LARIMER COUNTY
COMMITTED TO EXCELLENCE

MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, APRIL 13, 2026

EXECUTIVE SESSION

The Board of County Commissioners met at 11:15 a.m. with County Manager Lorenda Volker. Chair Shadduck-McNally presided. Commissioner Stephens and Commissioner Kefalas were present. Also present were Laurie Kadrich, Assistant County Manager; Heather O'Hayre, Human Services Director; Bridget Paris, Human Resources Director; Eileen Brittingham, Human Resources; David Ayraud, Deputy County Attorney; and Dianne Cheney, Deputy Clerk.

1. C.R.S. 24-6-402(4)(F)WAIVER OF POLICY HUMAN RESOURCE POLICY: COMPENSATION, SECTION II.C.1 AS IT APPLIES TO THAD PAUL, (2) WAIVER OF POLICY, HUMAN RESOURCES POLICY: BENEFITS, SECTION V.K.2 AS IT APPLIES TO THAD PAUL

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners enter into Executive Session pursuant to C.R.S.24-6-402(4)(f) regarding personnel matters to consider a waiver of Human Resources Policy: Compensation, Section II.C.1 and, (2) Human Resources Policy: Benefits, Section V.K.2.

Motion carried 3-0.

The Board entered into Executive Session.

The Board returned to session.

David Ayraud, Deputy County Attorney, addressed the Board and gave an overview of the Executive Session regarding the waiver of Human Resources Policy section II.C.1 and section V.K.2 for an employee who is transitioning from an appointed position to a regular position. Staff are requesting a waiver of Human Resource Policy sections II.C.1 and V.K.2 to retain salary and benefits for the employee.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Waiver of Larimer County Human Resources Policy Compensation, Section II.C.1 for employee Thad Paul to retain current compensation above the maximum of the range, and the Larimer County Human Resources Policy Benefits Section V.K.2 for employee Thad Paul to utilize the appointed maximum carryover limit on December 31, 2026. Years following the employee will utilize the regular employee carryover limit.

Motion carried 3-0.

The Board recessed at 11:25 a.m.

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m. with Jenny Axmacher, Planning Manager. Chair Pro-Tem Kefalas presided. Commissioner Stephens was present. Commissioner Shadduck-McNally was excused. Also present were Kassidee Fior, Justin Currie, and Ryane Oswandel, Community Development; Christine Luckasen, Assistant County Attorney; and Dianne Cheney, Deputy Clerk.

Chair Pro-Tem Kefalas opened the meeting with the pledge of allegiance.

The Board did not wish to remove any items from the Consent Agenda. No members of the public wished to remove any items from the Consent Agenda.

PUBLIC HEARING CONSENT ITEMS:

1. LTD 11C AP AMENDED BUILDING ENVELOPE, FILE NO. 26-LAND4539: The applicant is requesting approval of an amended plat to modify the boundary of an existing building envelope that was created by a previous approval, 23-LAND4304 Erion Heritage Trust Amended Plat. The subject property is located at 5065 N County Rd. 11c in Loveland and is zoned Rural Residential (RR-2) and Planned Development (PD) and is surrounded by single-unit residential, vacant land and two reservoirs.

Due to the existing wetland buffer along the shoreline of Horseshoe Lake, a building envelope was created for the property owners to construct an accessory building to be used as a boat house. The proposed building envelope will increase in size by a few hundred square feet, but all of that increase will be along the eastern building envelope boundary line, which is outside of the wetland buffer area.

The Larimer County Land Use Code (Section 6.5.7.D.3) allows for the approval of an amended plat if the review criteria are met in addition to the general review criteria, found in Section 6.3.8.D.

Notice of the public hearing was mailed to a total of nine property owners withing 500 feet of the subject property. Referral agencies reviewed the proposal and did not identify any objections to the amended plat request, and any identified permitting or compliance issues will be addressed through separate review processes.

Based on the application materials, referral comments, and applicable review criteria, staff conclude that the request meets the standards of the Larimer County Land Use Code.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services team recommends that the Board of County Commissioners approve the LTD 11C AP Amended Building Envelope, File Number 26-LAND4539, subject to the following conditions of approval.

1. The property will be subject to all restrictions, covenants, and conditions as set forth in the plat of record for the Erion Heritage Trust Amended Plat.

