



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, AUGUST 09, 2021

LAND USE HEARING

The Board did not hold a Land Use hearing.

TUESDAY, AUGUST 10, 2021

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with Lorenda Volker, Assistant County Manager. Chair Kefalas presided. Commissioner Shadduck-McNally and Commissioner Stephens were present. Also present were: Austin Harvill, Community Information Resident Technician, Michelle Bird, Public Affairs Director, and Elizabeth Carter, Deputy Clerk.

Chair Kefalas opened the meeting with the Pledge of Allegiance.

1. PUBLIC COMMENT: Chair Kefalas opened the meeting for public comment. Christina Taylor, Joe Ziegler, Rueben Blanco and Holly Tarry addressed the Board in support of referring a question to the November ballot about establishing a dedicated funding source for early childhood programs. Eric Ryplewski addressed the Board regarding a recent grant proposal for broadband services in underserved areas.

Chair Kefalas noted that Farah Lanzer submitted an email in support of a ballot measure for early childhood education.

Chair Kefalas closed public comment.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF AUGUST 2, 2021.

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of August 2, 2021.

Motion carried 3-0

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF AUGUST 16, 2021: Ms. Bird reviewed the upcoming schedule with the Board.

4. CONSENT AGENDA:

AGREEMENTS:

- 1. STATE OF COLORADO AMENDMENT, IGA AMENDMENT 1, PROJECT # TAP C060-088 (21993)**
- 2. AIA AGREEMENT BETWEEN LARIMER COUNTY AND HASELDEN CONSTRUCTION, COST OF THE WORK PLUS A FEE WITH A GUARANTEED MAXIMUM PRICE**

LIQUOR LICENSE: Supermarket Liquors Inc-Fort Collins-Retail Liquor Store.

Miscellaneous: Request for Approval to Enter Upon Lands-Trails at Vista Bonita Homeowners Association; Request for Approval to Enter Upon Lands-Mark Bishop.

POLICIES:

- 1. HUMAN RESOURCES POLICY AND PROCEDURE 331.10A**

M O T I O N

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Consent Agenda.

Motion carried 3-0

The Board took a brief recess.

5. COMMISSIONER GUESTS: Chair Kefalas introduced Ian Skor, Co-Founder of Sandbox Solar. Mr. Skor addressed the Board and reported that his company is located locally in Fort Collins and employs 18 workers. Sandbox has developed two acres in Fort Collins and is currently involved in a project to develop 10 acres in Weld County.

Mr. Skor walked the Board through some of the challenges the industry faces in meeting climate goals and in producing a viable solar resource in the community. Specifically, he noted that the industry confronts hurdles with land availability, review processes, a need for education especially as it relates to overcoming the “not in my backyard” mentality, and locations near infrastructure. Mr. Skor noted that in Larimer County solar reviews and policies largely fall under the 1041 application process.

Mr. Skor briefed the Board on potential future solutions that would aid the industry in offering solar options for residents. Some of these solutions include utilizing co-location, floating solar options, and solar fencing. Mr. Skor noted that his company, along with others in the region, is partnering with Colorado State University (CSU) to examine the potential for certain crops to grow under hanging solar panels. Early results have shown that certain crops thrive under these conditions.

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There was a discussion between the Board and Mr. Skor regarding the utilization of solar panels on agricultural land and if it limits the use of combines, tractors, or other heavy equipment. The Board also discussed the 1041 process with Mr. Skor and opportunities for collaboration with the county. Lastly, the Board asked Mr. Skor about the building of large solar fields and if this falls under an industrial activity.

6. APPROVAL OF THE BOARD OF EQUALIZATION REFEREE RECOMMENDATIONS.

MOTION

Commissioner Stephens moved that the Board of County Commissioners convene as the Board of Equalization.

Motion carried 3-0

Deirdre O'Neill and Joanne Hertz, Clerk and Records Office, gave a brief update to the Board on the hearings held from July 29, 2021, through August 3, 2021. There was a total of 336 accounts, 84 hearings and of those hearings, 173 accounts were adjusted, 143 were denied, 20 were stipulated and 20 were withdrawn.

MOTION

Commissioner Stephens moved that the Board of County Commissioners, convened as the Board of Equalization, approve the recommendations submitted by the referees for the hearings held July 29-August 3, 2021.

Motion carried 3-0

MOTION

Commissioner Stephens moved to adjourn the meeting as the Board of Equalization and reconvene as the Board of County Commissioners.

Motion carried 3-0

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

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

9. EXECUTIVE SESSION: Executive Session pursuant to C. R. S. 24-6-402(4)(f) for discussion of a waiver of Benefits Policy 331.6 section V.J.1.a requesting employees to be reinstated to their leave accrual level at their last separation date, prior to their most recent hire date.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners enter into Executive Session pursuant to C. R. S. 24-6-402(4)(f) for discussion of a waiver for of Benefits Policy 331.6 section V.J.1.a requesting employees to be reinstated to their leave accrual level at their last separation date.

