LARIMER COUNTY
COMMITTED TO EXCELLENCE

MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, SEPTEMBER 16, 2024

LAND USE HEARING

There was no Land Use Hearing this week.

LIQUOR LICENSE HEARING
FT. COLLINS LODGING, LLC dba CLARION HOTEL

The Board of County Commissioners met at 3:00 p.m. with David Ayraud, Deputy County Attorney. Chair Kefalas presided. Commissioner Shadduck-McNally and Commissioner Stephens were present. Also present were Lindsey Jones and Deirdre O'Neill, Recording Department, Clerk & Recorder's Office, and Elizabeth Carter, Deputy Clerk.

Chair Kefalas opened the hearing. The hearing was to consider a Hotel & Restaurant Liquor License application for Ft. Collins Lodging, LLC dba Clarion Hotel.

Mr. Ayraud noted for the record that Bruce Rahmani, the sole member for Ft. Collins Lodging LLC, the applicant, was present. Also present to speak in favor of the license were Jordan Anderson, the regional manager of Mr. Rahmani's properties, and Stephanie Johnson, the hotel manager. No one was present to speak against the application.

Mr. Rahmani, Mr. Anderson, and Ms. Johnson were sworn in.

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; and Exhibit D – a petition of the surrounding neighborhood.

Mr. Ayraud asked a series of questions of the applicant regarding the exhibits and then questioned whether or not the applicant felt that the needs and desires of the surrounding neighborhood support a liquor license. The applicant responded in the affirmative, based on the results of the petitioning process. The applicant confirmed that 84 of the signatures were in favor of liquor license and two were opposed.

Mr. Ayraud asked a series of questions regarding hours of service, training, and staffing. The applicant informed the Board that the restaurant and bar would typically operate between the hours of 4:00 p.m.

and 10:00 p.m. for alcohol service. Occasionally, the bar may remain open until midnight. When questioned whether or not the applicant was familiar with the liquor laws of the State of Colorado, Mr. Rahmani confirmed that he was very familiar with the liquor laws. Mr. Rahmani relayed that he plans to have 10 to 12 staff members serving alcohol and that the staff will receive TIPs training.

Mr. Ayraud questioned the applicant about a violation that took place in February 2020 at another hotel he owns. Mr. Rahmani explained that alcohol was served to a minor and that the employee was terminated. He adhered to the suspension of sales and has not had another violation since that incident. Mr. Rahmani also reported that the policy across the board at all his hotels now is to card all individuals seeking to purchase alcohol.

Mr. Ayraud asked the applicant to clarify who will be serving as the manager for purposes of the Hotel & Restaurant Liquor License. Mr. Rahmani reported that the manager listed on the application left the hotel's employment that morning without prior notice. In the interim, Mr. Rahmani will serve as the manager. Ms. Johnson will complete her background check and then the applicant will apply for a Change of Manager.

Mr. Ayraud noted that the applicant previously had a liquor license at this location but that the license lapsed.

Mr. Ayraud asked if there was anyone else who wished to speak in favor of the application. Mr. Anderson stated that he has worked for Mr. Rahmani for over a year. He stated that Mr. Rahmani is involved in the operations of all his properties. Ms. Johnson added that Mr. Rahmani has consistently granted her requests for additional training.

The Board asked Mr. Ayraud to review the process for a Change of Manager and the average timeline for such a change. The Board questioned the applicant about why the previous liquor license had not been renewed. The Board asked the applicant to confirm that he will act as the manager until Ms. Johnson's background check is completed and that he will be onsite to oversee the operations. Additionally, the Board asked Mr. Rahmani how he planned to focus his attention on this hotel while continuing to oversee multiple other properties. Lastly, the Board asked the applicant to comment on some of the complex issues of the neighborhood, especially as relating to the homeless community and mental illness, and how he plans to address these issues with his staff.

The Board thanked Mr. Rahmani, the applicant, Mr. Anderson, and Ms. Johnson for their attendance and for answering the Board's questions.

MOTION

Commissioner Shadduck-McNalley moved that the Board of County Commissioners approve a Hotel & Restaurant Liquor License for Ft. Collins Lodging, LLC dba as the Clarion Hotel located at 3836 East Mulberry, Fort Collins, Co 80524.

Motion carried 3-0.

With no further business, the Board adjourned at 3:45 p.m.

