



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, SEPTEMBER 1, 2025

LAND USE HEARING

There was no Land Use Hearing for the week of September 1, 2025.

TUESDAY, SEPTEMBER 2, 2025

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 Dianne Cheney, 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. **APPROVAL OF THE MINUTES FOR THE WEEK OF AUGUST 25, 2025:**

M O T I O N:

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of August 25, 2025.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF SEPTEMBER 8, 2025:** Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. **CONSENT AGENDA:**

ABATEMENTS

1. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1660532 – Mulberry and Lemay Ft. Collins, CO LLC – Tax Year 2023
2. PETITION FOR ABATEMENT OR REFUND OF TAXES: P8222967 – Phoenix Weaponry – Tax Year 2023
3. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1682729 – DATLAC LLC – Tax Year 2024

AGREEMENTS

1. PROFESSIONAL SERVICES AGREEMENT (P25-06, FLEET FUEL SITE SERVICES)
2. HEWLETT PACKARD ENTERPRISE COMPANY PROPERTY TAX ABATEMENT AGREEMENT
3. MEMORANDUM OF UNDERSTANDING-COMPETENCY-INVOLVED CLIENT SERVICES FOR THE OFFICE OF CIVIL AND FORENSIC MENTAL HEALTH, COLORADO DEPT OF HUMAN SERVICES
4. INTERGOVERNMENTAL AGREEMENT FOR WILDFIRE RECOVERY AND RISK REDUCTION
5. REVOCABLE RIGHT OF WAY ENCROACHMENT AGREEMENT
6. BID NO. B25-14 PN6018 CONTRACT AWARD
7. US FOREST SERVICE AGREEMENT MODIFICATION NO. 2 FOR WEED CONTROL IN THE ALEXANDER MOUNTAIN BURN SCAR
8. PROFESSIONAL SERVICES AGREEMENT (P25-09, ARCHITECTURE AND ENGINEERING FIRM AT THE RANCH)

LIQUOR LICENSES

1. LIQUOR LICENSE SPECIAL EVENT LIQUOR PERMIT 6% – ER OWNERS RALLY MURIEL L MACGREGOR CHARITABLE TRUST – ESTES PARK, COLORADO
2. LIQUOR LICENSE RENEWAL – COLEMAN KESSLER GROUP LLC DBA RIDE A KART AND CASCADE MINI GOLF – BEER & WINE - ESTES PARK, COLORADO

3. **LIQUOR LICENSE SPECIAL EVENT LIQUOR PERMIT 6% – FRIENDS OF LAUGHING BUCK FARM FALL FARM FESTIVAL – FORT COLLINS, COLORADO**
4. **LIQUOR LICENSE REPORT OF CHANGES – WILDING BRANDS LLC FKA FUNKWERKS LLC – BREW PUB – FORT COLLINS, COLORADO**

MOTION

Commissioner Shadduck-McNally moved that Board of County Commissioners approve the Consent Agenda for September 2, 2025.

Motion carried 3-0.

5. **COMMISSIONERS' GUESTS:** The Commissioners did not have any guests.

6. **DISCUSSION ITEMS:**

1. **PROCLAMATION DECLARING SEPTEMBER 2025 AS WORKFORCE DEVELOPMENT MONTH:** Mark Johnston, Economic Workforce Development Director, stated that this proclamation is to raise awareness of the work that the team within the Economic and Workforce Development Department does in collaboration with the community and partners across the region. Mr. Johnston shared that workforce development is about more than just jobs. It is about creating opportunities, strengthening families, and building thriving communities. The Department's mission is to serve and connect residents with modern job force skills, training, work-based learning and career opportunities that match the needs of businesses in the community. This mission is facilitated through partnerships with education, industry, economic development, nonprofits, community-based organizations, and other public entities.

In the 2024 calendar year, nearly 10,000 residents were supported with 4,000 residents asking for more in-depth staff directed services. From those residents seeking more in-depth support, over 9,000 unique career counseling appointments occurred leading to over 1,800 wraparound supportive services, removing economic barriers for individuals pursuing employment education training. Over 330 individuals were connected to registered apprenticeships or paid internships in 2024. For every dollar invested, \$7.48 was returned. Workforce development serves all members of the community from youth preparing for their first job opportunities to adults looking to upskill from working at the poverty line, laid off workers, and those with gaps in their employment history. Mr. Johnston extended his gratitude to the Commissioners, County leadership, the Workforce Development Board, and the Economic Workforce Development staff. Looking ahead, the Department will be spotlighting achievements on the website, conducting a job open house on September 24, and will be hosting the Northern Colorado Workforce Symposium at The Ranch in Loveland on September 30, 2025.