Motion carried 3-0

Bill Ressue, County Attorney, provided the Board with a summary of the Executive Session request. This is a request to adjust the county personnel policy and in particular, the rate at which the annual accruals rate occurs.

The county has hired two employees who were previously long-term employees of the District Attorney's Office, which is a state office, but under the county pay system. The Board can waive the current policy to allow these two employees to maintain their accrued leave rates from their previous employment with the District Attorney's Office.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the waiver of Larimer County benefits policy 331.6 section V.J.1.a requesting employees Mr. Lewis and Mr. St. Aubin to update the level of accrual to the 15 plus year accrual tier.

Motion carried 3-0

With there being no further business, the Board adjourned at 11:05 a.m.

WEDNESDAY, AUGUST 11, 2021

ABATEMENT

The Board of County Commissioners met at 11:00 a.m. with Jennifer Pawleshyn, Appraiser. Chair Kefalas presided. Commissioners Shadduck-McNally and Commissioner Stephens were present. Also, present was Elizabeth Carter, Deputy Clerk.

1. PETITION FOR ABATEMENT OF TAXES FOR 2019/2020 (SCHEDULE # R0304298; Parcel 30213-19-008): Jennifer Pawleshyn addressed the Board and presented a packet of information detailing the method in which the Assessor's Office arrived at their current valuation of \$9,000.00 for the subject property located at parcel #30213-19-008 and 30213-19-009 in Red Feather Lakes, Colorado. Ms. Pawleshyn noted that sales utilized to establish the 2019 and 2020 value in the subject area must be from one and one-half year period ending June 30, 2018. A period of five years

ending June 30, 2013, shall be utilized to determine the level of value if adequate data is not available from the previous one and one-half year period. Those sales are then time adjusted.

Ms. Pawleshyn walked the Board through a series of comparable sales from the area which the Assessor's Office used to determine the value. She relayed to the Board that comparable sales were selected from the same Land Economic Area (LEA). An LEA is a designation used by the Assessor's Office for properties that are similarly located and with similar topography

There was a discussion between the Board and Ms. Pawleshyn regarding adjusted sales and if factors such as accessibility to water and roads are taken into consideration when determining the value.

Chair Kefalas invited the petitioner, Conery Calhoon to address the Board.

Ms. Calhoon reported to the Board that she and her husband own four lots, which had been purchased in 1996 by her parents. The lots are all located next to each other and are often referred to as "fishing lots". These fishing lots are extremely small in size and often undevelopable. The lots were sold so individuals could access the lakes in Red Feather for fishing.

Ms. Calhoon noted that the two parcels in question do not have access to the road. Additionally, she stated that she and her husband own the two lots directly in front of these parcels. Those two lots, which have been combined, were assessed at a value of \$9,000. Based on the assessed value of the combined lots and comparable sales Ms. Calhoon presents, she is requesting an assessed value of \$4,500.

There was a discussion between the Board and Ms. Pawleshyn asking for clarity on comparable sales in the LEA. Additionally, the Board asked about the assessed value of the larger combined lot versus the small parcels being discussed as part of the abatement.

MOTION

Commissioner Stephens moved that the Board of County Commissioners uphold the Assessor's values for the subject properties for the tax year 2019 and 2020 for parcel numbers 30213-19-008 and 30213-19-009 for an assessed value of \$9,000.00 for each parcel.

Motion carried 3-0.

With there being no further business, the Board adjourned at 11:30 a.m.

THURSDAY, AUGUST 12, 2021

**EXECUTIVE SESSION-JOINT MEETING WITH THE LARIMER COUNTY
INTERAGENCY OVERSIGHT GROUP**

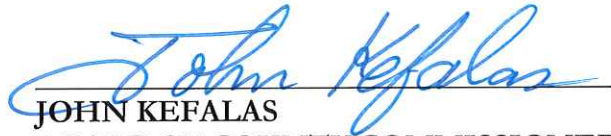
The Board of County Commissioners met at 11:30 a.m. with Averil Strand, Chair of the Larimer County Interagency Group. Chair Kefalas presided. Commissioners Shadduck-McNally was present. Also, present was Elizabeth Carter, Deputy Clerk.

M O T I O N

Commissioner Shadduck- McNally moved that the Board of County Commissioners enter into Executive Session pursuant to C.R.S. 24-6-402(4)(c), matters required to be kept confidential by federal or state law or rules and regulations. And pursuant to C.R.S. 19-1-307 the identification of children involved in child protection matters is protected

Motion carried 2-0.

With there being no further business, the Board adjourned at 11:45 a.m.


JOHN KEFALAS
BOARD OF COUNTY COMMISSIONERS

ANGELA MYERS
CLERK AND RECORDER

ATTEST:


Elizabeth Carter, Deputy Clerk