2. Any future uses on lot 2A shall obtain approval through the applicable review procedure as established in the Larimer County Land Use Code prior to the commencement of the use.

3. The findings and resolution shall be a servitude running with the property. Those owners of the property, or any portion of the property, who obtain title subsequent to the date of recording of the findings and resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of this amended plat approval.

2. GRAYBILL PUD CONDO MAP AMENDMENT, FILE NO. 26-LAND4548: The subject property is located at 546 8th Street SE in Loveland, Colorado and consists of 7.92 acres containing four buildings, with between six and sixteen condominium units per building. Associated off-street parking, loading areas, and landscaped areas as well as certain walls are located within the common areas of the condominium map.

The applicant is proposing to combine units C14, C15 and C16 in Building C in order to create additional, contiguous space for their existing auto parts painting business, Painted OEM Parts, to function and grow in this location.

The property received approval in March of 2000 for the master plan of Graybill Planned Unit Development (PUD) and related rezoning from FA-Farming to Commercial PUD. The four buildings were then constructed in three phases and were later subject to the Graybill PUD Business Condominium Condo Map approval, File Number 04-S2308 in 2004, which allowed for separate ownership and use of the units within the existing buildings.

There are no appeals associated with this application. The applicants and owners are not proposing any changes to the existing uses on the site, nor are there any changes to the common areas of the condominium map proposed. If any future changes to the exterior of the building or parking area were proposed, the request would be subject to site plan approval as set out in the original findings and resolution of the PUD.

Notice of this application was sent to 33 property owners within 500 feet of the property on March 24, 2026. There were no comments received from community members for this request. Referral agency's comments reveal no major concerns or issues with this request.

In deciding to amend a condominium map, the Board of County Commissioners shall consider the general approval criteria in Article 6.3.8.D of the Land Use Code and whether the proposed amendment meets the criteria in Article 6.5.9.D of the Land Use Code.

Staff have found that the criteria have been met. The use has been established and currently operates, there are no further changes to the layout of the site aside from the combination of three separately conveyable units into one unit, and general development characteristics meet the applicable provisions of the Land Use Code. There is an existing condominium declaration that has been recorded which outlines the unit owners' rights and responsibilities and there are no changes to these matters as part of the proposed amendment.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends that the Board of County Commissioners approve the Graybill PUD Business Condominium Map Amendment, File Number 26-LAND4548, subject to the following conditions:

1. Prior to obtaining the final certificate of occupancy, detailed plans demonstrating how the opening between unit C3 and unit C14 will be addressed must be provided to the satisfaction of the Larimer County Building Division.

2. Following approval of this condominium map amendment, all required new or as-built building permits and inspections must be completed.

3. The units included in this application will be subject to all restrictions, covenants, and conditions as set forth in the Findings and Resolution of the Graybill PUD master plan and rezoning, and the associated Findings and Resolution of the Graybill PUD Business Condominiums condominium map.

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the Consent Agenda subject to any conditions of approval set out in the staff reports and further moved to authorize the Chair to sign the Findings and Resolutions for these items.

Motion carried 2-0.

With there being no further business, the Board adjourned at 3:05 p.m.

TUESDAY, APRIL 14, 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 public comment. There were no public comments in person or online.

Chair Shadduck-McNally closed public comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF APRIL 6, 2026:**

M O T I O N:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of April 6, 2026.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF APRIL 20, 2026:** Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. **CONSENT AGENDA:**

The Board requested that Resolution item two be pulled for separate consideration.

AGREEMENTS

1. **PROFESSIONAL SERVICES AGREEMENT (P19-29, INMATE SERVICES)**

2. **AGREEMENT CONCERNING FENCE CONSTRUCTION MODIFICATIONS POUDRE RIVER REGIONAL TRAIL BETWEEN TIMNATH RANCH INVESTMENTS, LLC, RIVER BLUFFS VENTURES, LLC, AND LARIMER COUNTY**

3. **FY25 U.S.BUREAU OF RECLAMATION TITLE 28 GRANT AGREEMENT AMENDMENT #1 – HORSETOOTH DAILY USE IMPROVEMENTS**

4. **2026 GRANT AGREEMENT BETWEEN LARIMER COUNTY, COLORADO ON BEHALF OF LARIMER REGIONAL OPIOID ABATEMENT COUNCIL, REGION 2, (COLLECTIVELY "GRANTOR") AND NORTH COLORADO HEALTH ALLIANCE, GRANTEE**