Mr. Johnston introduced Workforce Development Board members Julie Cila, Human Resources Director at Lincoln Electric; Mark Christenson, Vice President of Operations at Brinkman Construction; and Janel Highfill, Associate Vice President of Workforce Development at Front Range Community College. Ms. Chilla shared her gratitude on being a member of the Board. Ms. Chilla stated that her experience on the Board has opened her eyes to the services within the community and

the effects that the programs offered by the Department have on employers within the County. Mr. Christensen shared issues, in particular, within the construction industry resulting in a constrained labor force. There is an opportunity to connect between the public and private sector and during his tenure on the Board, Mr. Christensen has been impressed by the Economic Development team and proud of the work the Board and Department does to assist in training opportunities. Ms. Chilla spoke about the relationship between community colleges and the County. This partnership is essential both at the individual and business level.

The Board asked if there was an agenda for the workforce symposium, can they speak more about work-based learning, and the Northern Colorado Regional Economic Development Initiative (NoCo REDI). The Board also inquired into more detail about the wraparound services offered and assistance given to small businesses through the Climate Smart Future Ready program.

Mr. Johnston shared that agenda for the symposium is being finalized and will be posted on the Department's website. Work based learning is a continuation of activities that connect people to the employer. This can be achieved through job shadowing and informational interviews with matched businesses. NoCo REDI is a collation of 35 plus economic development offices in Northern Colorado encompassing cities, other municipalities, local chambers and government entities working toward building a community from an economic development standpoint. Mr. Johnston responded that Climate Smart Future Ready is a partnership program with the City of Fort Collins Economic Heath Office contracting with external providers to work with small businesses, especially underrepresented establishments, to consult and find environmental cost savings for their operations. Wraparound supportive services aid in providing potential employees with items or services that they may need to succeed in the positions they are applying for. Support may be offered for a range of needs, from providing work attire to addressing challenges like childcare and other financial hurdles to employment.

Commissioner Kefalas read the proclamation.

The Board commented on the support that is being given to small businesses for environmental sustainability. The Board thanked everyone for their presence and comments. A thriving economy is built with a well-educated and strong workforce. The community prospers when inclusivity is present in the workforce. The Board appreciates the different sectors of the community, both public and private, coming together to aid in uplifting residents to find work within the County. The numbers that staff have aided in assisting in 2024 are staggering. Meaningful work is important, along with having a job that pays an affordable wage to live in the County. The work that is being done is a pathway out of poverty for many in the community and the additional wraparound services offered are crucial for those who are struggling with the process of employment.

MOTION

Commissioner Kefalas moved that Board of County Commissioners approve the Proclamation declaring September 2025 as Economic and Workforce Development Month.

Motion carried 3-0.

2. LARIMER COUNTY PROCLAMATION DECLARING SEPTEMBER 2025 AS EMERGENCY PREPAREDNESS MONTH: Lori Hodges, Director of Emergency Management

presented this proclamation. Ms. Hodges shared that this is a national campaign that the County participates in each year. As the memory of disaster fades, the risk of complacency rises. Emergency Preparedness Month is a reminder for the community to be prepared. Ms. Hodges introduced Ricardo Perez, Emergency Preparedness Coordinator. Mr. Perez reminded residents that there are emergency preparedness classes and workshops that are held throughout the year. These opportunities remind participants to sign up for emergency alerts, facilitate how to build a go bag, and prepare a communication plan for the household. To strengthen community resilience, the Department conducts outreach at numerous events throughout the year. Northern Colorado Hero Fest on September 13th at the Front Range Village will be held in partnership with the Canvas Credit Union Foundation to celebrate first responders and share information on emergency preparedness. Over 50 non-profit sponsors will be at the event. The Department of Emergency Services also has a resilience survey open on their website for residents to provide input on how they can connect with the community. Better connected communities are better able to respond to and recover from disasters and emergencies, and the results from the survey will aid staff in finding gaps that they may have in outreach to the public. The Department encourages the public to sign up for emergency alerts by visiting www.nocoalert.org.

The Board asked about the resiliency survey and how the public can find the survey. Mr. Perez shared that the survey can be found on the website at larimer.gov/emergency under the resiliency and recovery section.

Commissioner Shadduck-McNally read the proclamation.

The Board commented that developing a good emergency plan is an investment. Failure is not an option when it comes to the safety of residents and visitors to the County. Building relationships with other areas of the County like the Sheriff's Office is essential and the Board thanked Ms. Hodges and the team for all of the work that they are doing to engage in these partnerships. Encouraging neighborliness is important along with teaching people how to help themselves. Disaster can happen at any moment as conditions in Colorado change quickly and preparedness aids in preventing injury and loss. The Board encouraged the community to come to the events that the department is participating in and learn more from the Office of Emergency Management by visiting their booth.

MOTION

Commissioner Shadduck-McNally moved that Board of County Commissioners approve the Proclamation declaring September 2025 as Emergency Preparedness Month.

Motion carried 3-0.

