discuss any concerns and will address those as they come.

The Board had questions on noise assessment. Ms. Schneider stated that a sound level survey was conducted as part of the baseline noise assessment.

The Board thanked staff and the applicants for their presentation. The Board stated that the review criteria have been met and the conditions of approval address mitigation issues. The Board said that they are in support of this application with the conditions of approval.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the WH Property Holdings LLC Special Review, File No. 24-ZONE3688, subject to the conditions in the Planning Commission staff report.

Motion carried 3-0

With there being no further business, the Board adjourned at 4:15 p.m.

TUESDAY, DECEMBER 16, 2025

ADMINISTRATIVE MATTERS MEETING

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

Chair Stephens opened the meeting with the Pledge of Allegiance.

1. PUBLIC COMMENT: No members of the public addressed the Board.

Chair Stephens closed public comment.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF DECEMBER 8, 2025:

M O T I O N:

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the minutes for the week of December 8, 2025.

Motion carried 3-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF DECEMBER 22, 2025: Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedules.

3. 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.

AGREEMENTS

1. **PROFESSIONAL SERVICES AGREEMENT (ACCESS CONTROL, FIRE ALARM, LIFE SAFETY, AND SECURITY CAMERA SERVICES)**

2 **WORK ORDER FOR PROFESSIONAL SERVICES**

3. **STATE OF COLORADO DEPARTMENT OF TRANSPORTATION INTERGOVERNMENTAL AGREEMENT**

4. **ANIMAL CONTROL AND SHELTERING SERVICES AGREEMENT**

5. DEVELOPMENT AGREEMENT FOR THE RIVER SUBDIVISION, FILING 2, 24-LAND4457

6. DEVELOPMENT AGREEMENT FOR THE NOVAK PLANNED LAND DIVISION AND REZONE, 23-LAND4349

7. COUNTY ATTORNEY EMPLOYMENT AGREEMENT

APPOINTMENTS

1. RECOMMENDED REAPPOINTMENT TO THE STORM MOUNTAIN PUBLIC IMPROVEMENT DISTRICT

2. RECOMMENDED APPOINTMENT TO THE PTARMIGAN PUBLIC IMPROVEMENT DISTRICT

LIQUOR LICENSES

1. LIQUOR LICENSE REPORT OF CHANGES – RIVERSONG INC-RIVERSONG INN RETREAT FKA ROMANTIC RIVERSONG INN – ESTES PARK, COLORADO

2. LIQUOR LICENSE REPORT OF CHANGES – RIVERSONG INC, RIVERSONG INN RETREAT – ESTES PARK, COLORADO

RESOLUTIONS

1. FINDINGS AND RESOLUTION APPROVING THE USS WELCH SOLAR 1041 PERMIT

2. 2026 RESOLUTION AMENDING COMPENSATION FOR LARIMER COUNTY DEPUTIES AND APPOINTED OFFICIALS

3. 2026 RESOLUTION AMENDING COMPENSATION FOR LARIMER COUNTY DISTRICT ATTORNEY APPOINTED STAFF

4. RESOLUTION APPROVING FIFTH CERTIFICATION TO THE LARIMER COUNTY TREASURER OF ZONING VIOLATION PENALTIES AS SPECIAL ASSESSMENT

MISCELLANEOUS

1. IMPLEMENTATION OF A SHORT-TERM RENTAL (STR) LICENSE RENEWAL FEE

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for Tuesday, December 16, 2025.

Motion carried 3-0.

5. **COMMISSIONERS' GUESTS:** Commissioner Shadduck-McNally introduced Sarah Leonard, new Executive Director of Visit Estes Park. Ms. Leonard thanked the Commissioners for the invitation to introduce herself and speak about Visit Estes Park. The data for 2025 is not yet complete but in 2024, tourism spending resulted in direct travel related spending of $510.8 million and 3,419 jobs were generated in Estes Park. The visitor economic impact per day was $1.4 million in travel spending with $79,452 in local tax revenue. These tax dollars reduce the burden on residents by funding essential services.

Ms. Leonard explained that early on in her career, she spent time with ecotourism for wilderness-based businesses while living in Alaska. Ms. Leonard is excited to incorporate sustainability throughout Visit Estes Park from special events to supporting local professional development in the proposed Destination Stewardship Program. This program will emphasize long-term community vitality, with active stakeholder involvement, preserving the Estes Park community and authentic character.

This past spring, Visit Estes Park started a master plan gathering feedback from residents and small businesses surveys. Ms. Leonard spoke about working with Visit Fort Collins and Visit Loveland to support regional development and promotion.