5. 2026 GRANT AGREEMENT BETWEEN LARIMER COUNTY, COLORADO ON BEHALF OF LARIMER REGIONAL OPIOID ABATEMENT COUNCIL, REGION 2, (COLLECTIVELY "GRANTOR") AND NORTH COLORADO HEALTH NETWORK, GRANTEE

APPOINTMENTS

1. RECOMMENDED MIDTERM APPOINTMENT TO THE AGRICULTURAL ADVISORY BOARD: Sara Mayer

2. RECOMMENDED REAPPOINTMENTS TO THE EXTENSION ADVISORY COMMITTEE: Xochil Arellano, K-Lynn Cameron, and Kara Rudnick

3. RECOMMENDED MIDTERM APPOINTMENT TO THE TERRY COVE PUBLIC IMPROVEMENT DISTRICT: David Pusey

MISCELLANEOUS

1. STATEMENT OF AUTHORITY

2. STIPULATION FOR RGMZ FRONT RANGE VILLAGE OP 3 SP LLC AS TO 2025 TAX YEAR

3. STIPULATION FOR FIRST NATIONAL BANK AS TO 2025 TAX YEAR

4. LARIMER COUNTY LEGISLATIVE POSITIONS

5. REQUEST FOR NOT-TO-EXCEED BUDGET AUTHORIZATION FOR BEHAVIORAL HEALTH SERVICES

RESOLUTIONS

1. RESOLUTOIN APPROVING THE ACQUISITION OF PARRISH 4 PROPERTY

2. *BOARD OF COUNTY COMMISSIONERS, LARIMER COUNTY, COLORADO, RESOLUTION ADOPTING TEMPORARY OVERRIDE OF THE LARIMER COUNTY BEHAVIORAL HEALTH POLICY COUNCIL BYLAWS*

MOTION

Commissioner Kefalas moved that Board of County Commissioners approve the Consent Agenda for April 14, 2026, minus item number two under Resolutions.

Motion carried 3-0.

2. BOARD OF COUNTY COMMISSIONERS, LARIMER COUNTY, COLORADO, RESOLUTION ADOPTING TEMPORARY OVERRIDE OF THE LARIMER COUNTY BEHAVIORAL HEALTH POLICY COUNCIL BYLAWS

Chair Shadduck-McNally shared that she wanted to further discuss the temporary override of the Larimer County Behavioral Health Policy Council Bylaws. At a full policy council joint meeting between the Larimer County Behavioral Health Policy Council, Technical Advisory Committee, and Consumer Advisory Committee there was a discussion about this item. Chair Shadduck-McNally stated that policy council members had some concerns about the override of the County's bylaws as it relates to the City of Fort Collins. Some members of the policy council offered to reach out to the Fort Collins City Council and shared that there might be an option for one of the Fort Collins City Council members to finish out the remainder of the year. Chair Shadduck-McNally shared that the full policy council meets quarterly and the next meeting will take place in August and the council will be voting on grant recommendations that will come before them as a Board. Chair Shadduck-McNally requested that the Board not move forward with the override to allow for the option of a Fort Collins City Council member to serve on the policy council and move this item to a later meeting date.

The Board commented that this resolution came from discussions at various work sessions and direction given to the City of Fort Collins was to temporarily appoint a staff person to the policy council due to the members of the Fort Collins City Council being occupied with other meeting commitments. The Board expressed support for granting the City of Fort Collins the flexibility to appoint a staff member as an alternative should an elected official be unable to serve the remainder of the year. The Board asked Manager Voker if the Board votes to override the bylaws and if the City of Fort Collins chooses to put an elected official on the council, does the item need to come before the Board again for a vote.

Manager Volker shared that this item, if overridden, would not need to be appealed as the Board is making an exception to the bylaws for a non-elected official to serve on the policy council. If the City of Fort Collins chooses to appoint an elected official, no further action would need to be taken.

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve Board of County Commissioners, Larimer County, Colorado, Resolution Adopting Temporary Override of the Larimer County Behavioral Health Policy Council Bylaws.

Motion Carried 2-1 Commissioner Shadduck-McNally dissenting.

