



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, MAY 5, 2025

LAND USE HEARING

There was no Land Use Hearing for the week of May 5, 2025

TUESDAY, MARCH 18, 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 Deirdre O'Neill, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

1. **PUBLIC COMMENT:** Bruce Huey, President of the Livermore Fire Protection District is requesting a waiver of permitting fees for the new fire station in the Red Mountain area. The new fire station will significantly cut down the response time for Virginia Dale and the numerous collisions that the fire station already responds to on County Road 287.

Cindy Buckardt spoke about property taxes and property valuations that are nearly doubling and the effects this is having on small business owners. Ms. Buckardt also had comments on the lawn expansion at the Ranch and does not understand the need for another convention center as well as the conversion of the Peterson Center turning into a three-ring hockey facility with Larimer County funds. Ms. Buckardt mentioned the negative effect on the 4-H youth due to being displaced due to construction of all these new projects as well as the students being removed from the McKee building.

Chair Stephens closed public comment.

The Board responded to public comments stating that they are excited about a new fire station since the Livermore Fire Authority has a large area to cover and this will help with response times. The Board also spoke to the fact that they have not raised mill levies for property taxes in Larimer County since 1992 and that the rise of home and commercial property evaluations is due to the housing market- inventory and economic factors, which the Board has no control over. The Board announced that all residents have the right to appeal their evaluation with the Assessor's office if they wish. The Board also announced that they are fully supportive of all 4-II programs and the Master Plan of the

Ranch moving forward as to not be dependent on tax dollars so that the Ranch can become self-sufficient.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF APRIL 21, 2025:

MOTION:

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of April 21, 2025.

Motion carried 3-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF MAY 12, 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: REFUND EXCEEDS REFUND AMOUNT OF \$10,000-** Timnath Kids Dentistry, Tax Year 2025.
- 2. PETITION FOR ABATEMENT OR REFUND OF TAXES: REFUND EXCEEDS REFUND AMOUNT OF \$10,000-** DFC Northfield LLC, Tax Years 2023 and 2024, R1672421
- 3. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0031674-** 910 Bungalow LLC
- 4. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0022888-** 305 Scott LLC
- 5. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0053422-** 611 Remington LLC
- 6. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R0031674-** 910 Bungalow LLC
- 7. PETITION FOR ABATEMENT OF REFUND OF TAXES FOR ACCOUNT #R0022888-** 305 Scott LLC
- 8. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT #R1303899-** Patricia and Ramos Rafael

9. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R0189464- James Kevin Walker
10. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R1516710- David K and Sherry A Eigbrett
11. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R1397753-Brants Acre Revocable Living Trust
12. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#P8286504-Radiant Dental Health LLC
13. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#P8277000-Pacmountain Enterprises INC
14. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R1602356-Victoria Fanea
15. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R1647831- John P Zanini
16. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R1654729- Kenneth L Frank
17. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R0228516-Shellene K Ackerman
18. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R1655267-Mohammad Abutayeh
19. PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT
#R0591416- Thomas Flanagan

AGREEMENTS

1. MUNICIPAL LAW ENFORCEMENT AGREEMENT AND SERVICES
AGREEMENT BY AND BETWEEN LARIMER COUNTY, COLORADO AND
THE TOWN OF TIMNATH, COLORADO
2. CORE SERVICE CONTRACT BETWEEN LARIMER COUNTY DEPARTMENT
OF HUMAN SERVICES AND RE INC
3. AGREEMENT FOR JAIL SERVICES WITH THE TOWN OF TIMNATH
4. 2025 PUBLIC IMPROVEMENT DISTRICT OVERLAYS BID NO. 25-06 (PN 8512)

5. SOUTH 2025 PUBLIC IMPROVEMENT DISTRICT OVERLAYS, BID NO. B25-07-PN 8513
6. MODIFICATION OF UNITED STATES FOREST SERVICE GRANT AGREEMENT 23-RO-11021000-013
7. BID NO. B25-01 PN 8096 CONSTRUCTION SERVICE AGREEMENT, FEDERAL AID PN TAP C060-090

