



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, MARCH 2, 2026

LAND USE HEARING

There was no Land Use Hearing for the week of March 2, 2026.

TUESDAY, MARCH 3, 2026

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with County Manager Lorenda Volker. Chair Shadduck-McNally presided. Commissioner Stephens and Commissioner Kefalas were present. Also present were Sarah Martin and Tom Clayton, Commissioners' Office, and Dianne Cheney, Deputy Clerk.

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

1. **PUBLIC COMMENT:** Chair Shadduck-McNally opened the meeting to public comment.

Eric Sutherland addressed the Board. Mr. Sutherland shared his concerns about property tax base, specifically how tax revenues are allocated and used in Timnath. Mr. Sutherland also spoke about a state legislation case in 2005 between Larimer County and Timnath where language was written into the statute that turned tax increment financing from a source of debt financing into a source of general fund revenue.

Chair Shadduck-McNally closed public comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF FEBRUARY 16, 2026:**

MOTION:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of February 16, 2026.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF MARCH 9, 2026:** Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. **CONSENT AGENDA:**

ABATEMENTS

1. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1036882 – Andrew M and Carol L Hiller – Tax Year 2023**
2. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1036882 – Andrew M and Carol L Hiller – Tax Year 2024**
3. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1534777 – Gary A Lamotte – Tax Year 2023**
4. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1599832 – Federico Alvarado Molina Sr. – Tax Year 2024**
5. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1682829 – Lot 4 Wellington CO LLC – Tax Year 2024**
6. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1594630 – Mark and Kerry Crough – Tax Year 2023**
7. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1594630 – Mark and Kerry Crough – Tax Year 2024**
8. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0194859 – Norma A Carrier – Tax Year 2025**
9. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0194859 – Norma A Carrier – Tax Year 2025**
10. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0154865 – Debord Investments LLC – Tax Year 2023**
11. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0154865 – Debord Investments LLC – Tax Year 2024**
12. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R1295551 – James C and Andrea N Hewitt – Tax Year 2023**

13. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0044768 – James C and Andrea N Hewitt – Tax Year 2023
14. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0044768 – James C and Andrea N Hewitt – Tax Year 2024
15. PETITION FOR ABATEMENT OR REFUND OF TAXES: R05030123 – David D and Ashley T Miller – Tax Year 2025
16. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0085243 – David Harlan Webb – Tax Year 2025
17. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1652749 – Luong and Do Thuy Nguyen – Tax Year 2025
18. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1602301 – Robert D and Catherine L Radcliffe – Tax Year 2025
19. PETITION FOR ABATEMENT OR REFUND OF TAXES: P8269862 – Color Pro Printing – Tax Year 2023
20. PETITION FOR ABATEMENT OR REFUND OF TAXES: P8269862 – Color Pro Printing – Tax Year 2024

AGREEMENTS

1. AMENDMENT ONE AGREEMENT FOR 1) EXCHANGE OF REALESTATE INCLUDING LAND AND ANY AND ALL IMPROVEMENTS AND 2) RIGHTS OF FIRST REFUSAL TO PURCHASE BACK PROPERTY
2. LARIMER COUNTY COLORADO PROFESSIONAL SERVICES AGREEMENT
3. CONVEYANCE OF PERMANENT EASEMENT
4. CONVEYANCE OF PERMANENT EASEMENT
5. WORK ORDER FOR PROFESSIONAL SERVICES – THE RANCH AMPHITHEATER
6. RELEASE AND SETTLEMENT AGREEMENT
7. INTERGOVERNMENTAL AGREEMENT FOR COLORADO CHILD CARE ASSISTANCE PROGRAM SERVICES