5. **COMMISSIONERS' GUESTS:** Commissioner Stephens invited Diane Lapierre, Executive Director, Poudre River Public Library District to approach the dais. Ms. Lapierre addressed the Board and shared the 2025 Report to the Community. Ms. Lapierre stated that the library issued 24,169 new cards to library patrons and remains an active space for meetings and study groups. In 2025, the public checked out over 3.06 million print and digital items. Additionally, library programs and events drew 52,081 attendees, marking a significant 18% increase over the previous year.

Ms. Lapierre shared a brief video with stories from the community on what the library means to them. Quotes include that the library is a space to be curious, imaginative, creative, social and have fun. In addition to having a space to read and study, libraries provide activities to check out, classes to take, access to resources, a place for inclusiveness regardless of nationality, and a place to be fulfilled. The library is an open and welcoming space to find fulfillment, access free resources, be accepted and serve as a centerpiece for the community.

Ms. Lapierre stated that the library creates opportunities for the development of digital skills and empowers teens and youth through a variety of programs. The library continues to work across language barriers and fosters a sense of belonging through community events like the 2025 Fort Collins Pride. Ms. Lapierre noted that the library remains committed to community growth through proactive public outreach and engagement.

Ms. Lapierre highlighted that for 2026, the library will be a community catalyzer, social and cultural connector, an equal access champion, and a resource partner with a variety of social service agencies and County programs. The Old Town Library in Fort Collins will celebrate its 50th anniversary in the fall of 2026. Ms. Lapierre shared the artist renderings of the new Southeast Community Center (SECC) in Fort Collins which will include both recreation facilities and a state-of-the-art library.

The Board asked when the community center will be completed and if there will be a bus stop close by. The Board inquired about the nectar garden and how the space is being utilized.

Ms. Lapierre shared that the SECC has an anticipated completion date of early 2028. Ms. Lapierre stated SECC has a public transportation stop nearby and is within walking distance of five schools in the Poudre School District. Ms. Lapierre noted that the Nectary Pollinator and Sensory Garden is an accessible space that is open to the public and offers a diverse range of programming, including art and meditation.

The Board thanked Ms. Lapierre for her report. The Board was excited about the variety of spaces for engagement in the SECC. The Board wanted to highlight the statement *You Belong Here* and the variety of programs and offerings libraries have to provide a place of inclusivity, belonging and safety. The Board brought to the public's attention that the Nectary Pollinator and Sensory Garden is a great place to get outside and take a mental health break. The Board reminded the public that libraries are places to be grateful for and a place of awe. Libraries are more than just books; they are a conduit for community connection.

Manager Volker commended Ms. Lapierre for the video, noting that it perfectly captures the essence of Poudre Library.

6. DISCUSSION ITEMS:

1. PROCLAMATION DECLARING APRIL 19-25, 2026, AS NATIONAL PUBLIC LIBRARY WEEK: Amy Phillips, Loveland Public Library Director, addressed the Board. Ms. Phillips thanked the Board for recognizing the importance of the public library. Public libraries are not only a third space but place makers where the community can gather. Ms. Phillips invited the public to stop in their local library to celebrate National Public Library Week.

Ms. Phillips shared that the digital navigator program continues to be successful with over 115,000 hours of engagement and over 5,000 appointments in 2025. Ms. Phillips emphasized that public libraries are thriving and continue to develop partnerships with the community to be an inclusive space for meetings, programs and community engagement.

The Board asked what happened to the items from the capsule from the old library in Loveland. The Board inquired about the KidsPak program that has occurred during past summers and if it will continue this summer.

Ms. Phillips shared that the items from the capsule are currently being stored at the Loveland Museum. Ms. Phillips stated that the KidsPak program will continue this summer and that the Loveland Library will be a stop for the Larimer County Food Bank's lunch lab two days a week during the summer after story time.

The Board invited members of the public from other libraries within the County to introduce themselves and share some information about their library's programs.

Creed Kit , Director, and Darlene Kilpatrick, Programming and Community Outreach, with Red Feather Lakes Community Library shared that they are taking on programming at the Soaring Eagle Ecology Center along with a number of other programs and outreach for the community.

Amie Pilla, Berthoud Community Library Chief Executive Officer, shared that the Berthoud Community library is seeing an increase in use and the community taking advantage of library programs.

Claudine Perrault, Estes Valley Library Director, shared some of the upcoming renovation plans for the Estes Valley Library which they hope to complete in 2027.