APPOINTMENTS

1. RECOMMENDED REAPPOINTMENT TO THE EQUITY, DIVERSITY, AND INCLUSION ADVISORY BOARD-Fred Garcia

LIQUOR LICENSES

1. LIQUOR LICENSE RENEWAL – COLONY MARKETS LTD DBA OVERLAND FOODS– FERMENTED MALT BEVERAGE & WINE – LAPORTE, COLORADO
2. LIQUOR LICENSE SPECIAL EVENT 6%– QUAD ROCK 25/50 MILE RACE – FORT COLLINS RUNNING CLUB – BELLVUE, COLORADO
3. LIQUOR LICENSE RENEWAL – RIGBY’S ROADHOUSE LLC DBA RIGBY’S ROADHOUSE– HOTEL & RESTAURANT – LIVERMORE, COLORADO
4. LIQUOR LICENSE RENEWAL – Z GOLF FOOD & BEVERAGE SERVICES LLC DBA WEDGEWOOD WEDDING & BANQUET CENTER – TAVERN – LAPORTE, COLORADO
5. LIQUOR LICENSE RENEWAL – REV ENTERPRISES INC DBA SANDY’S CONVENIENCE STORE – FERMENTED MALT BEVERAGE & WINE– FORT COLLINS, COLORADO

MISCELLANEOUS

1. LARIMER COUNTY LEGISLATIVE POSITIONS
2. 1505 ROCKY LLC STIPULATION AS TO TAX YEAR 2024 VALUE
3. SAGE INVESTMENT PROPERTIES LLC STIPULATION AS TO TAX YEAR 2024 VALUE
4. ANDERSON LOVELAND LLC STIPULATION AS TO TAX YEAR 2024 VALUE

5. **CENTERRA RETAIL SHOPS LLC STIPULATION AS TO TAX YEAR 2024 VALUE**
6. **CENTERRA FLEX ONE LLC STIPULATION AS TO TAX YEAR 2024 VALUE**
7. **BRANDS WEST PHASE I LLC STIPULATION AS TO TAX YEAR 2024 VALUE**
8. **BLUTEGAL LLLP (.27545) LABRI EGEL LLLP (.30666) DMA LOVELAND EGEL LLLP (.41789) STIPULATION AS TO TAX YEAR 2024 VALUE**
9. **BLUTEGAL LLLP (.27545) LABRI EGEL LLLP (.30666) DMA LOVELAND EGEL LLLP (.41789) STIPULATION AS TO TAX YEAR 2023 VALUE**
10. **NINTH AND DENVER LLC STIPULATION AS TO TAX YEAR 2023 VALUE**
11. **NINTH AND DENVER LLC STIPULATION AS TO TAX YEAR 2024 VALUE**
12. **CENTERRA FLEX TWO LLC STIPULATION AS TO TAX YEAR 2024 VALUE**

RESOLUTIONS

1. **FINDINGS AND RESOLUTION APPROVING THE STONEWALL ESTATES SUBDIVISION PRELIMINARY PLAT**
2. **FINDINGS AND RESOLUTION APPROVING THE HALLIGAN WATER SUPPLY PROJECT 1041 PERMIT**
3. **RESOLUTION APPROVING THIRD CERTIFICATION TO THE LARIMER COUNTY TREASURER OF ZONING VIOLATION PENALTIES AS SPECIAL ASSESSMENT RE; 3620 E HIGHWAY 34, LOVELAND, COLORADO 80537 (PARCEL NO. 8517106701)**

M O T I O N

Commissioner Shadduck-McNally moved that Board of County Commissioners approve the Consent Agenda for Tuesday, May 6, 2025.

Motion carried 3-0.

5. **COMMISSIONERS' GUESTS:** The Board did not have any guests.
6. **DISCUSSION ITEMS:**

1. **PROCLAMATION RECOGNIZING MAY 2025 AS ASIAN PACIFIC ISLANDER DESI HERITAGE MONTH:** Lorenda Volker, County Manager, presented this proclamation to the Board of County Commissioners stating that it is important to recognize the culture and

contributions of Asian Pacific Islander Desi Americans (APIDA.) Manager Volker explained that these individuals operate small businesses, provide public service and that it is important to recognize all groups of people who add to the tapestry of our community.

