



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JUNE 30, 2025

LAND USE HEARING

There was no Land Use Hearing for the week of June 30, 2025.

REGEN FITNESS CLUB LLC dba RE:GEN FITNESS CLUB LIQUOR LICENSE HEARING

The Board of County Commissioners met at 4:30 p.m. with David Ayraud, Deputy County Attorney. Chair Stephens presided. Commissioner Kefalas and Commissioner Shadduck-McNally were present. Also present were Lindsey Jones, Clerk and Recording Department, and Dianne Cheney, Deputy Clerk.

Chair Stephens opened the hearing and introduced David Ayraud, Deputy County Attorney.

Mr. Ayraud stated that this hearing was a continuation of the hearing from June 25, 2025. The hearing began but could not be continued. A notice of this continuance was announced at the original hearing on June 25, 2025.

No one from the public was present to oppose the application.

Josh and Emily Maranian, the applicants, were sworn in.

Mr. Ayraud asked the applicants to introduce themselves and state the business name, address of the establishment, and the type of license applied for. 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 Mr. & Mrs. Maranian a series of questions regarding the exhibits, including the dates when the liquor license poster was hung and if it was hung in a conspicuous location on the property. He asked for clarification on where alcohol would be stored, served, and consumed and requested that the applicants more clearly mark the diagram of the premise. In addition, Mr. Ayraud inquired about the petition, who would be serving alcohol and if they had any formal training in running a liquor establishment, the hours that alcohol would be served, and the type of food service that would accompany alcohol service.

Mr. Maranian responded to the questions asked by Mr. Ayraud. He better defined where alcohol would be stored, sold, and consumed, confirmed the dates that the poster was hung and clarified the questions regarding the petition. Mr. Maranian stated that he and Mrs. Maranian had no formal alcohol training but planned to get Training for Intervention Procedures (TIPS) certification if the application was approved. They do not have any other employees. Should they increase their staffing, all staff will be TIPS certified. No alcohol will be served prior to 9:00 a.m. or after 7:00 p.m. once the business has closed. Light packaged snacks, including a variety of protein bars, will be available for purchase. Mr. Maranian shared that the goal of building their business was to give the community a place to train hard, recover well, and build a real community. The purpose of applying for the liquor license is to align with the recovery and community goals of the business where members can unwind and socialize after their workout by providing low Alcohol by Volume (ABV) beer and seltzers.

The Board asked the applicants for a better understanding of where the establishment was located. The Board was interested in hearing why the applicants chose to apply for a liquor license at a fitness facility and asked them to clarify their roles in the organization.

Ms. Maranian clarified that she was the manager of RE:GEN Fitness Club, not an owner. She gave additional details on where the club was located and what businesses were in proximity to their location. Mr. Maranian shared that the goal of RE:GEN Fitness Club is to reach a segment of the community that is not obsessed with fitness and may not feel comfortable in a regular gym environment. They wanted to combine fitness with a social environment for their members to assist the members in regenerating their lives.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Colorado liquor retail license for a Beer and Wine Liquor License for REGEN Fitness Club LLC dba RE:GEN Fitness Club at 11 NW Frontage Rd #300, Fort Collins, Colorado 80524 with the condition that it is required to show proof of TIPS training for Emily and Josh Maranian.

Motion carried 3-0.

The Board adjourned at 4:55 p.m.

TUESDAY, JULY 1, 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:** Melissa Frint addressed the Board. Ms. Frint wanted to provide public notice to the Larimer County Commissioners in accordance with the United States Code Service (USCS) rules of civil procedures and Rule 17 and 20 of the United States Supreme Court. Ms. Frint spoke specifically about States enacting their own alternative legislation in substitution of the guarantees of the Constitution of the United States. Ms. Frint has concerns about the State of Colorado's enactment of alternative legislation contradictory to Clause 1 of the Fifth Amendment (Amdt5.5.1) and the Fourteenth Amendment to the United States Constitution.

The Board thanked Ms. Frint for her comments and for the notice that she shared with the Board.

Chair Stephens closed public comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF JUNE 23, 2025:**

M O T I O N:

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the minutes for the week of June 23, 2025.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF JULY 7, 2025:** Ms. Martin reviewed the upcoming schedule with the Board.

4. **CONSENT AGENDA:**

Chair Stevens noted that the fifth petition for abatement or refund of taxes for account #R1421212 was pulled and would not be considered.

ABATEMENTS

1. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0070637 – ML Properties LLC – Tax Year 2023/2024**
2. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1615629 – ML Properties LLC – Tax Year 2024**
3. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0262188 – ML Properties LLC – Tax Year 2023/2024**
4. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1633326 – ML Properties LLC – Tax Year 2024**
5. ***PETITION FOR ABATEMENT OR REFUND OF TAXES: R1421212 – ML Properties LLC – Tax Year 2023/2024***