Ross LaGenéses, Wellington Public Library Director, shared that he was at the opening day of the Old Town Library as a child. As a new director, he wanted to thank the staff at the other libraries in the County for their support and guidance.

Commissioner Kefalas read the proclamation.

The Board thanked the staff from the County libraries for the work that they are doing to educate the public and be a third space for the community. The Board highlighted some of the challenges that libraries deal with including budget, censorship and the homeless community. The Board is deeply grateful to the library staff for the vital work they achieve, even when faced with day-to-day challenges. The Board mentioned that the Old Town Library Park was recently named as one of Colorado's top quiet spots. The Board reminded the staff that the passion they have for the work they do shines through in the programs and services provided. Libraries are a boost to the economy, a tourist attraction and a place to bridge literacy, digital and divisional gaps. The Board is excited to hear that the community and staff are still investing in libraries.

Manager Volker stated that libraries encourage a love of reading and are a safe space in the community where everyone can feel welcome.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the Proclamation declaring April 19 – 25, 2026, as National Public Library Week.

Motion carried 3-0.

The Board took a brief recess.

The Board returned to session.

2. RECOGNITION OF THE LARIMER COUNTY CONSERVATION CORPS (LCCC) COMMUNITY WILDFIRE DEFESE GRANT (CWDG) STRIKE TEAM: Josh Roberts, Emergency Management Coordinator, and Maelly Oropeza, Director, Larimer County Conservation Corps, addressed the Board.

Mr. Roberts briefly shared information about the LCCC, the CWDG, and development of the strike team. Mr. Roberts stated that under the CWDG the strike team has worked on 25 projects including eight home ignition zones and defensible space work, two roadside treatment projects, two small acreage thinning and landscape treatments, over 2,000 cubic yards of slash movement, and 45 acres of hand thinning treatments. Mr. Roberts emphasized that CWDG strike team members engage with the public to build relationships, civic engagement and community mindfulness. Mr. Roberts thanked the members of the strike team and shared his pride in the work they do to make communities in Larimer County safer and more resilient to the risk of wildfire.

Mr. Oropeza shared that the LCCC was honored to be asked to participate in the CWDG. Mr. Oropeza stated that the goal was to build on the core members' experience, not just getting work done. The program allowed the LCCC to provide work during a cycle that is a challenging operational period for Natural Resources. Mr. Oropeza emphasized that the program provided an opportunity to build off the members' hard and soft skills from the previous season. The strike team is made up of alumni that have progressed through various seasons with the Conservation Corps. Mr. Oropeza noted that the project is a prime example of effective civic partnership, demonstrating how government and the community can work together.

The Board asked about the current size and growth of the strike team and future requirements. The Board asked if it is the strike team or Conservation Corps that manage energy efficiency, and if there is a presence of one of these groups in the Red Feather Lakes area.

Mr. Oropeza stated that the current size of the team allows for flexibility to fill gaps. If there is future need, the goal is to continue to offer the strike team as a resource from November to May. Mr. Oropeza shared that outside of this timeframe, Natural Resources has staff allocated to other mitigation programs. Mr. Oropeza replied that the strike team is separate from the water and energy program, although they occur simultaneously. The water and energy program is contracted with Loveland and Fort Collins Utilities and is only for those customers. Staff are currently looking at ways to expand this program to other areas of the County.

The Board thanked Mr. Roberts and Mr. Oropeza for their innovation, and the strike team for the work that they are doing. The LCCC and strike team are embedded within the services the County provides. The Board stated that the work that the strike team does is vital to the community for safety and a great return on the County's investment. The Board noted that there is need for the community to care about Larimer County and work together to reduce risk. The Board emphasized that the strike team is part of the shared stewardship of the community's landscape and the work that is being done will have a lasting impact on the County.

Manager Volker wanted to highlight the partnership between these departments and thank the staff for the work they are doing.

Mr. Oropeza and Mr. Roberts introduced members of the strike force team; Kea Klug, Mack Lavin, Lauren Mitros, Will Nguyen and Vivian Waller. The strike team members thanked the Board for their recognition and stated that there are thousands of members within Workforce Development and the Office of Emergency Management across the nation that do great work.

The Board took a brief recess.

The Board returned to session.

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. **LEGAL MATTERS:** None requested.

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

Jody Shadduck-McNally

JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:

Dianne Cheney

Dianne Cheney, Deputy Clerk

LARIMER COUNTY CLERK
SEAL
COLORADO