Commissioner Kefalas read the proclamation announcing that Asian Pacific Islander Desi American Heritage Month, began in 1977 to support the history and accomplishments of APIDA people in the U.S. The APIDA population consists of the entire Asian continent (including South Asia as the Desi population) and the pacific islands. The month of May was selected to honor a Japanese immigrant as an initial U.S. citizen on May 7, 1843, and to recognize the anniversary of the finale of the original Transcontinental Railroad on May 10, 1869, primarily built by Chinese immigrants.

The APIDA community has a long history of active participation in Larimer County including as teachers, doctors, business owners, restaurant workers, artists, colleagues, family, and friends; thus, enormously contributing to the health, growth, and well-being of our community. The APIDA community has risen above the cultural obstacles, language barriers, discrimination, and violence, these Americans still experience intensified fear and deprivation. Thus, the Board asks Larimer County community members to rebuke hate based on race, religion, or ethnicity, and honor the hard work, perseverance, and dynamic culture of the APIDA community. The Board recognizes the significance of inclusion and strives to create an amicable and safe climate for all Larimer County residents.

The Commissioners urge Larimer County Residents to participate in the scheduled activities to acknowledge and celebrate the contributions of Asian Pacific Islanders Desi Americans throughout the county, state, and nation.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the Proclamation declaring May 2025 as Asian Pacific Islander Desi Heritage Month.

Motion carried 3-0

2. PROCLAMATION - MAY AS MENTAL HEALTH AWARENESS MONTH: Amy Martonis, Behavior Health Director, presented the proclamation to the Board of County Commissioners. Ms. Martonis communicated to the Board that mental illnesses are common in the United States and across the world and touches everyone. They do not discriminate based on age, income, education, religion, race, or place of residence. Mental illnesses are prevalent among adults, young adults and adolescents. Ms. Martonis announced that the County recognizes that there are still barriers that residents face in accessing support. Larimer County continues to respond with strategic investments strengthening the county's partnerships and a shared commitment to building a system that truly meets people where they are.

Commissioner Shadduck-McNally read the Proclamation stating that tens of thousands of Larimer County residents have reported poor mental health and an inability to access the needed behavioral health care in past community surveys. Barriers to behavioral health care in Larimer County are

identified as the cost of care, timely access to providers in the community, stigma around seeking help, transportation issues, and a lack of insurance coverage for services.

Access to necessary medication, appropriate treatment, care coordination, and responsive peer support help prevent individuals from populating emergency rooms and jails, which are often the default locations for people with acute mental health and substance use needs. In recent years, Larimer County saw declines in the rates of suicide and overdoses; these numbers represent people, and every person's life matters. This is a cause for celebration but also a reminder that success in this work is qualitative and quantitative.

Ms. Martonis declared that this proclamation is a celebration of work and an on-going call to action to ensure mental health is prioritized and resources are accessible, and every person in Larimer County feels seen and heard.

Fort Collins Mayor Jeni Arndt came before the Board of County Commissioners stating that she appreciates the recognition of Mental Health awareness month and before becoming Mayor of Fort Collins she spent many years as a Special Education Teacher and treating health is a great way of making communities stronger.

MOTION

Commissioner Shadduck McNally moved that the Board of County Commissioners approve the Proclamation declaring May 2025 as Mental Health Awareness Month.

Motion carried 3-0

The Commissioners gave their heartfelt appreciation to everyone in the audience for coming to hear the proclamation and supporting mental health and saying that this is such important work and it is okay to ask for help, it is a journey and a team effort to take care of yourself and those around you. The Board also wanted to thank the Larimer County voters for approving the sales tax initiative which is an investment in the community to take care of others, and it has been a game changer in the progress that has been made in helping to reduce suicide rates. The Commissioners also thanked SummitStone partners who were in attendance for their contributions and services that they provide to mental health and Commissioner Shadduck-McNally read a statement from Estes Park Mayor Gary Hall.

The Board took a brief pause.

