

MINUTES OF THE BOARD OF COUNTY COMMISSIONERS**MONDAY, MAY 4, 2026****LAND USE HEARING**

There was no Land Use Hearing for the week of May 4, 2026.

TUESDAY, MAY 5, 2026**ADMINISTRATIVE MATTERS MEETING**

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

Chair Pro Tem Kefalas opened the meeting with the Pledge of Allegiance.

1. PUBLIC COMMENT: Chair Pro Tem Kefalas opened public comment.

Carol Mahoney addressed the Board via zoom. Ms. Mahoney stated that she was a member of Mi Voz, an organization of mobile home leaders throughout Larimer County. Ms. Mahoney shared information regarding emergency preparation and evacuation plans with an emphasis on mobile home parks. Ms. Mahoney believes that education needs to be more prevalent to senior mobile home communities citing Skyline and North College mobile home parks specifically. Some of the issues affecting residents in senior mobile home communities include lack of understanding of technology, lack of transportation, and mobility and health issues of some residents. Ms. Mahoney stated that research shows that most mobile home parks in Larimer County do not have an evacuation plan. Ms. Mahoney spoke about concerns regarding egress in mobile home parks with single exit points and her hope that more discussions can ensue regarding secondary evacuation points.

Chair Pro Tem Kefalas closed public comment.

The Board appreciated Ms. Mahoney's comments and will follow up to ensure that senior living mobile home communities have the information needed for emergency preparation. The Board shared that this matter was recently brought to their attention. The Board would like to see an action plan put in place through Emergency Management in partnership with mobile home parks within municipalities and in unincorporated Larimer County. The Board shared that there are 33 mobile home parks within unincorporated Larimer County and 44 overall mobile home parks in the County.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF APRIL 27, 2026:

MOTION:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of April 27, 2026.

Motion carried 2-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF MAY 11, 2026: Ms. Gimeson reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. CONSENT AGENDA:

The Board requested that Agreement item #1 be pulled from the consent agenda at the request of the submitter, to be considered at a future meeting.

AGREEMENTS

- 1. ADMINISTRATIVE SERVICES AGREEMENT**
- 2. CONSTRUCTION SERVICES AGREEMENT (GRAVEL PARKING LOT SITE PREPARATION PROJECT)**
- 3. AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE MONTY SUBDIVISION FILE NO. 20-LAND4018**
- 4. CONVEYANCE OF PERMANENT SLOPE EASEMENT**
- 5. DEVELOPMENT AGREEMENT FOR BOXELDER TOWNHOMES PLANNED LAND DIVISION, FILE NO 23-LAND4348**
- 6. STATE OF COLORADO CONTRACT MODIFICATION CONTRACT AMENDMENT #2**
- 7. CHANGE ORDER 4 (AIA DOCUMENT G701-2017)**
- 8. CHANGE ORDER 5 (AIA DOCUMENT G701-2017)**

APPOINTMENTS

- 1. RECOMMENDED REAPPOINTMENT TO THE ENVIRONMENTAL AND SCIENCE ADVISORY BOARD: Christopher Wood**
- 2. RECOMMENDED RECINDED APPOINTMENTS FROM THE NATURAL RESOURCES ADVISORY BOARD: Adam Crossan and Jeannie Mounts**

DEEDS

- 1. DEED OF DEDICATION**

MISCELLANEOUS

1. **STIPULATION FOR CARDINAL CT COMPANY AS TO 2025 TAX YEAR**
2. **REQUEST FOR APPROVAL TO ENTER UPON LANDS**
3. **GRANT OF UTILITY EASEMENT**
4. **LARIMER COUNTY LEGISLATIVE POSITIONS**
5. **STIPULATION FOR BT PROPERTY LLC DBA COLORADO COBT PROPERTY LLC AS TO 2025 TAX YEAR**
6. **STIPULATION FOR PRCP-CO GOVERNORS PARK LLC C/O PRIDEROCK CAPITAL P AS TO 2025 TAX YEAR**
7. **STIPULATION FOR JAMES C. AND ANDREA N. HEWITT AS TO 2025 TAX YEAR**
8. **STIPULATION FOR DESK CHAIR AS TO 2025 TAX YEAR**

MOTION

Commissioner Stephens moved that Board of County Commissioners approve the Consent Agenda for May 5, 2026, removing Agreement item #1 Administrative Services Agreement, which will be discussed at a later date.

Motion carried 2-0.

