



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JANUARY 31, 2022

ABATEMENT HEARING

The Board of County Commissioners met at 3:00 p.m., with Sheri Rock, Senior Appraiser. Chair Pro Tem Shadduck-McNally presided. Commissioner Kefalas was present, and Commissioner Stephens joined the meeting by phone. Also present was Elizabeth Carter Deputy Clerk.

1. **PETITION FOR ABATEMENT OF TAXES FOR 2018 TAX YEARS (SCHEDULE R0478741** Ms. Rock addressed the Board and presented a packet of information detailing the method in which the Assessor's Office arrived at their current valuation for \$985,000.00. The subject property is located at parcel number 94144-75-020.

Ms. Rock stated that the property is located at 1005 2nd Street Berthoud, Colorado. She detailed the previous sales information of the property and comparable sales with similar-style buildings. The building was constructed in 1969 and is of average quality. Ms. Rock walked the Board through the valuation of the property by both a market approach and an income approach. Additionally, she went over the time adjusted sales and median price per square-foot.

There was a discussion between the Board and staff regarding the property and that it was three parcels, but that today's discussion was only regarding parcel number 94144-75-020. Additionally, the Board requested clarification about the market approach versus the income approach in determining the valuation of the property.

Patrick Young, with CEM and Associates Inc., spoke on behalf of the petitioner. Mr. Young noted that in his analysis an income approach was used which was based on lease rates. He stated that he examined lease rates beginning in May 2016 with a rate of \$5.00 per square-foot. This brought his valuation of the property to \$735,171.00

The Board asked staff for additional information about comparable lease changes and if those changes factor into the valuation. Additionally, the Board asked staff if individual lease rates were factored. The Commissioners deliberated and felt that they were inclined to agree with the adjusted value of the property from the Assessors' Office.

MOTION

Commissioner Kefalas moved to uphold the Assessor's adjusted value of \$985,000.00 for parcel number 94144-75-020 located at 1005 2nd Street, Berthoud, Colorado for the Tax Year 2018.

Motion carried 3-0

With there being no further business, the Board recessed at 3:30 p.m.

TRADING POST RESORT LIQUOR LICENSE HEARING

The Board of County Commissioners met at 4:00 p.m. with David Ayraud, Senior County Attorney. Chair Pro Tem Shadduck-McNally presided. Commissioner Kefalas was present, and Commissioner Stephens joined the meeting by phone. Also, present were: Jared Jaques and Deirdre O'Neill, Office of the Clerk and Recorder; and Elizabeth Carter, Deputy Clerk.

Chair Pro Tem Shadduck-McNally opened the hearing and Andrew Collins, the applicant, was 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 – petition of the surrounding neighborhood.

Mr. Ayraud asked a series of questions of Mr. Collins regarding the exhibits and then questioned the applicant whether he felt the needs and desires of the surrounding neighborhood support a retail fermented on/off-premise license. Mr. Collins replied in the affirmative, based upon the results of his petitioning process. When questioned whether Mr. Collins was familiar with the liquor laws, Mr. Collins replied that he was. Mr. Ayraud asked if Mr. Collins or the other owner has received Training for Intervention Procedures (TIPs) training. Mr. Collins reported that neither he nor his wife had received the TIPs training but would plan to take the training as soon as possible.

There was a discussion between the Board and Mr. Ayraud about making the TIPs training a condition of approval. The Board also asked Mr. Ayraud for clarification on the process for obtaining signatures and requesting the support of neighbors by phone.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the application for a Retail Fermented On/Off-Premise Liquor License for the Brown's Trading Post Inc (dba Trading Post Resort) located at 44414 Poudre Canyon Road with the condition that the owners complete TIPs training

Motion carried 3-0.

With there being no further business, the Board adjourned at 4:35 p.m.

TUESDAY, FEBRUARY 1, 2022

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with Linda Hoffmann, County Manager. Chair Pro Tem Shadduck-McNally presided. Commissioner Kefalas was present. Commissioner Stephens was excused. Also present were: Michelle Bird, Public Affairs Director; and Elizabeth Carter, Deputy Clerk.

Chair Pro Tem Shadduck-McNally opened the meeting with the Pledge of Allegiance.

1. PUBLIC COMMENT: The following members of the public addressed the Board: Diana Majors, Keri Park, Heather Laudenpara, Lisa Maclean, Jim Winebrenner, Katie Cassis, Robbe Rhodes, Nancy Eason, Nikki Galbrith, Erin Ramler, Tasha Carr addressed the Board by phone. Collectively, they expressed concern regarding the mask mandate, the masking of children and students, and the structure of the Covid-19 Public Forums. Chair Pro Tem Shadduck-McNally closed public comment.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF JANUARY 24, 2022:

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of January 24, 2022.

Motion carried 2-0

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF FEBRUARY 7, 2022: Ms. Bird reviewed the upcoming schedule with the Board.

Commissioner Kefalas noted that the Laporte Community Conversation will be a Zoom Meeting and the county's Climate Smart Specialist will be the featured guest.