Ms. Leonard spoke of some exciting things happening, such as the new Estes Park Arts District Certification by the office of Economic Development as well as the Sundance Film Festival coming to Boulder, Colorado. These are some of the many reasons the region can attract international travelers in addition to visiting Rocky Mountain National Park.

The Board welcomed Ms. Leonard and thanked her for the emphasis on sustainability and shared values. The Board states that they are happy to have her onboard and look forward to the next phase of Visit Estes Park.

6. DISCUSSION ITEMS:

1. CELEBRATING/RECOGNIZING OUR 2025 RANGER BRENDAN UNITT COMMUNITY SERVICE AWARD RECIPIENT RICARDO PEREZ EMERGENCY MANAGEMENT COORDINATOR: Greg Turnbull and Denise Ruybal, Guiding Principles Champions, are recognizing the 2025 Ranger Brendan Unitt Community Service Award Recipient Ricardo Perez. Mr. Turnbull stated that Ricardo Perez started as a Communications Specialist in 2021, as a limited term employee in the Office of Emergency Management (OEM). In 2023, Ricardo was hired full-time as OEM's Community Inclusion and Engagement Coordinator, working with Larimer communities in a variety of ways. Mr. Perez excels at talking with communities and finding ways in which to help them meet their needs. Mr. Perez bridges the gap between older preparedness programs and connecting in with communities that have typically been underserved. As a bilingual speaker, Mr.

Perez has also been able to reach out to communities that otherwise could not have been contacted. Mr. Perez has also done amazing work in the Larimer County community to help young people succeed. As part of Mr. Perez's work with the Office of Emergency Management, he started to do outreach to mobile home parks and other organizations within the Spanish-speaking community. From these experiences, Mr. Perez began several volunteer projects outside of work to continue to assist underserved communities, including volunteering on the La Familia Board and working to improve the lives of youth in the county.

Ms. Ruybal explained that while attending an event at the Nueva Vida Mobile Home Park, Mr. Perez learned that the land was going to be sold, which could have negatively impacted all that lived there. Mr. Perez began volunteering his own time on the Nueva Vida Mobile Home Park Board. The mobile home park residents were able to get together and make the land mutually owned by all residents, avoiding possible eviction. As he met more residents of the mobile home park, Mr. Perez noticed that the children were playing soccer in a dirt field with no equipment, no goal posts, and no fencing for their safety. With Mr. Perez's background as a former professional soccer player, he began working with multiple partner organizations to see if anything could be done to help the kids with the development of a better, more secure, soccer field. He worked with his connections in the soccer world to get donations. Some of the organizations that Mr. Perez worked with include Sheels, City of Fort Collins, UCHealth, Northern Colorado Arsenal, Colorado Rapids, NOCO Hailstorm, CSU Extension, Poudre Fire Authority, and Larimer Office of Emergency Management. Through this outreach, Mr. Perez was able to get new soccer balls, nets, and fencing to create a secure soccer field for the mobile home park. He reached out to the Colorado Rapids organization and the Northern Colorado Arsenal (soccer club) who provided support to this effort as well. In July 2024, a large event was held at the mobile home park where the new soccer field was unveiled. This was all organized by Mr. Perez.

Now Mr. Perez is working on creating a non-profit organization that will support underserved communities, mainly the children in those communities. The Ricardo Perez Youth Soccer Program will help pay for soccer supplies, equipment, and building soccer fields. The organization will also support the fees for children to join soccer leagues.

The Board congratulated Mr. Perez on receiving this award, saying that Mr. Perez exemplifies Brendan Unitt's spirit and his giving back to his community. The Board mentioned that Mr. Perez is a marvelous example of going above and beyond while setting an example for others. The work that Mr. Perez is doing with his philanthropy is also extraordinary. The Board stated that the Board appreciates the work that Mr. Perez does for the County but more importantly the work that Mr. Perez does beyond his job. The Board said that Mr. Perez exemplifies the values of community service, volunteerism, and being an everyday hero, making him deserving of the Brendan Unitt Community Service Award.

The Board took a short recess.

The Board returned to session.

