



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JANUARY 5, 2026

LAND USE HEARING

There was no Land Use Hearing for the week of January 5, 2026.

TUESDAY, JANUARY 6, 2026

ADMINISTRATIVE MATTERS MEETING

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

Chair Stephens opened the meeting with the Pledge of Allegiance.

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

Chair Stephens closed public comment.

2. **BOARD REORGANIZATION FOR 2026:**

APPOINTMENT OF CHAIR:

MOTION

Commissioner Stephens moved to appoint Commissioner Shadduck-McNally as the Chair for 2026 and authorize her to buy and sell real estate upon approval of the Board.

Motion carried 3-0.

Chair Shadduck-McNally presided for the remainder of the meeting.

APPOINTMENT OF CHAIR PRO-TEM:

MOTION

Commissioner Stephens moved to appoint Commissioner Kefalas as the Chair Pro-Tem for 2026 and authorize him to buy and sell real estate in the absence of the Chair upon approval of the Board.

Motion carried 3-0.

RESPONSIBILITY FOR RECEIVING PROBLEM SOLVING REQUEST: Larimer County Resources Policy and Procedure 331.8 affords employees the right to engage in a Problem Solving Process to address dissatisfaction with certain work-related matters over which the employee's Appointing Authority has control, such as corrective actions and work assignments. The County Manager and County Attorney report directly to the Board of County Commissioners. In order for the employees who directly report to the County Manager and County Attorney to have an opportunity to effectively utilize the Problem Solving Process, the Board Chair is appointed as the person responsible for receiving and reviewing any formal Problem Solving Requests filed by these direct reports.

MOTION

Commissioner Kefalas moved to appoint the Board Chair, Commissioner Shadduck-McNally, as the person responsible for receiving and reviewing any formal problem solving request filed by the direct reports to the County Manager or County Attorney.

Motion carried 3-0.

3. APPROVAL OF THE MINUTES FOR THE WEEK OF DECEMBER 22, 2025:

MOTION:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of December 22, 2025.

Motion carried 3-0.

4. REVIEW OF THE SCHEDULE FOR THE WEEK OF JANUARY 12, 2026: Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

5. CONSENT AGENDA:

ABATEMENTS

- 1. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1657814 – James E Thomas – Tax Year 2023**
- 2. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1657814 – James E Thomas – Tax Year 2024**

3. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1652332 – Plan B Properties LLC – Tax Year 2023
4. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1495607 – William Becker and Johanna Becker – Tax Year 2024
5. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0092665 – Katherine Jackson – Tax Year 2023

AGREEMENTS

1. LARIMER COUNTY/COLORADO STATE UNIVERSITY MOU
2. AGREEMENT FOR: 1) EXCHANGE OF REAL ESTATE INCLUDING LAND AND ANY AND ALL IMPROVEMENTS, AND 2) RIGHTS OF FIRST REFUSAL TO PURCHASE BACK PROPERTY
3. ADDENDUM TO DEVELOPMENT AGREEMENT FOR THE SUNRISE RANCH SPECIAL REVIEW, FILE NO. 05-Z1578 AND SUNRISE RANCH SPECIAL EXCEPTION, FILE NO. 05-Z1577 FOR THE EMISSARIES OF DIVINE LIGHT AMENDED SPECIAL REVIEW, FILE NO. 23-ZONE3564
4. INTERGOVERNMENTAL AGREEMENT TERMINATION – MAINTENANCE AND SECURITY OF VIESTENZ SMITH PARK, ROUND MOUNTAIN TRAILHEAD, AND PRAIRIE RIDGE NATURAL AREA
5. INTERGOVERNMENTAL AGREEMENT – MAINTENANCE AND SECURITY OF DESIGNATED LOVELAND OPEN LAND AREAS
6. STATE OF COLORADO MODIFICATION CONTRACT AMENDMENT #1 BETWEEN THE DEPARTMENT OF HEALTH CARE POLICY AND FINANCING AND THE LARIMER COUNTY OFFICE ON AGING, LARIMER COUNTY HUMAN SERVICES

LIQUOR LICENSES

1. NEW LIQUOR LICENSE – FARM FUSION LLC DBA FARM FUSION – ENTERTAINMENT FACILITY LICENSE – FORT COLLINS, COLORADO
2. LIQUOR LICENSE RENEWAL – BROWNS TRADING POST INC DBA TRADING POST RESORT – FERMENTED MALT BEVERAGE & WINE ON/OFF – BELLVUE, COLORADO

3. **LIQUOR LICENSE RENEWAL – BIG S ENTERPRISES INC DBA GATEWAY LIQUOR – RETAIL LIQUOR STORE – LOVELAND, COLORADO**

MISCELLANEOUS

1. **STATEMENT OF AUTHORITY**
2. **VPD392/PRATO LLC STIPULATION AS TO TAX YEAR 2025 VALUE**
3. **NORTH RAILROAD LLC STIPULATION AS TO TAX YEAR 2025 VALUE**
4. **MF9 LLC STIPULATION AS TO TAX YEAR 2025 VALUE**
5. **HN HOSPITALITY CORPORATION STIPULATION AS TO TAX YEAR 2025 VALUE**

POLICIES

1. **BOARD OF COUNTY COMMISSIONERS DIVISION OF RESPONSIBILITIES**

RESOLUTIONS

1. **RESOLUTION DESIGNATING THE PUBLIC PLACE IN WHICH NOTICE IS POSTED OF MEETINGS OF THE BOARD OF COUNTY COMMISSIONERS**
2. **FINDINGS AND RESOLUTION APPROVING THE BOXELDER TOWNHOMES PLANNED LAND DIVISION PD REZONING**
3. **FINDINGS AND RESOLUTION APPROVING THE VAHALLA RESORT LLC CONDOMINIUM MAP**

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for January 6, 2026.

Motion carried 3-0.

6. **COMMISSIONERS' GUESTS:** The Board did not have any guests.
7. **DISCUSSION ITEMS:** None requested.
8. **COUNTY MANAGER UPDATE:** County Manager Volker thanked Commissioner Stephens for her work as Chair of the Board in 2025 and welcomed Commissioner Shadduck-McNally as the Chair for 2026.

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

10. **LEGAL MATTERS:** None requested.

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


JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:


Lindsey Trachy, Deputy Clerk