TUESDAY, SEPTEMBER 17, 2024

ADMINISTRATIVE MATTERS MEETING

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

Chair Kefalas opened the meeting with the Pledge of Allegiance.

1. **PUBLIC COMMENT:** There was no public comment in person or online.

Chair Kefalas closed public comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF SEPTEMBER 9, 2024:**

M O T I O N:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of September 10, 2024.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF SEPTEMBER 23, 2024:** Ms. Martin reviewed the upcoming schedule with the Board. The Board had several updates on their upcoming schedule.

4. **CONSENT AGENDA:**

ABATEMENTS

1. **PETITION FOR ABATEMENT OR REFUND OF TAXES: Exceeds the allotted refund amount of $10,000 – R0106259– Spring Creek Health Care Center– Tax Year 2023**

2. **AMENDING ORDER FOR DENIAL PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT # R0341029 – R0341029– Ninth and Denver LLC– Tax Year 2023**

AGREEMENTS

1. **DRAINAGE AGREEMENT BETWEEN LARIMER COUNTY AND ALLIED WASTE SYSTEMS INC.**

2. **AGREEMENT BETWEEN THE CITY OF FORT COLLINS AND LARIMER COUNTY TO DOCUMENT MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) CONSTRUCTION OVERSIGHT RESPONSIBILITIES FOR FORT COLLINS LOVELAND WATER DISTRICT'S ZONE 5 WATERLINE PROJECT.**

3. MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) MEMORANDUM AGREEMENT BETWEEN THE CITY OF LOVELAND AND LARIMER COUNTY FOR THE HWY 287 & 57TH STREET SIDEWALK PLACEMENT PROJECT (PN-8096)

4. PROFESSIONAL SERVICES AGREEMENT (P24-07, SNOW REMOVAL SERVICES)

DEEDS

1. DEED OF DEDICATION FROM ALLIED WASTE SYSTEMS

2. DEED OF DEDICATION FOR RIGHT OF WAY PURPOSES FROM STANLEY HEIGHTS PROPERTY OWNERS ASSOCIATION, INC. TO LARIMER COUNTY

LIQUOR LICENSES

1. LIQUOR LICENSE RENEWAL - ELLIS RANCH EVENT CENTER & WEDDING PARK – TAVERN - LOVELAND, CO

2. LIQUOR LICENSE RENEWAL – ETALEM INC dba BRANDING IRON LIQUOR – RETAIL LIQUOR STORE – LAPORTE, CO

3. LIQUOR LICENSE RENEWAL – CHEROKEE PARK DUDE RANCH, LLC dba CHEROKEE PARK DUDE RANCH – HOTEL & RESTAURANT – LIVERMORE, CO

4. SPECIAL EVENT LIQUOR LICENSE 6% - LEDERHOSEN TEAM RELAY – KERRIE MARR, CARING HEARTS OF RES FEATHER LAKES FOUNDATION.

MISCELLANEOUS

1. CENTERRA FLEX TWO LLC STIPULATION AS TO TAX YEAR 2023 VALUE

2. CENTERRA FLEX TWO LLC STIPULATION AS TO TAX YEAR 2023 VALUE

3. CENTERRA FLEX ONE LLC STIPULATION AS TO TAX YEAR 2023 VALUE

4. CENTERRA FLEX ONE LLC STIPULATION AS TO TAX YEAR 2023 VALUE

5. ABSTRACT OF ASSESSMENT (C.R.S. 39-5-1230

RESOLUTIONS

1. RESOLUTION ADOPTING AMENDMENTS TO THE LARIMER COUNTY LAND USE CODE (AUGUST 12, 2024)

M O T I O N

Commissioner Shadduck-McNalley moved that the Board of County Commissioners approve the Consent Agenda for September 17, 2024.

Motion carried 3-0.

5. COMMISSIONERS' GUESTS: Chair Kefalas noted that Connor McGrath, the Ranch Director was unable to attend today's meeting as his efforts were being directed at the evacuation of large animals due to the Pearl Fire. The Board reported that if community members have questions about evacuations, they can call the Joint Information Center at 970-980-2500.

