

**MINUTES OF THE BOARD OF COUNTY COMMISSIONERS****MONDAY, MAY 25, 2026****LAND USE HEARING**

There was no Land Use Hearing for the week of May 25, 2026, due to the observance of Memorial Day.

**TUESDAY, MAY 26, 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, Commissioner's 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 comments in person or online.

Chair Shadduck-McNally closed public comment.

**2. APPROVAL OF THE MINUTES FOR THE WEEK OF MAY 18, 2026:**

**MOTION:**

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of May 18, 2026.

**Motion carried 3-0.**

**3. REVIEW OF THE SCHEDULE FOR THE WEEK OF JUNE 1 AND JUNE 8, 2026:** Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

**4. CONSENT AGENDA:**

**AGREEMENTS**

1. CONTRACT AMENDMENT #6 – 23 IBEH 174465
2. COLORADO DEPARTMENT OF HUMAN SERVICES BEHAVIORAL HEALTH ADMINISTRATION FUNDED LARIMER COUNTY CO-RESPONDER SERVICE PROGRAM CONTRACT AMENDMENT #6
3. STATE OF COLORADO DEPARTMENT OF HUMAN SERVICES CONTRACT

#### APPOINTMENTS

1. RECOMMENDED APPOINTMENT TO THE FLOOD REVIEW BOARD: Travis Rounsaville
2. RECOMMENDED APPOINTMENT TO THE BOARD OF HEALTH: Kale Flory
3. RECOMMENDED REAPPOINTMENT TO THE BOARD OF ADJUSTMENT: Lauren Light
4. RECOMMENDED APPOINTMENTS TO THE BOARD OF ADJUSTMENT: Shana Garcia and Tom Wood
5. RECOMMENDED MIDTERM APPOINTMENT TO THE BOARD OF ADJUSTMENT: Philip San Filipo

#### DEEDS

1. DEED OF DEDICATION (Sokolowski)

#### LIQUOR LICENSES

1. SPECIAL EVENT LIQUOR PERMIT 6% - TIMBERVIEW TRAIL RUN - ATHLETES IN TANDEM INC. – BELLVUE, CO

#### MISCELLANEOUS

1. STIPULATION FOR MOUNTAIN VIEW TERRA VIDA LLC AS TO 2025 TAX YEAR
2. STIPULATION FOR BLUEMOUNTAIN 2534 LLC AS TO 2025 TAX YEAR
3. STIPULATION FOR PACIFIC RELIANT THREE LLC (.3975) PACIFIC RELIANT; FOUR LLC (.1075); LOCK AWAY VENTURE LLC (.3775); MUNSON FAMILY TRUST (.0587); MUNZON MATTHEW/MELANIE TRUST (.0587) AS TO 2025 TAX YEAR
4. STIPULATION FOR LOCK AWAY FIRST STREET LLC (.66); PALOMAR IRREVOCABLE TRUST THE (.34) AS TO 2025 TAX YEAR
5. STIPULATION FOR STOR-N-LOCK PARTNERS 24 AS TO 2025 TAX YEAR

6. STIPULATION FOR REM-MUL LLC AS TO 2025 TAX YEAR
7. STIPULATION FOR CARDWELL LEGACY LLC AS TO 2025 TAX YEAR
8. STIPULATION FOR DRN LLC AS TO 2025 TAX YEAR
9. STIPULATION FOR MOUNTAIN PROPERTIES LLC AS TO 2025 TAX YEAR
10. STIPULATION FOR BOULDER QUARRIES LLC AS TO 2025 TAX YEAR
11. STIPULATION FOR LV 5837 LLC AS TO 2025 TAX YEAR
12. STIPULATION FOR FORT WALNUT LLC AS TO 2025 TAX YEAR
13. STIPULATION FOR 129 E 5<sup>TH</sup> ST. LLC AS TO 2025 TAX YEAR
14. STIPULATION FOR 326 WALNUT LLC AS TO 2025 TAX YEAR
15. STIPULATION FOR 4200 RR LLC AS TO 2025 TAX YEAR
16. STIPULATION FOR PEARL QUARRIES 2 LLCO BOULDER QUARRIES 2 LLC AS TO 2025 TAX YEAR
17. STIPULATION FOR SANDERS WAREHOUSE PARTNERSHIP AS TO 2025 TAX YEAR
18. STIPULATION FOR UFR INVESTMENTS LLC AS TO 2025 TAX YEAR
19. STIPULATION FOR SIEGMUND FAMILY TRUST AS TO 2025 TAX YEAR
20. STIPULATION FOR OAK STREET BUSINESS TOWERS LLC AS TO 2025 TAX YEAR
21. STIPULATION FOR JJ ENTERPRISE 331 LLC AS TO 2025 TAX YEAR
22. STIPULATION FOR BERTHOUD INTERNATIONAL LLC AS TO 2025 TAX YEAR
23. STIPULATION FOR JJ ENTERPRISES 401 LLC AS TO 2025 TAX YEAR
24. STIPULATION FOR JJ ENTERPRISE 401 MOUNTAIN LLC AS TO 2025 TAX YEAR