APPOINTMENTS

1. RECOMMENDED REAPPOINEMENT TO THE BOXELDER BASIN
REGIONAL STORMWATER AUTHORITY: Eric Tracy
2. RECOMMENDED APPOINEMENT TO THE BOXELDER BASIN REGIONAL
STORMWATER AUTHORITY: Matt Fater
3. RECOMMENDED MIDTERM APPOINTMENT TO THE CARRIAGE HILLS
GENERAL IMPROVEMENT DISTRICT: Laurel Halsey
4. RECOMMENDED MIDTERM APPOINTMENT TO THE COBBLESTONE
FARMS PUBLIC IMPROVEMENT DISTRICT: Jimmy Hales
5. RECOMMENDED MIDTERM APPOINTMENT TO THE NAMAQUA HILLS
GENERAL IMPROVEMENT DISTRICT: Angela Snyder
6. RECOMMENDED MIDTERM APPOINTMENT TO THE POUDRE RIVER
LIBRARY BOARD OF TRUSTEES: Jennifer Birach

LIQUOR LICENSES

1. LIQUOR LICENSE RENEWAL – SYLVAN DALE RANCH LLLP – HOTEL &
RESTAURANT WITH OPTIONAL PREMISE – LOVELAND, COLORADO
2. LIQUOR LICENSE RENEWAL – FORT COLLINS COUNTRY CLUB – HOTEL
& RESTAURANT WITH OPTIONAL PREMISE – FORT COLLINS,
COLORADO

MISCELLANEOUS

1. EA ROCKY MOUNTAIN LLC STIPULATION AS TO TAX YEAR 2025 VALUE
2. SUITE 1 LLC STIPULATION AS TO TAX YEAR 2025 VALUE
3. LF3 RIFC LLC STIPULATION AS TO TAX YEAR 2025 VALUE
4. KMB H1 LLC, ET AL. STIPULATION AS TO TAX YEAR 2025 VALUE
5. P5 LLC, ET AL. STIPULATION AS TO TAX YEAR 2025 VALUE
6. RICHMOND AMERICAN HOMES OF COLORADO INC. STIPULATION AS
TO TAX YEAR 2025 VALUE
7. ANDERSON LOVELAND LLC STIPULATION AS TO TAX YEAR 2025 VALUE
8. CF ALTITUDE PROPCO LLC STIPUATION AS TO TAX YEAR 2025 VALUE

9. SPIRIT REALTY LP STIUPLATION AS TO TAX YEAR 2025 VALUE
10. 4574 LLC STIPULATION AS TO TAX YEAR 2025 VALUE
11. BANNER HEALTH STIPULATION AS TO TAX YEAR 2025 VALUE
12. LARSON FRONT RANGE FARMS LLC STIPULATION AS TO TAX YEAR 2025 VALUE
13. LARSON FRONT RANGE FARMS LLC STIPULATION AS TO TAX YEAR 2025 VALUE
14. JENNIFER D STRAUB-WHEATON C/O ROB STRAUB (LE) STIPULATION AS TO TAX YEAR 2025 VALUE
15. RAMCO GERSHENSON PROPERTIES LP STIPULATION AS TO TAX YEAR 2025 VALUE
16. RAMCO GERSHENSON PROPERTIES LP STIUPLATION AS TO TAX YEAR 2025 VALUE
17. RAMCO GERSHENSON PROPERTIES LP STIPULATION AS TO TAX YEAR 2025 VALUE
18. RAMCO GERSHENSON PROPERTIES LP STIPULATION AS TO TAX YEAR 2025 VALUE
19. CARPE DIEM INVESTMENTS LLC STIPULATION AS TO TAX YEAR 2025 VALUE
20. 301 LINCOLN LLC STIPULATION AS TO TAX YEAR 2025 VALUE
21. CSGBSH LOVELANDCO I LLC STIPULATION AS TO TAX YEAR 2025 VALUE
22. GREENTREE ENTERPRISES LLC STIPULATION AS TO TAX YEAR 2025 VALUE
23. BGJR LARIMER LLC (.66) TSHOPPES LLC (.34) STIPULATION AS TO TAX YEAR 2025 VALUE
24. LARIMER COUNTY LEGISLATIVE POSITIONS
25. GRANT OF UTILITY EASEMENT (CITY OF LOVELAND)
26. DONATION APPROVAL LETTER

RESOLUTIONS

1. **FINDINGS AND RESOLUTION APPROVING THE MENARD CONSERVATION DEVELOPMENT**
2. **RESOLUTION ORDERING A PUBLIC HEARING TO CONSIDER A PETITION FOR EXCLUSION FROM THE TANAGER PUBLIC IMPROVEMENT DISTRICT 72**

M O T I O N

Commissioner Kefalas moved that Board of County Commissioners approve the Consent Agenda for March 3, 2026.

