



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JULY 1, 2024

LAND USE HEARING

There was no Land Use Hearing this week.

PUBLIC IMPROVEMENT DISTRICT HEARING

The Board of County Commissioners met at 6:30pm with Katie Beilby, Business Operations Manager for Engineering. Chair Kefalas presided. Commissioner Stephens was present. Commissioner Shadduck-McNally was excused. Also present were Amy Nguyen, Engineering; Mark Peterson, Engineering Director; Lesli Ellis, Community, Planning, Infrastructure, and Resources Director; Frank Haug, Assistant County Attorney; and Lindsey Jones, Deputy Clerk.

Chair Kefalas opened the meeting with the Pledge of Allegiance.

STAFF PRESENTATION:

Ms. Beilby gave a presentation explaining what a public improvement district is, how public improvement districts are created, and what their purpose is. Ms. Beilby also explained Larimer County's role in overseeing public improvement districts and why neighborhoods choose to use public improvement districts for road maintenance. The intent of this hearing is for the Board of County Commissioners to decide whether to forward the two proposed public improvement districts onto the November election. During the November election, voters that own property or live within the proposed district boundaries will vote, and the outcome will be determined by a simple majority.

PUBLIC IMPROVEMENT DISTRICT DISCUSSION ITEMS:

1. LARIMER COUNTY FOX RIDGE ESTATES PUBLIC IMPROVEMENT DISTRICT NO. 79: Ms. Nguyen presented background information about the Fox Ridge Estates Public Improvement District No. 79. This neighborhood is located about a mile and a half north of Highway 34 on the west side of Dry Gulch Road. The property owners in this subdivision contacted Larimer County about ways to generate additional funds to pay for road improvements.

Ms. Beilby explained that a public improvement district application was submitted in the fall of 2023. There are 18 lots in the proposed district with 28 possible elector signatures. 67.86% (19 out of 28 possible electors) signed the petition in favor of the formation of the proposed improvement district. A notice was mailed to all properties about the Board of County Commissioners hearing including instructions on how to submit written comments and how to attend the hearing. Legal notices were also published in the newspaper.

Mill Levy: A mill levy of 9.2070 will generate approximately \$12,000 per year. This is an average of \$667 per lot.

The Board asked for clarification about the size of one property in the proposed district.

PUBLIC COMMENT:

Chair Kefalas opened public comment.

Marla Howard addressed the Board. Ms. Howard owns property within the proposed public improvement district (PID), and all spoke in favor of creating the PID.

Mark Rothkind and Bruce Carins addressed the Board online via Zoom and also spoke in favor of the proposed PID.

Chair Kefalas closed public comment.

DELIBERATION:

The Board asked if flooding and storm drainage have been areas of concern within the proposed PID.

The Board deliberated and agreed with the citizens who spoke in favor of creating the PID. The Board agreed that this PID would improve the lives of the residents with minimal added cost. The Board commended the residents for working together to bring this proposal before the Board.

RESOLUTIONS

1. **RESOLUTION APPROVING THE PETITION FOR THE ORGANIZATION OF LARIMER COUNTY FOX RIDGE ESTATES PUBLIC IMPROVEMENT DISTRICT NO. 79**
2. **RESOLUTION CALLING AN ELECTION REGARDING LARIMER COUNTY FOX RIDGE ESTATES PUBLIC IMPROVEMENT DISTRICT NO. 79**

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the Resolution Approving the Petition and the Resolution Calling for an Election for Fox Ridge Estates Public Improvement District No. 79.

Motion carried 2-0.

2. **LARIMER COUNTY TANAGER PUBLIC IMPROVEMENT DISTRICT NO. 72:**
Ms. Nguyen presented background information about the Tanager Public Improvement District No. 72. The neighborhood is located north of Highway 36 just east of the National Forest. The property owners in this subdivision contacted Larimer County about ways to generate additional funds to pay for road improvements.

Ms. Beilby explained that a public improvement district (PID) application was submitted in the summer of 2022. There are 62 lots in the proposed district with 101 possible elector signatures. 31.68% (32 out of 101 possible electors) signed the petition in favor of the formation of the proposed PID. A notice was mailed to all properties about the Board of County Commissioners hearing including instructions on how to submit written comments and how to attend the hearing. Legal notices were also published in the newspaper.

Mill Levy: A mill levy of 6.7300 will generate approximately \$23,800 per year. This is an average of \$384 per lot.

The Board asked why the hearing is only now taking place when the application was submitted in 2022. Ms. Beilby explained that there was a petition circulated in 2023 and another one circulated in 2024. Due to challenges with contacting out-of-state residents, the requirements for a hearing were not met until the 2024 petition.

PUBLIC COMMENT:

Chair Kefalas opened public comment.

David and Tina Blodgett, Glenn Sutton, and Ben Irwin, property owners within the proposed PID, emailed in comments speaking in favor of the PID.