The Board returned to session.

3. PROCLAIM MAY AS OLDER AMERICANS' MONTH, TO RECOGNIZE OLDER ADULTS AND THE PEOPLE WHO SUPPORT THEM AS ESSENTIAL CONTRIBUTORS TO THE STRENGTH OF OUR COMMUNITY. Katie Stieber, Deputy Division Manager for the Department of Human Services, presented this proclamation to the Board of County Commissioners. Ms. Stieber announced that this year's theme is "Flip the Script" which focuses on transforming how society perceives, talks about, and approaches aging. It encourages individuals and communities to challenge stereotypes and dispel misconceptions.

Commissioner Kefalas read the Proclamation stating that Larimer County includes a growing number of older Americans who have built resilience and strength over their lives through successes and difficulties. Larimer County benefits when people of all ages, abilities, and backgrounds are included and encouraged to share their successes and stories of resilience. Larimer County recognizes the need for older adults to nurture, reinforce strength, and continue to thrive in times of both joy and difficulty. Larimer County can foster communities of strength by creating opportunities to share stories and learn from each other; engaging older adults through education, recreation, and service. encouraging people of all ages to celebrate connections and resilience.

The Commissioners thanked everyone while also recognizing the valuable role of caregivers and mentioned providing services to support and foster their wellbeing. The Commissioners also spoke of the importance of lifelong learning, keeping active and aging well.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the Proclamation declaring May 2025 as Older Americans Month.

Motion carried 3-0.

The Board took a brief pause.

The Board returned to session.

4. INTERGOVERNMENTAL AGREEMENT WITH CITY PARTNERS TO CO-CREATE THE STATE MANDATED, COUNTY-WIDE HOUSING NEEDS ASSESSMENT. Alea Rodriguez, Larimer County Housing Stability Manager, is requesting approval of an Intergovernmental Agreement with the City of Fort Collins and Loveland. Senate Bill 24-174 requires local governments to complete a Housing Needs Assessment (HNA) by December 31, 2026, and update it every 6 years. Senate Bill 24-174 also encourages and allows local governments to partner in creating Regional Housing Needs Assessments, rather than conducting single-jurisdiction assessments. This allows for a better reflection of housing demands, shared strategies, standardization of data collections, and fosters cross-jurisdictional collaboration.

Ms. Rodriguez explained that Larimer County received a grant from the Colorado Department of Local Affairs entitled Strong Communities. A portion of the grant, \$100,000, was awarded to conduct a housing needs assessment. To attract qualified vendors, encourage cross-jurisdictional collaboration and receive a quality report, the Cities of Fort Collins and Loveland are partnering with Larimer County to hire a vendor who will produce a County-wide Housing Needs Assessment. Fort Collins and Loveland are each contributing time and \$20,000 toward the project.

This Intergovernmental agreement (IGA) formalizes a partnership with Larimer County, the City of Fort Collins and City of Loveland to complete an a comprehensive County-wide Housing Needs Assessment that will provide housing data and analysis for Fort Collins, Loveland, Unincorporated Larimer, Larimer County as a whole, and other Larimer jurisdictions when possible.

Through this IGA, Larimer County is formalizing collaboration with the City of Fort Collins and the City of Loveland to hire a vendor to create a County-wide Housing Needs Assessment. The collaboration is in alignment with the best practices shared in the guiding documents for SB24-174 to reduce duplication of efforts and gain a more accurate reflection of local housing conditions. By utilizing Larimer County's \$100,000 grant and \$40,000 from the two cities, the project team can attract national vendors who will produce a detailed analysis of the counties regional housing conditions while including robust stakeholders and public engagement, as well as policy recommendations tailored to each jurisdiction.

Ms. Rodriguez stated that a stable affordable home gives every community member the foundation to care for their mental health, physical health, and to age with dignity. The shared funds between Larimer County and the City of Fort Collins and the City of Loveland enable the County to attract nationally recognized consultants to produce a more robust regionally aligned report.

Ms. Rodriguez informed the Board that a regional approach gives the County a clearer picture of the housing needs across jurisdictional boundaries, which is especially important in Larimer County where people live in one community but work in another. This partnership will help standardize the data, which will be essential as Larimer County pursues other future funding opportunities.