4. CONSENT AGENDA:

AGREEMENTS:

1. COLORADO DEPARTMENT OF HUMAN SERVICES OFFICE OF ADULT, AGING AND DISABILITY SERVICES CONTRACT

2. CONSENT AGREEMENT RE: ARMOR CORRECTIONAL HEALTH SERVICES, INC.

LETTERS OF SUPPORT:

1. **2003 US 34 ACCESS CONTROL PLAN (ACP) AMENDMENT, LETTER OF SUPPORT**

2. **LARIMER COUNTY APPLICATION FOR FEMA HAZARD MITIGATION GRANT**

LIQUOR LICENSE: Riess Hospitality dba Best Western Plus Loveland Inn-Tavern-Fort Collins.

MISCELLANEOUS:

1. **COLORADO PARKS AND WILDLIFE IMPACT ASSISTANCE GRANT APPLICATION**

2. **DANNY HERRON STIPULATION AS TO TAX YEAR 2021 VALUE**

3. **LETTER TO THE PROPERTY OWNERS OF THE PUBLIC IMPROVEMENT DISTRICT NO. 74 EAGLE CREST**

4. **CDOT CERTIFICATION OF ROAD MILEAGE FOR LARIMER COUNTY**

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for February 1, 2022.

Motion carried 2-0

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

6. **CONSIDER AWARDING IMMEDIATE NEEDS GRANT TO THE POUDBRE RIVER PUBLIC LIBRARY DISTRICT FOR A MOBILE OUTREACH PROGRAM:** Laura Walker, Human and Economic Health Director. Ms. Walker relayed to the Board that the Poudre River Public Library District (PRPLD) would use funding from this grant to purchase a Community Outreach Van that would seek to enhance the literacy programs currently delivered on a regular basis to disadvantaged neighborhoods, Title I elementary schools of the Poudre School District, and daycares serving populations of low socioeconomic status, with greater literacy achievement gaps, or English Language Learners.

Ms. Walker reported to the Board that it is estimated that 80% of the time, the outreach van will be engaged in bringing the library experience through books, programs, technology, and other services to young children and their families. An estimated 20% of the time it will be used to expand and enhance services to other vulnerable populations served by the Outreach Department which include: the homebound, the unemployed, and teens, among others.

There was a discussion between the Board and staff regarding the programs brought before the Board at a January 2021 Work Session regarding the distribution of American Recovery Plan funding and if the Board needed to approve the execution of those funds.

The Board thanked Ms. Walker and her team for the work on this grant application.

MOTION

Commissioner Kefalas moved that the Board of County Commissioner direct staff to commence contract negotiations with Poudre River Public Library District for an Immediate Needs Grant award for an outreach program in the amount of \$52,958 of State and Local Fiscal Recovery Funds under the American Rescue Plan Act.

Motion carried 2-0.

7. REQUEST APPROVAL FOR AN AMENDED IGA FOR PULSE COMMUNICATION SERVICES IN LARIMER COUNTY WITH THE CITY OF LOVELAND: Mark Pfaffinger, Chief Information Officer. Mr. Pfaffinger introduced Briana Reed-Harmel who serves as Loveland Pulse's Municipal Fiber Manager. Mr. Pfaffinger relayed to the Board that there is already an existing Inter Governmental Agreement (IGA) to expand Loveland Pulse into parts of Larimer County. That IGA particularly focused improve connectivity for areas in need for students. He reported to the Board that this measure approves expanding Loveland Pulse broadband services into areas of Larimer County and increases financial support for the project to deliver services to premises near Sylvan Dale and Ellis Ranch.

The Board thanked Mr. Pfaffinger and the City of Loveland for the efforts to expand connectivity and broadband access to residents.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the amended IGA with the City of Loveland to commit up to \$500,000 to help complete grant projects already started in Drake and Lago Vista and to expand the project to provide service to an additional 82 underserved premises in Sylvan Dale and Ellis Ranch areas of Larimer County.

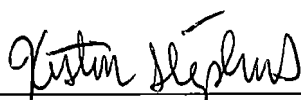
Motion carried 2-0.

8. COUNTY MANAGER UPDATE: Manager Hoffmann updated the Board on this week's coordination meetings and upcoming projects and activities

Manager Hoffmann noted that if members of the community wish to become more involved in the climate-smart discussion, they can visit the website at, <https://www.larimer.org/climate-smart>.

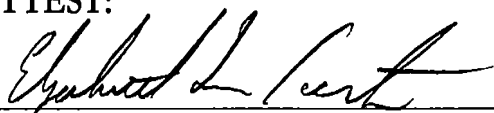
9. COMMISSIONER ACTIVITY REPORTS: The Board detailed their attendance at events during the previous week.

With there being no further business, the Board adjourned at 10:30 a.m.



KRISTIN STEPHENS
BOARD OF COUNTY COMMISSIONERS

ANGELA MYERS
CLERK AND RECORDER

ATTEST:


Elizabeth Carter, Deputy Clerk