Motion carried 3-0.

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

6. **DISCUSSION ITEMS:**

PROCLAMATION RECOGNIZING MARCH 2026 AS WOMEN'S HISTORY MONTH:

This proclamation invites the community to learn about the generations of women who have left a legacy on the nation's history and more specifically learn more about women who have played a significant role in Colorado and Larimer County's history.

Commissioner Stephens read the Proclamation.

The Board commented that they were grateful the County celebrates events such as Women's History Month and honors all women, including those who are marginalized by forces in society. It is important that March 8th is recognized as International Women's Day honoring women throughout the world. The Board thanked the women who work for Larimer County in a variety of roles. The Board noted the evolving historical record of women's bravery and strength, affirming its appreciation for the continued acknowledgment of their vital role in the country's development. The Board mentioned the National Women's Suffrage Monument that will be placed on the National Mall in Washington D.C. to commemorate women's suffrage. The Board characterized Women's History Month as a living history, perpetuated by the courage of women who continue to lead and forge collaborative partnerships to achieve collective goals. The Board stated that this year's theme is Leading the Change for Women Shaping a Sustainable Future. The Board mentioned that this is not only an environmental theme but a theme that honors women who reimagine and rebuild systems to ensure long-term environmental, economic and social sustainability. The Board recognized some of the pioneering women whose leadership and vision were instrumental in the civic and structural development of Larimer County.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Proclamation of declaring March 2026 as Women's History Month.

Motion carried 3-0.

7. **COUNTY MANAGER UPDATE:** County Manager Volker updated the Board on various projects and activities.

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

9. **LEGAL MATTERS:** Decisions Expected

1. Executive Session pursuant to Colorado Revised Statue 24-6-402 (4)(b): Conferences with an attorney for the purpose of receiving legal advice about agreement negotiations with Jackson Ditch relating to drainage for the County Emergency Services Building.
2. Executive Session pursuant to Colorado Revised Statue 24-6-402 (4)(b): Conferences with an attorney for the purpose of receiving legal advice regarding County Road 70 Expansion Project between County Road 11 and 13 and potential exercise of eminent domain, update on status and potential settlement discussions.
3. Executive Session pursuant to Colorado Revised Statue 24-6-402 (4)(b): Conferences with an attorney for the purpose of receiving legal advice about Timothy "Tikka" Krebs v Feyen – U.S. District Court 25-cv-2664-RTG.
4. Executive Session pursuant to Colorado Revised Statue 24-6-402 (4)(b): Conferences with an attorney for the purpose of receiving legal advice about Erica Centeno v. Larimer County, et al. – U.S. District Court 25-cv-3041-RTG.
5. Executive Session pursuant to Colorado Revised Statue 25-6-402 (4)(b): Conferences with an attorney for the purpose of receiving legal advice about Zachary Widener v. Larimer County Sheriff's Office, et al. – U.S. District Court 25-cv-1646-SKC-KAS.

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners enter into Executive Session pursuant to C.R.S.24-6-402(4)(b):

Conferences with an attorney for the purpose of receiving legal advice about agreement negotiations with Jackson Ditch relating to drainage for the County Emergency Services Building.

Conferences with an attorney for the purpose of receiving legal advice regarding County Road 70 Expansion Project between County Road 11 and 13 and potential exercise of eminent domain, update on status and potential settlement discussions.

Conferences with an attorney for the purpose of receiving legal advice about Timothy "Tikka" Krebs v. Feyen – U.S. District Court 25-cv-2664-RTG.

Conferences with an attorney for the purpose of receiving legal advice about Erica Centeno v. Larimer County, et al. – U.S. District Court 25-cv-3041-RTG.

Conferences with an attorney for the purpose of receiving legal advice about Zachary Widener v. Larimer County Sheriff's Office, et al. – U.S. District Court 25-cv-1646-SKC-KAS.

Motion carried 3-0.

The Board entered into Executive Session.

The Board returned to session.