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

6. DISCUSSION ITEMS:

1. **PROCLAMATION RECOGNIZING MAY 2026 AS AMYOTROPHIC LATERAL SCLEROSIS (ALS) AWARENESS MONTH:** Susan Malone spoke in support of the proclamation for ALS. Ms. Malone shared that many members of the community have heard of ALS as Lou Gehrig's Disease but are unfamiliar with the complexities of an ALS diagnosis. Ms. Malone shared that her son developed ALS and as a family they had to do a lot of research regarding the disease. ALS is a progressive and fatal neuro-degenerative disease that gradually affects the entire body. Ms. Malone noted that the cause of ALS remains unknown and that the average life expectancy following diagnosis is two to five years. Ms. Malone thanked the Board for recognizing ALS Awareness Month and stated that more needs to be done to bring awareness to the disease and research into its prevalence in the military community. Ms. Malone concluded by advocating for advancements that improve daily living for individuals with ALS and underscored the necessity of finding a permanent cure.

The Board asked if there is an approximate age when this disease begins and if there has been research as to why this is affecting the veteran community at a higher rate. The Board requested that Ms. Malone share the name of her son who was affected by this disease.

Ms. Malone said that approximately 40% of those diagnosed are over 60, though she emphasized that ALS can also impact younger individuals, including her son Colin, regardless of their prior health status. Regarding the veteran community, Ms. Malone noted concerns within the demographic regarding a potential correlation between military exposure to heavy metals and the development of ALS. Ms. Malone highlighted the significant burden ALS places on families, noting that those facing financial hardships often encounter substantial barriers when attempting to procure supportive medical equipment.

Commissioner Stephens read the proclamation.

The Board thanked Ms. Malone for her courage in coming forward to aid the community in understanding ALS, and in her time of grief, continuing to champion for awareness of the disease. The Board acknowledged Ms. Malone's son Colin Malone. The Board shared that they will offer Ms. Malone contact assistance on the federal level, to help raise more awareness of the disease and aid families in the Colorado community who are dealing with this disease. The Board commended Ms. Malone for her civic engagement in bringing forward the request for a proclamation to increase public awareness of this debilitating disease.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Proclamation declaring May 2026 as Amyotrophic Lateral Sclerosis Awareness Month.

Motion carried 2-0.

The Board took a brief recess.

The Board reconvened.

2. PROCLAMATION RECOGNIZING MAY AS OLDER AMERICANS' MONTH: Erin Alt, Program Manager with the Larimer County Office on Aging, addressed the Board. Ms. Alt introduced her colleagues Jonathan Anderson, Human Services Operations and Organization Division Manager, and Katie Stieber, Deputy Division Manager Human Services.

Ms. Alt shared that the Department of Human Services aligns themselves with the nation in recognizing May as Older Americans' month focusing on the theme of *Champion Your Health*. Ms. Alt stated that the theme focuses on prevention, wellness and personal responsibility as the cornerstones of healthy aging. Being an active participant in one's own wellbeing takes strength. Ms. Alt indicated that older adults and caregivers need to take the lead to advocate for themselves and their loved ones. Ms. Alt underscored that honoring the resilience of older adults requires a community-wide commitment to protecting their future.

Ms. Alt emphasized that the community must prioritize health literacy and actively value the voices of the community's older neighbors to ensure they feel fully supported. In collaboration with the Office on Aging, the Advisory Council, and the Board of County Commissioners, Larimer County will be presenting Older American Month Awards in May.

Ms. Alt highlighted the vital need for caregivers to practice self-care and maintain their own health. To provide the best care for a loved one, a caregiver must first sustain their own physical and mental well-being. Ms. Alt reminded the community that caregivers need to advocate for support and seek out resources to navigate the complex systems often associated with providing care for the aging community. In closing, Ms. Alt expressed her gratitude to the older Americans of Larimer County for their continued inspiration and vitality. She also thanked the Board of County Commissioners for the proclamation and their ongoing commitment to the older adult population.

The Board inquired as to when the award ceremony will take place in May. The Board asked Ms. Alt to share some statistical information about the changing demographic in Larimer County. The Board inquired about the family caregiver support program.

Ms. Alt shared that the award ceremony will take place on Thursday, May 14, 2026. Ms. Alt stated that demographics have shown that the older adult population is on the rise and has been for many years. Larimer County is among one of the leading counties in growth rate for older adults. Ms. Alt emphasized that the Office on Aging is on the pulse of this demographic and actively advocating for resources and services for this population. Ms. Alt shared that there are two full-time staff members dedicated to caregiver support, and the department offers programs and tools to assist individuals in this vital role.

Commissioner Stephens read the proclamation.

