



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, NOVEMBER 24, 2025

LAND USE HEARING

There was no Land Use Hearing for the week of November 24, 2025.

TUESDAY, NOVEMBER 25, 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:** Patrick Redmond stated his name and that he is volunteer for the Greg Lopez for Governor campaign and is in attendance to listen.

Chair Stephens closed public comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF NOVEMBER 17, 2025:**

MOTION:

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of November 17, 2025.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEKS OF DECEMBER 1 AND DECEMBER 8, 2025:** Ms. Martin reviewed the upcoming schedules with the Board. The Board made additions to the upcoming schedules.

4. **CONSENT AGENDA:**

ABATEMENTS

1. PETITION FOR ABATEMENT OR REFUND OF TAXES: Refund exceeds the allotted refund amount of \$10,000 -R1242598 -Specialized Equipment Leasing LLC- Tax Year 2023-2024
2. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1673434- Nicholas Lehto and Samantha Baez- Tax Year 2023
3. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1673434 – Nicholas Lehto and Samantha Baez- Tax Year 2024
4. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1630395 – 1700 HWY 66 LLC – Tax Year 2023
5. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1061704 – Green Family Trust – Tax Year 2023
6. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1061704 – Green Family Trust – Tax Year 2024
7. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1598943 – Paul J Kirby Revocable Trust – Tax Year 2023
8. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1598943 – Paul J Kirby Revocable Trust – Tax Year 2024
9. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0614068 – Ronca Carlie A/Mark A– Tax Year 2024
10. PETITION FOR ABATEMENT OR REFUND OF TAXES: P8287449 – The Picklr – Tax Year 2024
11. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1671832 – South Shores LLC – Tax Year 2023
12. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1671832 – South Shores LLC– Tax Year 2024
13. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1421212 – Bennett John A/Cynthia K – Tax Year 2023
14. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0663930 – The Last Stand LLC – Tax Year 2024

15. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0274437 – Lull Christopher L/Christine M – Tax Year 2024
16. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0274437 – Lull Christopher L/Christine M – Tax Year 2023
17. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0687847 – Shaw Justin Swifton/Caitlin Ione Rose – Tax Year 2023
18. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1606156 – Todd Campbell – Tax Year 2023
19. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0274445 – Lull Christopher L/Christine M – Tax Year 2024
20. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1606156 – Todd Campbell – Tax Year 2024
21. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1421212 – Bennett John A/Cynthia K – Tax Year 2024
22. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0274437 – Lull Christopher L/Christine M – Tax Year 2023
23. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0687487 – Shaw Justin Swifton/Caitlin Ione Rose – Tax Year 2024

AGREEMENTS

1. TRANE CONSTRUCTION PROPOSAL (Larimer County Evaporative Cooping Replacement Project)
2. DEVELOPMENT AGREEMENT FOR PIVOT SOLAR 42 LLC, 25-ZONE3739

APPOINTMENTS

1. RECOMMENDED MIDTERM APPOINTMENT TO THE POUDRE RIVER PUBLIC LIBRARY DISTRICT BOARD – Alyssa Acevedo
2. RECOMMENDED MIDTERM APPOINTMENT TO THE POUDRE RIVER PUBLIC LIBRARY DISTRICT BOARD – Jaclyn Menendez
3. RECOMMENDED MIDTERM APPOINTMENT TO THE AGRICULTURAL ADVISORY BOARD-Cheri Kraft

4. **RECOMMENDED APPOINTMENTS TO THE ROCKVIEW WILDFLOWER RIDGE PUBLIC IMPROVEMENT DISTRICT** – Kathleen McBride and Darrin Miller
5. **RECOMMENDED APPOINTMENTS TO THE AGRICULTURAL ADVISORY BOARD-** Emily McMurtrey and Chad Onthank
6. **RECOMMENDED MIDTERM APPOINTMENT TO THE AGRICULTURAL ADVISORY BOARD-** Chris Steadman

DEEDS

1. **DEED OF DEDICATION FOR RIGHT OF WAY PURPOSES FROM MAJOR INVESTMENTS LLC TO LARIMER COUNTY**

LETTERS OF SUPPORT

1. **LETTER OF SUPPORT FOR A COLORADO DCFC PLAZA GRANT APPLICATION**

MISCELLANEOUS

1. **JOBS FOR VETERANS STATE GRANT MEMORANDUM OF UNDERSTANDING**
2. **2026 VISIT ESTES PARK OPERATING PLAN AND TOWN OF ESTES PARK WORKFORCE HOUSING AND CHILDCARE FUNDING PLAN**
3. **DECOMMISSIONING BOND**

RESOLUTIONS

1. **FINDINGS AND RESOLUTION REGARDING THE AMENDED SERVICE PLAN FOR THE PARK HOSPITAL DISTRICT**
2. **FINDINGS AND RESOLUTION DENYING THE ZIGRAY 684 PHATOM RANCH ROAD ADMINISTRATIVE SPECIAL REVIEW SHORT-TERM RENTAL AND APPEAL**

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Consent Agenda for November 25, 2025.