Jack Irving addressed the Board. Mr. Irving is a resident of Fort Collins and owns a cabin within the proposed PID. Mr. Irving spoke in favor of creating the proposed PID. Mr. Irving stated that the current system of trying to collect donations for road improvements is not working and is adding too much work onto a small fraction of residents. Because many residents do not live in the neighborhood full-time, it is very difficult to gather contributions from all the residents.

Chair Kefalas closed public comment.

DELIBERATION:

The Board deliberated and agreed that the roads within the neighborhood are in need of more regular maintenance. The Board discussed the difficulty of contacting out-of-state residents but acknowledged that the application did meet the 30% approval⁷ threshold required to add this item onto the November election.

RESOLUTION:

1. **RESOLUTION APPROVING THE PETITION FOR THE ORGANIZATION OF LARIMER COUNTY TANAGER PUBLIC IMPROVEMENT DISTRICT NO. 72**
2. **RESOLUTION CALLING AN ELECTION REGARDING LARIMER COUNTY TANAGER PUBLIC IMPROVEMENT DISTRICT NO. 72**

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Resolution Approving the Petition and the Resolution Calling for an Election for Tanager Public Improvement District No. 72.

Motion carried 2-0.

With there being no further business, the Board adjourned at 7:10pm.

TUESDAY, JULY 2, 2024

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with County Manager Lorenda Volker. Chair Kefalas presided. Commissioner Stephens and Commissioner Shadduck-McNally were present. Also present were Sarah Martin and Tom Clayton, Commissioners' Office, and Lindsey Jones, 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 JUNE 24, 2024:**

M O T I O N:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of June 24, 2024.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF JULY 8, 2024:** Ms. Martin reviewed the upcoming schedule with the Board.

4. **CONSENT AGENDA:**

ABATEMENTS

1. **PETITION FOR ABATEMENT OR REFUND OF TAXES – R1606631 – Walkowicz Rentals – Tax Year 2023**

2. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1623049 – Kevin J and Jessica A Jones – Tax Year 2022/2023
3. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1623048 – Kevin J and Jessica A Jones – Tax Year 2022/2023
4. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1258729 – Money Lane LLC – Tax Year 2023
5. PETITION FOR ABATEMENT OR REFUND OF TAXES –R0692824 – Money Lane LLC – Tax Year 2023
6. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1246224 – Money Lane LLC – Tax Year 2023
7. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1514326 – Schulte Trust Agreement – Tax Year 2023
8. PETITION FOR ABATEMENT OR REFUND OF TAXES – R633347 – EPC Properties – Tax Year 2021/2022
9. PETITION FOR ABATEMENT OR REFUND OF TAXES – R0390313 – Sheri L Bond – Tax Year 2023
10. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1533606 – Darell R Hailey – Tax Year 2023
11. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1159194 – Chris and Tracey Winey - Tax Year 2023
12. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1248910 – John E Nelson – Tax Year 2023
13. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1623717 – Joshua and Nicolette Jackson – Tax Year 2022/2023
14. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1458876 – Michael Lee Moen – Tax Year 2023
15. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1075233 – Cleo Mathis – Tax Year 2023
16. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1458485 – GPM RE LLC – Tax Year 2023
17. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1209167 – Greg and Erica Bowman – Tax Year 2023

18. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1251660 – Dean Arnold – Tax Year 2023
19. PETITION FOR ABATEMENT OR REFUND OF TAXES – R0055611 – Venturepro LLLP – Tax Year 2023
20. PETITION FOR ABATEMENT OR REFUND OF TAXES – R0055590 – Venturepro LLLP – Tax Year 2023
21. PETITION FOR ABATEMENT OR REFUND OF TAXES – R0055603 – Venturepro LLLP – Tax Year 2023
22. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1632467 – Eleven 13 Apartment LLC – Tax Year 2023
23. PETITION FOR ABATEMENT OR REFUND OF TAXES – R0482579 – Berthoud Hardware and Industrial Inc. – Tax Year 2023
24. PETITION FOR ABATEMENT OR REFUND OF TAXES – R0482587 – Berthoud Hardware and Industrial Inc. – Tax Year 2023
25. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1640482 – 1321 Oakridge LLC – Tax Year 2023
26. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1660935 – Willco XV Development LLLP – Tax Year 2023
27. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1317261 – Valley Bank and Trust Co – Tax Year 2023
28. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1046128 – L Triple H B LP – Tax Year 2023
29. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1652647 – 4103 S. Mason Street LLC – Tax Year 2023
30. PETITION FOR ABATEMENT OR REFUND OF TAXES – R1445669 – Sadhu Denver LLC and 1620 Walnut LLC – Tax Year 2023

AGREEMENTS

1. SIXTH AMENDMENT TO LEASE AGREEMENT

APPOINTMENTS

1. RECOMMENDED MIDTERM APPOINTMENTS TO THE FAIR BOARD - Dana Luther and Becca Walter

LIQUOR LICENSES

1. **LIQUOR LICENSE RENEWAL – GLEN HAVEN GENERAL STORE LLC DBA GLEN HAVEN GENERAL STORE - FERMENTED MALT BEVERAGE OFF PREMISES - GLEN HAVEN, COLORADO**

MISCELLANEOUS

1. **LARIMER COUNTY OFFICE ON AGING ADVISORY COUNCIL BYLAWS**
2. **ENVIRONMENTAL AND SCIENCE ADVISORY BOARD BYLAWS**

M O T I O N

Commissioner Shadduck-McNally moved that Board of County Commissioners approve the Consent Agenda for July 2, 2024.