The Board thanked Ms. Alt, Mr. Anderson and Ms. Stieber for their presence at today's meeting and for the work that the Office on Aging is doing for Larimer County's older adults and caregivers. The Board encouraged both caregivers and older adults to utilize the resources offered by the County and the Human Services Department. The Board commented that older adults play a vital role in the community and offer many valuable resources on historical insights, honoring tradition, and living a fulfilling life. The Board offered their appreciation for those older adults who are still working in the community and who are actively volunteering in Larimer County. The Board stated that loneliness is a prevalent issue among older adults and having the opportunity for intergenerational engagement is critical. The Board expressed its appreciation to Commissioner Shadduck-McNally for her personal and professional dedication to intergenerational collaboration. They further thanked her for her continued service as liaison to the Aging Advisory Council.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Proclamation declaring May 2026 as Older Americans Month.

Motion carried 2-0.

The Board took a brief recess.

The Board reconvened.

3. RESOLUTION DECLARING RESTRICTIONS ON FIRES, FIREWORKS, AND

COMBUSTIBLE DEVICES IN LARIMER COUNTY: Justin Whitesell, Chief of Emergency Services for the Larimer County Sheriff's Office, addressed the Board. Chief Whitesell stated that the Sheriff's Office is recommending a fire ban in unincorporated Larimer County prohibiting the following: building, maintaining, attending or using a fire, campfire, grill, or smoker that uses wood, wood byproduct or charcoal as fuel; smoking except in an enclosed vehicle, building or designated permitted area; fireworks already prohibited by C.R.S 24-33.5-200(5); operating or using any device with an internal or external combustion engine; use of explosives; floating lanterns; and welding or operating an acetylene or other torch with an open flame except in a building. The ban will be imposed effective Wednesday, May 6, 2026, at 12:01 a.m. through Tuesday, May 26, 2026, at 11:59 p.m.

Chief Whitesell shared fire restriction data from last week on fuel moisture, fire behavior and the drought index for the east divide, foothills and plains areas of Larimer County.

Chief Whitesell iterated that groundcover and vegetation are not rebounding from the limited amount of moisture received during the past winter and spring. Since the prior fire restrictions have been in place, Larimer County has experienced three significant wildland fires consuming over three acres. Chief Whitesell emphasized that it takes more than just a day or two of moisture to have an impact on groundcover and vegetation that has been impacted by multiple months of drought.

Chief Whitesell shared statistics on drought status, Snow Telemetry (SNOTEL) station levels, and large fire potential outlook, along with climate predictions for May through September showing higher than normal seasonal temperatures and lower than normal seasonal precipitation.

Chief Whitesell explained that the following will be exempt: agricultural burns; persons with an activity permit authorization; federal, state or local officers or members of an organized rescue or firefighting force performing official duties; liquefied petroleum gas (LPG) fueled fires and grills; and locations where the activity is specifically authorized by written posted notice.

The Board thanked Chief Whitesell for his presentation. The Board asked how messaging will be delivered to the community. The Board inquired if the County's public information officers have reached out to communicate more to visitors to the County about current restrictions. The Board shared that when adjoining counties have similar bans, it is useful. There were questions about the difference between fire restrictions, which end today, and a fire ban. The Board asked if Chief Whitesell had any historical statistics on fire bans versus fire restrictions that have been put in place in Larimer County. The Board thanked the Sheriff's Office and the County Attorney's Office for their collaborative efforts in creating the resolution.

Chief Whitesell directed the public to the Larimer County, Sheriff and Larimer Aegis websites for detailed information on current fire restrictions and bans. Chief Whitesell noted that Public Information Officers from both the County and the Sheriff's Office coordinate to post restriction and ban notices in high-traffic areas, such as REI and JAX Outdoor. He added that these officers also provide relevant information to various partner organizations for further distribution. The Sheriff's Office will continue to work with the County's Public Information Officers to get the word out to members of the community and those visiting Larimer County. Chief Whitesell explained the difference between fire restrictions that were in place and the proposed fire ban starting on May 6, 2026. Chief

Whitesell stated that to his knowledge fire bans have only been enacted five times over the last 30 years. Bans are more infrequent than restrictions but have taken place depending on environmental circumstances.

Manager Volker thanked the Sheriff's Office for their approach in making a shorter ban and reevaluating the fireworks issue on May 26th, providing ample time to make plans around fireworks sales and displays in unincorporated Larimer County.

The Board discussed various mitigation strategies implemented throughout Larimer County, noting that these preventative measures complement existing fire bans to enhance community safety.

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the Resolution Declaring Restrictions on Fires and Combustible Devices in Larimer County effective from 12:00 a.m. on Wednesday, May 6, 2026, through 11:59 p.m. on Tuesday, May 26, 2026.

Motion carried 2-0.

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. **EXECUTIVE SESSION:** None requested.

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