Ms. Rodriguez, in answer to the Boards question, did state that this is not an affordable housing needs assessment. This is a comprehensive countywide housing needs assessment. Another big piece of this IGA will be researching employment. In other words, what are Larimer County residents earning compared to what they can afford. Ms. Rodriguez informed the Board that due to this partnership, Larimer County can incorporate a more robust stakeholder and community engagement process.

The Commissioners thanked Ms. Rodriguez for her presentation and stated that housing is a complex issue, and implementation is the first step in the process of comprehensive housing issues in the community. The Board also hopes that builders and developers look to build in a different way.

MOTION

Commissioner Shadduck McNally moved to approve the Intergovernmental Agreement relating to state-mandated housing needs assessments.

Motion carried 3-0

7. **COUNTY MANAGER UPDATE:** County Manager Volker briefly detailed events from 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 meeting was adjourned at 10:50 a.m.

**LIQUOR LICENSE HEARING
CHANGE OF MANAGER
AMERICAN LEGION-GEORGE BEACH POST NO 4**

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

Chair Stephens opened the hearing and introduced the Board of County Commissioners.

Mr. Ayraud announced that this is a Change of Manager hearing for the American Legion dba George Beach Post No 4.

Mr. Ayraud asked the applicant to state the address of the establishment.

Gary Bishop, past Commander of the American Legion, who will be sworn in tonight to serve as First Vice Commander responded with an address of 2124 County Road 54G in Fort Collins, Colorado.

The applicants were sworn in by the Deputy Clerk.

Mr. Ayraud proceeded to mention that the licensed premise is a club license which was renewed in January of 2025 and at the time the Manager was Nicole Holzman-Schneider. Since that time, the Clerk's office had been notified of a change of Manager with the new Manager listed as Lacey Wilkes. As part of the process a change of manager, an individual history report and background check was completed by Ms. Wilkes. Pursuant to C.R.S 12-47-307, which states that no liquor license shall be issued or held by any person who is not of good moral character.

Mr. Ayraud went over the results of the background check which did list certain charges in October and November of 2016, which had been deferred and dismissed. Mr. Ayraud asked the applicant to expand on these for the Board of County Commissioners.

Ms. Wilkes did speak to those charges and subsequently completed the conditions of those charges and was very forthcoming in her responses to the Board on things in her past.

Mr. Ayraud asked if there was anyone present who would like to speak in support of Ms. Wilkes. Mr. Bishop spoke in support of Ms. Wilkes. He stated that he has known Ms. Wilkes since 2015, and he also knows her family. She is moving forward with her life and is a supporter of veterans and she has been an auxiliary member for the past five years. She works several jobs to support herself and her daughter. Jose Bustos, Judge Advocate and Board of Trustee member of Veterans of Foreign Affairs, who is also being sworn in tonight at the American Legion spoke of Lacey's character and does not have any reservations on Lacey becoming the bar manager. Both gentlemen would love to see Lacey succeed as the bar manager for the American Legion and they appreciate her commitment to veterans and veterans causes.

Under discussion, the Board asked questions of the applicant and appreciated her honesty in her answers and appreciated both Ms. Wilks, Mr. Bishop and Mr. Bustos for coming to the hearing today. Ms. Wilks let the Board know that she is T.I.P.S (Training for Intervention Procedures) trained and that T.I.P.S is a requirement of all staff.

The Board all stated that they are in support of this application and appreciate the character witnesses as well as thanking both gentlemen for their service. The Board believes their concerns and questions have all been addressed.

M O T I O N

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Change of Manager for The American Legion dba George Beach Post No. 4 located at 2124 County Road 54 G in Fort Collins, Colorado.

Motion carried 3-0.

With there being no further business, the Board recessed at 3:25 p.m.



**KRISTIN STEPHENS
CHAIR
BOARD OF COUNTY COMMISSIONERS**

**TINA HARRIS
CLERK & RECORDER**

ATTEST:



Deirde O'Neill, Deputy Clerk