Motion carried 3-0.

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

6. DISCUSSION ITEMS:

1. GRANT AWARD ANNOUNCEMENT-COMMUNITY WILDFIRE DEFENSE GRANT (SWDG) ROUND 3: Josh Roberts, Office of Emergency Management presented this item to the Board. Mr. Roberts informed the Board that The Office of Emergency Management recently received notification that the "Protecting the Gateway to the Rockies" Wildfire Defense Project has been selected for a funding award through the United States Federal Service (USFS) Community Wildfire Defense Grant (CWDG) program. The total amount of the grant award is \$9,856,000 and this amount is applied over a 5-year period of performance (2026-2031). This project will help protect the "Gateway to the Rockies" through a number of risk reduction and preparedness activities within and around adjacent wildland urban interface (WUI) communities. Mr. Roberts explained that the grant will support fire adapted communities and resilient landscapes. The project area includes Estes Park and the forested landscape corridor along the Big Thompson Canyon. Specifically, project activities will occur within the geographic boundaries defined in the three current Community Wildfire Protection Plans (CWPPs) and are designed to meet goals outlined in these current CWPPs. While the award has been announced, the County anticipates it will take a while before the grant agreements are received and executed.

Mr. Roberts stated that several of the project goals include mitigation treatments to establish and improve defensible space, education on wildfire preparedness, landscape-scale wildfire mitigation treatments on open spaces and larger properties. Mr. Roberts also gave details on the potential of the improvement of evacuation plans and procedures. This grant will help reduce risk of wildfire by saving lives, protecting property, and improving forest and watershed health.

Mr. Roberts thanked all those who contributed their time and expertise that will help shape a safer, more resilient future for the Gateway to the Rockies and the communities that call it home.

The Board thanked Mr. Roberts and everyone in attendance and commended everyone for their collaboration efforts, coordination and data driven decisions. The Board did have questions on how the dollars and services will be prioritized. Mr. Roberts said this grant affords the County a certain amount of flexibility and adaptability and that the County did not have to have a specific scope of work within the five-year time frame. The first year will be the planning phase and then year two through five will be the implementation of those projects.

The Board took a brief recess for a photo.

The Board returned to session.

2. 2025 NOVEMBER ELECTION UPDATE: Tina Harris, Larimer County Clerk & Recorder, provided community members, the public, and the Board of County Commissioners with an update regarding the 2025 November Election.

Clerk Harris recognized the Election team for their extraordinary work during the coordinated election season. This was the first ever ranked-voting election for the City of Fort Collins. This required over a year of preparation for this highly technical process and the elections team rose to every challenge that was presented to them. Clerk Harris stated that while implementing ranked voting, the Elections

team also enhanced other core operations. The team built a more comprehensive training program for Election Judges, new tools to track and balance ballots, monitor phone calls in order to track questions from the public to analyze the data to improve the information on the Larimer County Elections website.

Clerk Harris informed the Board that Larimer County has 277,546 eligible electors and of those registered voters, 134,202 ballots were tabulated resulting in the turnout of 48.4%. Over 40% (53,270) of the ballots were received on election day. The Election has been officially certified, and the County has completed all required audits and reconciliation work, including statewide risk limiting audit. The Elections team will meet with the City of Fort Collins to review the ranked voting experience and to evaluate the Elections process. Clerk Harris reiterated how proud she is of the Elections team. Clerk Harris is requesting members of the public to be Election Judges. It is a rewarding way of being part of the Election process. They are many tasks that come with this position including processing and counting ballots, monitoring drop-off ballot boxes, performing data entry and answering phones to name a few.

The Board thanked Clerk Harris and the Election team for their amazing job during the Election process as well as updating the Larimer County Elections website explaining ranked voting and using graphics on tabulation to make it easier for the public. Clerk Harris also went on to urge the public to vote early in elections in the future so that the Elections team can get those results to the public as quickly as possible. The Board asked Clerk Harris about the audit process and how that is determined. Clerk Harris explained that the Colorado Secretary of States' office chooses the candidate races that receive an audit.

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. **EXECUTIVE SESSION:** None Requested

10. **LEGAL MATTERS:** None Requested

With there being no further business, the Board adjourned at 10:40 a.m.

Kristin Stephens

KRISTIN STEPHENS, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:

D. O'Neill

Deirdre O'Neill, Deputy Clerk