Motion carried 3-0.

5. COMMISSIONERS' GUESTS:

The Board invited Myles Crane to the meeting to honor his work in the Office on Aging Advisory Council, the Senior Advisory Board for the City of Fort Collins, the Partnership for Age-Friendly Communities, and the Colorado Commission on Aging. Mr. Crane was the winner of the Colorado Commission on Aging 2024 Allen Buckingham Senior Legacy Award.

Mr. Crane addressed the Board and explained how the Colorado Commission on Aging (CCOA) is the state's primary advisory body on all matters affecting older Coloradoans. Allen M.A. Buckingham served on the CCOA Advisory Board from 1986-1998 and promoted the ability of older adults to maintain self-sufficiency, dignity, and personal well-being. Each year the CCOA conducts a survey to find two people - one exemplary volunteer and one staff employee who goes above and beyond - to receive the Allen Buckingham Senior Legacy Award. Mr. Crane received the volunteerism award for 2024.

Mr. Crane expressed his gratitude for this award and outlined some of the work he has done within Larimer County and within the State of Colorado, including helping to pass legislation requiring mandatory reporting for elder abuse. Mr. Crane thanked the Board for their support and for recognizing his hard work in receiving this award.

Carol Crane addressed the Board and commended her husband for his exceptional hard work and passion in earning this award.

The Board congratulated Mr. Crane and thanked him for his advocacy both at the state and local levels. The Board thanked Mr. Crane for his passion and commitment to his work with older adults and people with disabilities.

The Board took a brief recess.

The Board returned to session.

6. DISCUSSION ITEMS:

1. WELLNESS COURT ACCREDITATION AND ANNIVERSARY: Emily Humphrey, Community Justice Alternatives Director, addressed the Board. Ms. Humphrey explained that the 8th Judicial District in Larimer County currently has five problem solving courts that support justice involved individuals, their families, and the community. Ms. Humphrey wanted to recognize the 8th Judicial Wellness Court for celebrating their 10-year anniversary, and for becoming the first mental health court in Colorado to receive accreditation by the Colorado Problem Solving Court Statewide Advisory Committee. The Wellness Court started in 2014 as a partnership between Larimer County, the 8th Judicial District, and SummitStone Health Partners to address the challenges of individuals with high mental health needs when they enter the criminal justice system.

Ms. Humphrey welcomed Chief Judge Susan Blanco; Wellness Court Coordinator Matt Jackson; Dr. Lesley Brooks, Chief Medical Officer for SummitStone Health Partners; and Anne Avenley, Clinical Program Manager for SummitStone Health Partners, to come forward to accept a certificate of appreciation signed by Chair Kefalas and County Manager Volker.

Chief Judge Blanco addressed the Board to explain the work that the Wellness Court does. Clients of the Wellness Court learn how to achieve and maintain sobriety in balance with mental health treatment. The Wellness Court also helps clients to find housing, secure employment, and address the root causes of their struggles to help them excel. Chief Judge Blanco recognized the hard work of the team, specifically Matt Jackson, Court Coordinator and Tina Gomez, Court Judicial Assistant. Chief Judge Blanco also thanked SummitStone Health Partners for their partnership. Finally, Chief Judge Blanco thanked the clients of Wellness Court for their courage in confronting their challenges to improve their lives.

Mr. Jackson addressed the Board and expressed his thanks to the Board for their continued support of the program.

Chair Kefalas read the Certificate of Appreciation honoring the 10th anniversary of the 8th Judicial District Wellness Court and the recent accreditation by the Colorado Problem Solving Court Statewide Advisory Committee.

The Board thanked all the guests for coming to the meeting and congratulated the Wellness Court on their 10-year anniversary and their recent accreditation. The Board thanked Chief Judge Blanco and her team for sharing the ways in which the Wellness Court impacts the lives of its clients and the well-being of the community.

County Manager Volker commended the Wellness Court for reaching these milestones and for helping its clients to be successful through their dedication and partnerships.

The Board took a brief recess.

The Board returned to session.

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 10:25 a.m.


JOHN KEFALAS, Chair
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK AND RECORDER

ATTEST:


Lindsey Jones, Deputy Clerk