AGREEMENTS

1. **THE COLORADO REGISTERED APPRENTICESHIP HUB**

APPOINTMENTS

1. **RECOMMENDED MIDTERM APPOINTMENT TO THE ENVIRONMENTAL AND SCIENCE ADVISORY BOARD** – Nathan Teich and Azmal Hossan
2. **RECOMMENDED MIDTERM APPOINTMENT TO THE ENVIRONMENTAL AND SCIENCE ADVISORY BOARD** – Jeremy Cooper
3. **RECOMMENDED APPOINTMENTS TO THE ENVIRONMENTAL SCIENCE AND ADVISORY BOARD** – Cathelyne Powers, Jose Izaguirre III, Kathryn Inman
4. **RECOMMENDED REAPPOINTMENT TO THE OPEN LANDS ADVISORY BOARD** – Gary Miller
5. **RECOMMENDED REAPPOINTMENT TO THE ESTES VALLEY PLANNING ADVISORY COMMITTEE** – Scott Stewart
6. **RECOMMENDED YOUTH REAPPOINTMENT TO THE EQUITY, DIVERSITY, AND INCLUSION ADVISORY BOARD** – Tabitha Cruz
7. **RECOMMENDED REAPPOINTMENTS TO THE COMMUNITY CORRECTIONS ADVISORY BOARD** – Ed Seegrist, Kristine Miller, David Koons
8. **RECOMMENDED APPOINTMENTS TO THE COMMUNITY CORRECTIONS ADVISORY BOARD** – Cyndi Dodds, Stephanie Tolen, Cedric Clark, Jessie Harney

LIQUOR LICENSES

1. **LIQUOR LICENSE NEW – OH DEER LLC DBA THE SPICE RACK – BEER & WINE LICENSE – ESTES PARK, COLORADO**
2. **LIQUOR LICENSE RENEWAL – WE ARE ONE INC & 7-ELEVEN INC DBA 7-ELEVEN STORE 39079B – FERMENTED MALT BEVERAGE & WINE – FORT COLLINS, COLORADO**
3. **SPECIAL EVENT LIQUOR PERMIT – CARING HEARTS OF RED FEATHER LAKES FOUNDATION – SPECIAL EVENT LIQUOR PERMIT 6% - RED FEATHER LAKES, COLORADO**

MISCELLANEOUS

1. CODE COMPLIANCE REQUEST TO TAKE LEGAL ACTION
2. KAUFFMAN RENTALS INC STIPULATION AS TO TAX YEAR 2023 VALUE
3. 4211 S. MASON STREET LLC STIPULATION AS TO TAX YEAR 2023 VALUE

ORDINANCES

1. THIRD REVISED NOCO HUMAN ORDINANCE 11122002O001; CHAPTER 6; ANIMALS

The Board had a question regarding the appointments, specifically in regard to the appointments to the Community Corrections Advisory Board and if a full-term was a two or three-year term.

Mr. Martin shared that the term was for two years.

MOTION

Commissioner Kefalas moved that Board of County Commissioners approve the Consent Agenda for July 1, 2025.

Motion carried 3-0.

5. **COMMISSIONERS' GUESTS:** The Board welcomed Nick and Claire Mollé. Mr. Mollé is an award-winning film maker, producer and director specializing in nature wildlife and adventure projects. Mr. Mollé moved to the Estes Valley in 1991. He took over Estes Park television, Channel 8, and released the first visitor information show in 1993. Now known as the Rocky Mountain Channel, Mr. Mollé's productions are aired worldwide. Nick Mollé Productions has released eight documentaries on the Public Broadcasting Station (PBS) and has won four Telly Awards. The documentary, *Water the Sacred Gift*, has been nominated for three regional Emmy Awards.

Mr. Mollé thanked the Board for the invitation and thanked the public for keeping Larimer County such a beautiful place to live. Mr. Mollé shared that the documentary, *Water the Sacred Gift*, uses aesthetics and bits of humor to tell the story of the watershed in the area. Mr. Mollé mentioned Sean Doherty, Director of Photography, who has been nominated for a Cinematography Award. In addition, *Water the Sacred Gift* is nominated for an Environmental Film Award and an award for Best Director. Mr. Mollé shared a two-minute clip of *Water the Sacred Gift*. The purpose of the film is to call attention to climate warming. Mr. Mollé is currently working on his next film *Stream of Conscience the Colorado*, which is a comprehensive film about people who live along and rely on the Colorado River.

The Board asked about how much of the Colorado River he is going to focus on for his next film and is the focus only on water and water issues.

Mr. Mollé shared that the film is still in its development stage, but the focus will primarily be in Colorado and Utah. Mr. Mollé stated that he is obsessed by the circumstances of the Colorado River and its significance in the Rocky Mountain watershed. His focus on current projects has been on how citizens can conserve and preserve the watershed. Mr. Mollé introduced his daughter Claire, who is an integral part along with other members of the family, of the production company and the film making process.

The Board thanked Nick Mollé and his daughter Claire for coming to the meeting and congratulated them on their nominations. The Board shared that water is life. The Board appreciated the Mollé family and their production company for sharing this critical information through film in addition to other events and happenings in the Estes Park area on the Rocky Mountain Channel.

6. **DISCUSSION ITEMS:** None requested.

7. **COUNTY MANAGER UPDATE:** County Manager Volker briefly detailed the events of the previous week.

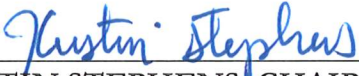
8. **COMMISSIONER ACTIVITY REPORTS:** The Board detailed their attendance at events during the previous week.

Commissioner Kefalas shared that he would not be seeking re-election for a third term.

9. **LEGAL MATTERS:** None requested.

With there being no further business, the Board adjourned at 10:00 a.m.





KRISTIN STEPHENS, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:



Dianne Cheney, Deputy Clerk