Frank Haug, Assistant Deputy County Attorney, addressed the Board and gave an overview of the Executive Session regarding the County's expansion of County Road 70. Mr. Haug shared that the County has been negotiating with multiple landowners for the phase of the project between County Road 11 and County Road 13. Mr. Haug stated that all of the landowner issues have been resolved with the exception of two property owners who own parcels of land within this phase of the corridor expansion. Mr. Haug reported that while negotiations remain ongoing, the County Attorney's Office is seeking contingency authorization to initiate eminent domain proceedings. This proactive measure ensures the project remains on schedule should a negotiated settlement prove unattainable.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners authorize the County Attorney's Office to continue negotiations and if necessary, file Eminent Domain actions and motions for immediate possession to secure necessary Right of Way and Easements between County Road 11 and County Road 13 along County Road 70 as noted in the record.

Motion carried 3-0.

Mr. Haug addressed the Board and gave a brief description of the new County Emergency Services Building project that is underway and issues with drainage. Mr. Haug reported ongoing negotiations with the Jackson Ditch Company regarding drainage issue settlements. The County is currently at an impasse with the ditch company as they are requesting the County to pay an ongoing fee annually. Mr. Haug noted that due to the Taxpayer Bill of Rights (TABOR) and certain financial restrictions, the County cannot commit to paying this fee in perpetuity. Mr. Haug stated that when there is an impasse with this type of company, the law requires the County to file a Rule 57 Declaratory Judgement Action if the issue cannot be resolved. The County Attorney's Office is seeking contingency authorization to file a case under Colorado Rule of Civil Procedure Rule 57 should it become necessary.

MOTION

Commissioner Stephens moved that the Board of County Commissioners authorize the County Attorney's Office to continue negotiations with the Jackson Ditch Company and if necessary, file a case seeking declaratory relief under Colorado Rule of Civil Procedure Rule 57.

Motion carried 3-0.

David Ayraud, Deputy County Attorney, addressed the Board and gave a brief description of the Executive Session. Mr. Ayraud summarized the lawsuit filed by Timothy "Tikka" Krebs v. John Feyen as the Larimer County Sheriff in U.S. District Court case 25-cv-2664-RTG. Mr. Ayraud stated that this case involves a filing by Ms. Krebs disputing the disciplinary process that occurred in the jail and the assertion for a due process claim. The County Attorney's Office is seeking Board approval for defense and indemnification for all County defendants named in this case.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners defend and indemnify County officials and employees in the U.S. District Court Case 25-cv-2664-RTG.

Motion carried 3-0.

Mr. Ayraud addressed the Board and gave a brief description of the Executive Session. Mr. Ayraud noted that this lawsuit was filed by Erica Centeno v. Larimer County, et al. in U.S. District Court case 25-cv-3041-RTG. Mr. Ayraud stated that the lawsuit names six employees within the Department of Human Services. Mr. Ayraud summarized that Ms. Centeno is upset about due process and other alleged violations regarding a child protection matter. The County Attorney's Office is seeking Board approval for defense and indemnification for the County and the named County defendants.

MOTION

Commissioner Stephens moved that the Board of County Commissioners defend and indemnify County officials and employees in the U.S. District Court Case 25-cv-3041-RTG.

Motion carried 3-0.

Mr. Ayraud addressed the Board and gave a brief description of the Executive Session. Mr. Ayraud stated that this lawsuit was filed by Zachary Widener v. Larimer County Sheriff's Office, et al. in U.S. District Court case 25-cv-1646-SKC-KAS. Mr. Ayraud summarized that this case was filed by Mr. Widener against the Larimer County Sheriff's Office and 12 named and unnamed deputies alleging civil rights violations surrounding Mr. Widener's arrest in August of 2023 for an alleged attempted murder charge. The County Attorney's Office is seeking Board approval for defense and indemnification for the Sheriff's Office and the named employees.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners defend and indemnify County officials and employees in the U.S. District Court Case 25-cv-1646-SKC-KAS.

Motion carried 3-0.

With there being no further business, the Board adjourned at 11:00 a.m.


JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:


Dianne Cheney, Deputy Clerk