2. AWARD ANNOUNCEMENT-HUMAN SERVICES DEPARTMENT DIRECTOR, HEATHER O'HAYRE, AWARDED THE 2025 DIRECTOR OF THE YEAR BY THE COLORADO HUMAN SERVICES DIRECTORS ASSOCIATON. Laurie Kadrich, Assistant County Manager, stated that on December 2, Human Services Director, Heather O'Hayre, was honored as the 2025 Director of the Year by the Colorado Human Services Directors Association (CHSDA). Ms. O'Hayre was recognized for her exceptional leadership, dedication to partnership, and unwavering commitment to strengthening services for children, families, and adults across Larimer County and Colorado. CHSDA is a statewide nonprofit representing social and human services directors across all Colorado counties. With more than 20 years in Human and Social Services, Ms. O'Hayre has focused on child welfare, juvenile justice and improving outcomes for vulnerable groups. Ms. O'Hayre emphasizes transformational and servant leadership.

Lorenda Volker, County Manager said that Ms. O'Hayre has a remarkable ability to bridge the gap between state and local policy, ensuring that statewide decisions are translated thoughtfully and effectively into local practice. Ms. O'Hayre's insight and guidance have been invaluable in helping the County maximize limited resources while meeting the growing needs of the individuals and families the County serves.

The Board stated Ms. O'Hayre is an extraordinary leader whose strategic vision has delivered transformative results for Human Services in Larimer County. Ms. O'Hayre's steadfast advocacy at both the state and local levels ensures that the needs of the County's most vulnerable residents remain at the forefront of policy and pragmatic decisions.

Ms. Kadrich went on to explain that this nomination highlights an individual recognized for exemplary leadership within the Human Services System.

Ms. O'Hayre thanked the Board and said that she could not do this work without the support and trust from the Board. Ms. O'Hayre stated that she ended up in this type of work because she was on a very different path as a teenager and had a social worker who changed her life. Ms. O'Hayre stated that she is trying to make our community a better place for all families.

The Board thanked Ms. O'Hayre for her extraordinary work and her compassion. The Board let Ms. O'Hayre know that her work is impactful and that she continues to make sure that the County can deliver these important resources. The Board said that Ms. O'Hayre is the voice of reason and calm and it is no surprise that she was nominated for this award.

Lorenda Volker, County Manager, let Ms. O'Hayre know that her people first approach, whether in the community or with a client or staff member is what is impressive. This award and recognition are well deserved .

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: None Requested

With there being no further business, the Board adjourned at 10:30 a.m.

WEDNESDAY, DECEMBER 15, 2025

LIQUOR LICENSE HEARING
FARM FUSION LLC

The Board of County Commissioners met at 11:00 a.m. with David Ayraud, Deputy County Attorney. Chair Stephens presided. Commissioner Shadduck-McNally and Commissioner Kefalas were present. Also present were Elizabeth Carter, Recording Manager, Lindsey Trachy, Recording Department, and Deirdre O'Neill, Deputy Clerk.

Chair Stephens opened the hearing and Dawn Broeder, applicant, was sworn in. Ms. Broeder stated the address of her business and that she is applying for an Entertainment License.

Mr. Ayraud reviewed the following exhibits with the Board: Exhibit A – publishing of the notice in the newspaper; Exhibit B – diagram of the premises; Exhibit C – photos of Notice of Public Hearing posting on the premises; Exhibit D – petition of the surrounding neighborhood; Exhibit E-Certification of Completion-Responsible Alcohol Service Workshop; and Exhibit F-Business Statement.

Mr. Ayraud asked a series of questions of Ms. Broeder regarding exhibits and then questioned whether or not Ms. Broeder felt the needs and desires of the surrounding neighborhood support an Entertainment Facility License. Ms. Broeder replied in the affirmative, based upon the results of her petitioning process. When questioned whether or not Ms. Broeder was familiar with the liquor laws of Colorado and if she had any alcohol server training, Ms. Broeder replied yes.

Mr. Ayraud noted for the record that there was nobody present to speak for or against this license.

Under discussion, the Board asked questions of the applicant. The Board asked Ms. Broeder about her business and where the business is located. Ms. Broeder stated that Farm Fusion is a farm-to-table teaching kitchen and event space focused on hands-on culinary education and community connection. The alcohol service, when offered, will be limited and carefully controlled. The addition of alcohol service is solely designed to complement the culinary experience.

The Commissioners all stated in support of the application and wished Ms. Broeder success in her business.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Entertainment License for Farm Fusion LLC dba Farm Fusion located at 2627 Cattleman's Road in Fort Collins, Colorado.

Motion carried 3-0

The Board adjourned at 11:25 am

KRISTEN STEPHENS, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:

Deirdre O'Neill, Deputy Clerk

LARIMER COUNTY CLERK
SEAL
COLORADO