#### RESOLUTIONS

1. RESOLUTION SUPPORTING THE DISCONNECTION OF CERTAIN PROPERTIES FROM THE TOWN OF TIMNATH



2. **RESOLUTION APPROVING THE TOWN OF BERTHOUD'S REQUEST TO WAIVE THE ANNEXATION IMPACT REPORT REQUIREMENT FOR THE BEFUS FARM ANNEXATION**

**MOTION**

Commissioner Kefalas moved that Board of County Commissioners approve the Consent Agenda for May 26, 2026.

**Motion carried 3-0.**

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

6. **DISCUSSION ITEMS:**

1. **PROCLAMATION RECOGNIZING JUNE 2026 AS LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUEER OR QUESTIONING (LGBTQ+) PRIDE MONTH:** Laura MacWaters, Chair of the Community Advisory Board, spoke in support of the proclamation recognizing June 2026 as LGBTQ+ Pride Month. Ms. MacWaters emphasized that government proclamations supporting the LGBTQ+ community are vital, noting that the community continues to face opposition from federal, state, and religious entities. Ms. MacWaters noted that such proclamations serve as an important reminder of the origins of Pride Month and document the challenges faced by the LGBTQ+ community regarding public visibility and legal protections.

Ms. MacWaters stated that pride is more than rainbows and parades, it is about survival, loving yourself, and honoring those who paved the way. Pride is knowing that the LGBTQ+ community and their families and friends have a place in the future, even if they are not fully out today. Ms. MacWaters reminded the Board that LGBTQ+ activism has fought for laws against discrimination, denial of services, housing, employment, and health care, along with numerous court battles to safeguard the rights of LGBTQ+ individuals from being vilified and harmed for their beliefs. Ms. MacWaters highlighted Pride Month as a celebration of the community's right to exist publicly, authentically and joyfully. Ms. MacWaters noted that many members of the community continue to experience profound isolation and feelings of hopelessness regarding their future acceptance. Such thoughts and feelings often lead to suicide.

Ms. MacWaters advocated for the Board and citizens of Larimer County to keep fighting for equality. Ms. MacWaters suggested to the Board that placing all proclamations publicly on the County's website shows the County's support of those organizations and causes that are being recognized. In conclusion, Ms. MacWaters urged the community to be visibly proud of their recognition of Pride Month.

Commissioner Kefalas read the proclamation.

The Board expressed its gratitude for Ms. MacWaters' leadership on both the Advisory Board and in the community, acknowledging her accomplishments at the state and local levels. The Board appreciated the call to action that Ms. MacWaters shared and communicated their support for the LGBTQ+ community. The Board expressed their commitment to working for the LGBTQ+ community within Larimer County, and on a state and

federal level. The Board encouraged Ms. MacWaters and the community to suggest ways the Board can better support the LGBTQ+ community.

The Board remarked that each community has their own theme for LGBTQ+ Pride Month across the country reflecting on the residents of that community. Northern Colorado's theme is *Resilience* and Colorado State University's theme is *Live in Full Color*. The Board reiterated that the community needs to foster a sense of support and validation for the LGBTQ+ community. This proclamation is a vital step to ensure that the LGBTQ+ community in Larimer County feels safe, seen, valued and has a sense of belonging. The Board concluded by stating that it is vital for the community to continue advocating for diversity, especially for the County's youth, and that Larimer County remains a welcoming and inclusive environment for all.

Manager Volker thanked Ms. MacWaters for being a founding member of the Community Advisory Board, stating that Ms. MacWaters is a leader in the community, helping guide the County with honest insight.

## **MOTION**

Commissioner Kefalas moved that the Board of County Commissioners approve the Proclamation declaring June 2026 as LGBTQ+ Pride Month.

**Motion carried 3-0.**

The Board took a brief recess.

The Board reconvened.

**2. RESOLUTION DECLARING RESTRICTIONS ON FIRES AND COMBUSTIBLE DEVICES IN LARIMER COUNTY:** Sheriff John Feyen addressed the Board. Sheriff Feyen stated that the Sheriff's Office is recommending that the current restrictions on fires and combustible devices stay in place through July 21, 2026.

Sheriff Feyen highlighted that from October 1, 2025, through April 30, 2026, Fort Collins received 2.31 inches of moisture. Since May 1, 2026, Fort Collins has received 3.64 inches of moisture, changing local landscape and vegetation conditions, similar to the rest of Larimer County. Sheriff Feyen provided an update on the energy release component, spread component, herb curing, fuel moistures, and drought index for the east divide, foothills and plains elevation zones. Sheriff Feyen reported that the region will experience above-average temperatures and moisture levels over the next 30 days. Fire potential in June and July will remain significant. Sheriff Feyen stated that due to excessive months without moisture, area vegetation overall remains dry.