6. DISCUSSION ITEMS:

1. PROCLAMATION DECLARING SEPTEMBER 17-23, 2024, AS CONSTITUTION WEEK: Laurie Kadrich, Assistant County Manager.

Rae Todd a member of the Overland Chapter of the Daughters of the American Revolution. Ms. Todd stated that Constitution Week focuses on historic preservation, education, and patriotism. The Proclamation before the Board declares the week of September 17-23, 2024, as Constitution Week in Larimer County and asks community members to affirm the ideals of the Constitution of the United States of America by protecting the freedoms guaranteed through this foundational document.

The Board thanked Ms. Todd for attending the hearing and bringing the Proclamation forward.

Commissioner Stephens read the Proclamation.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Proclamation declaring September 17-23, 2024, as Constitution Week.

Motion carried 3-0.

The Board took a brief recess. The Board reconvened.

2. ACCEPTANCE OF THE COLORADO GREEN BUSINESS NETWORK SILVER LEVEL AWARD FOR TWO COUNTY BUILDINGS AND SILVER LEVEL AWARD FOR BECOMING A SOLSMART COMMUNITY: Heidi Pruess, Office of Sustainability and Climate.

Ms. Pruess reported to the Board that Larimer County has received two awards related to the Climate Smart Future Ready's Built Environment focus area. The first is a Silver Level Member Award from the Colorado Green Business Network for the Justice Center and the Administrative Building at 200 W Oak. The second is designation as a Silver Level SolSmart community by reducing local barriers to solar energy growth and demonstrating the County's commitment to its own renewable energy production. Ms. Pruess noted that Climate Smart Future Ready's Built Environment focus area is working to reduce greenhouse gas emissions. In Larimer County, building energy use comprises 65 percent of countywide greenhouse gas emissions.

Ms. Pruess invited Ken Cooper, Director of Facilities as well as Matt Townsend and Kaley Clift also from the Facilities Department to address the Board regarding the Green Business Network Silver Level Award. Mr. Townsend reported to the Board that the Colorado Green Business Network is a voluntary group that supports and rewards organizations that move toward true operational sustainability. Mr. Townsend stated that the program focuses on both facility operations and countywide sustainability. Two key projects that helped the County attain silver status were the addition of the rose garden at 200 West Oak Street and a boiler efficiency project at the Justice Center. The rose garden project resulted in a 37 percent water use reduction and boiler replacement brought the efficiency up from 80 percent to 95 percent.

Ms. Clift informed the Board that she is responsible for benchmarking within the state. This is where the Facilities Department submits utility reporting and data to the state. From this data, standards are developed for the County's greenhouse gasses and the rules and regulations surrounding the uses.

The Board thanked the Facilities Team for their hard work and efforts to make improvements to County buildings which lessen the impact on the environment. The Board highlighted the efforts to retrofit equipment to reduce greenhouse gas emissions. The Board also extended its gratitude to the Grounds Team for the work on the rose garden and the use of electric landscaping equipment by the County's contractor.

Eric Fried, Larimer County Building Official addressed the Board regarding the designation as a Silver Level SolSmart community by reducing local barriers to solar energy growth. Mr. Fried explained that SolSmart is a national organization that offers training and outlines best practices for making it easier to permit solar energy options. To achieve one of the recognized statuses, SolSmart will consider if the organization has a standalone solar permitting application, if residents can apply for the permit online, and if staff have participated in training classes.

Mr. Fried reported to the Board that one of the keys to attaining the Silver Level status is the County's new solar webpage located at https://www.larimer.gov/building/solar-energy. The webpage has information regarding solar credits, the application and permitting information, and information on solar contractors. Mr. Fried also highlighted the efforts of his team, in particular Jennifer Fling, the Business Operation Supervisor, along with collaboration from Community Development, the Facilities Department, and the Board to move these projects forward.

The Board thanked Mr. Fried and his team as well as the various partners whose efforts secured the Silver designation. The Board asked Mr. Fried to discuss the impact that this designation will have on community members. The Board also asked Mr. Fried about grant funding for automating solar permit processing. Manager Volker noted that this is another example of the County and staff work toward improving.

The Board took a brief recess. The Board reconvened

7. COUNTY MANAGER UPDATE: County Manager Volker briefly detailed the events of the previous week and provided an update about current closures within the County due to the Alexander Mountain Fire.

8. **COMMISSIONER ACTIVITY REPORTS:** The Board briefly 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.

John Kefalas

JOHN KEFALAS, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK AND RECORDER

ATTEST:

Elizabeth Carter, Deputy Clerk

LARIMER COUNTY CLERK
SEAL
COLORADO