3. A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LARIMER COUNTY, COLORADO AUTHORIZING AND APPROVING A LEASE PURCHASE AGREEMENT FOR THE RANCH EXPANSION PROJECT TO BE UNDERTAKEN BY THE COUNTY AND, IN CONNECTION THEREWITH, A SITE LEASE, INDENTURE OF TRUST, AND OFFICIAL STATEMENT, AND RELATED DOCUMENTS AND TRANSACTIONS: Lorrie Lopez, Finance Director, shared that Larimer County intends to finance the Ranch Expansion Project with Certificates of Participation in an aggregate principle amount not to exceed \$110,000,000. The certificates will be comprised of Tax-Exempt Series 2025A at 75% and Taxable Series 2025B at 25%. This resolution authorizes and

approves the financing agreement. The financing details were presented by staff and consultants at the August 25, 2025, Work Session. The financing arrangement is expected to be finalized with proceeds distributed by the end of next quarter. Ms. Lopez introduced Andrew Ma with Piper Sandler & CO, whose company is the underwriters for the transaction, and Stacey Mast with Stifel Financial, who is a municipal advisor for the project. Mr. Ma and Ms. Mast were available for any questions the Board may have.

The Board appreciated the update on the taxable vs tax exempt percentage on the certificates. The Board reminded the general public that these are certificates that are being issued to help with the Phase II projects at The Ranch. Some of the projects will be paid through this financing resolution and some will be pay as you go projects. The Board asked when they would know more about the interest rates. Ms. Lopez shared that information on interest rates would be available closer to closing in October. The Board also asked for clarification on the debt services structure. Ms. Lopez shared that all of the bonds/certificates will be paid off by 2039. Ms. Mast clarified that the taxable certificates will be amortized first since they are at a higher interest rate and then the tax-exempt certificates will be after. Overall, they are structured to be paid off by 2039.

The Board reminded the public that the County is collecting enough in sales tax for the debt service. Phase II of the project will include projects such as the Great Lawn which will allow for larger outdoor events. The proposed project redevelops The Ranch into a vibrant public and entertainment destination, enriching the community. The goal is to be self-sufficient by 2039 when the sales tax ends.

Manager Volker shared that this has been a thoughtful and methodical process, making sure that the County is not taking on more than the tax can cover. The Master Plan is available for viewing on The Ranch website.

The Board concluded by sharing that it is exciting to see that this project will help the County to expand opportunities for entertainment in Northern Colorado. From the public service side, this project will continue to provide facilities for local organizations like 4H, clubs and equine groups within the community.

M O T I O N

Commissioner Kefalas moved that Board of County Commissioners approve the Resolution of the Board of County Commissioners of Larimer County, Colorado, authorizing and approving a lease purchase agreement for The Ranch expansion project to be undertaken by the County and in connection therewith, a site lease, indenture of trust, an official statement, and related documents and transactions.

Motion carried 3-0.

4. RESOLUTION EXTENDING FIRE RESTRICTIONS IN LARIMER COUNTY:

Sheriff Feyen addressed the Board sharing that the current fire restrictions are due to expire on Tuesday, September 2, 2025, at 11:59 p.m. Sheriff Feyen explained that even with recent wetter weather, he is recommending that the current restrictions remain in place for the next 28 days, ending on Tuesday, September 30, 2025, at 11:50 p.m. September is a transition month in Larimer County, and the weather can be unpredictable. While the County can experience cool, wet weather, it can also be one of the drier months with unseasonably warm temperatures. The moisture received in August

will significantly reduce the fire potential for the next two weeks, however it is possible that the last half of September will present with drier conditions. Sheriff Feyen explained that entering and exiting fire restrictions can be confusing for the public, and that is why the recommendation for remaining at the current level of restrictions is being presented. Sheriff Feyen reminds the public that they can still have a fire in contained permanently mounted masonry or metal fire rings at existing Forest Service or County campsites along with operating grills and campfires with an on-off switch. Building a fire outside of an existing fire pit is not allowed.

The Board asked if Sheriff Feyen had any other concerns for the upcoming months. Sheriff Feyen commented on the shortage of fire fighters, especially when teams are sent to other counties to aid in firefighting. The Board asked for iteration of the levels where the restrictions would take place. Sheriff Feyen mentioned that these restrictions pertain to 6,000 feet and above.

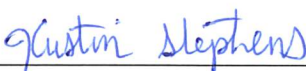
M O T I O N

Commissioner Shadduck-McNally moved to approve the Resolution Extending Fire Restrictions in Larimer County effective 12:00 a.m. on Wednesday, September 3, 2025, through 11:59 p.m. on Tuesday, September 30, 2025.

Motion carried 3-0.

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:** None requested.

With there being no further business, the Board adjourned at 10:50 a.m.



KRISTIN STEPHENS, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER
ATTEST:



Dianne Cheney, Deputy Clerk