The Board asked Sheriff Feyen if there were any projections or forecasts for red flag warnings. The Board requested clarification regarding how unincorporated Larimer County's restrictions integrate with those of other communities and the U.S. Forest Service. The Board inquired if fireworks would be banned under the current restrictions and if restrictions could be added. The Board stated that they are supportive of what is in place today and open to adding more restrictions if needed. The Board questioned what the Colorado statewide restriction is for fireworks and how communities determine if they will hold community displays. The Board asked how community members in unincorporated Larimer County can report banned fireworks.



Sheriff Feyen answered the Board's questions. Sheriff Feyen stated that the County has exceeded the year-to-date average for red flag warning days and anticipates additional days throughout the summer. Sheriff Feyen mentioned that other communities have modeled unincorporated Larimer County's restrictions. Due to the higher elevation and additional moisture received, the U.S. Forest Service is in stage one restrictions, which is a lower level than what is recommended for unincorporated Larimer County.

Sheriff Feyen clarified that Colorado's statewide restrictions prohibit any fireworks that leaves the ground or explodes. Sheriff Feyen gave some examples of permissible fireworks under Colorado statute including fountains, sparklers, ground spinners, and smoke bombs. Sheriff Feyen stated that there are varying restrictions by community on both public displays and the use, sale and possession of permissible fireworks. Regarding the reporting of illegal fireworks, Sheriff Feyen emphasized that the public not call 911 to report issues unless there is a fire or injury. Sheriff Feyen stated that there is a non-emergency line at 970-416-1985 that can be used for reporting illegal fireworks within unincorporated Larimer County.

County Attorney Bill Ressue shared that the County's ordinance that authorizes restrictions authorizes the Board to restrict the use, sale and/or possession of fireworks. The definition of fireworks matches the state's firework definition including what is illegal statewide and what is permissible. The County's ordinance allows the Board to restrict permissible fireworks. Mr. Ressue commented that any Board-implemented restrictions must expressly specify that they apply to fireworks during a distinct date range. The only other requirement of the Board is that there is a finding of a high danger of fire risk, similarly to the finding that needs to be made to restrict other types of fire.

Mr. Ressue informed the Board that they retain authority to reconvene at a public meeting at any time between the adoption of the resolution and its expiration date should a change in conditions warrant additional restrictions. Additionally, Mr. Ressue clarified that public display of fireworks could be omitted from the ban. Public firework displays are clearly outlined in the County's ordinance and require a qualified operator in pyrotechnics that is compliant with the international fire code along with any restrictions that are imposed by the local fire regulating authority. If the public display is within a fire district, the fire district could impose requirements or limitations on the display. If outside of a fire district, the Sheriff's Office could impose limitations or restrictions.

The Board commented on regional 1,000-hour fuel levels, noting how weather conditions can vary between Larimer County and its neighboring jurisdictions. The Board emphasized that fire safety is a shared community responsibility and expressed concern regarding the use of fireworks within unincorporated Larimer County.

## **MOTION**

Commissioner Kefalas 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 May 27, 2026, through 11:59 p.m. July 21, 2026.

**Motion carried 3-0.**

Commissioner Kefalas was excused for the remainder of the meeting.

**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 10:30 a.m.

**WEDNESDAY MAY 27, 2026**

**COLEMAN KESSLER GROUP LLC  
LIQUOR LICENSE HEARING**

The Board of County Commissioners met at 10:30 a.m. with David Ayraud, Deputy County Attorney. Chair Shadduck-McNally presided. Commissioner Kefalas and Commissioner Stephens were present. Also present were Elizabeth Carter and Lindsey Trachy, Clerk and Recorder, Recording Department; and Dianne Cheney, Deputy Clerk.

Chair Shadduck-McNally opened the hearing.

Mr. Ayraud stated that the hearing before the Board was to change, alter or modify the current premises for Coleman Kessler Group LLC doing business as Ride-A-Kart & Cascade Creek Mini Golf.

Mr. Ayraud asked the licensees if they were present and asked the licensees to state their name, business address and position.

Andrew Kessler introduced himself as the owner for 2250 Big Thompson Ave, Estes Park, Colorado 80517. Kelly Kessler, co-owner, introduced herself. The applicants were sworn in.

Mr. Ayraud noted for the record that there was no one present to speak in opposition to the application.

Mr. Ayraud clarified this is an application to change, alter or modify the existing premises. Mr. Ayraud shared the history of the license including the original beer and wine license granted on November 2, 2022, a modification of premise to extend the licensed area granted in 2023, and the proposed 2026 expansion to the licensed premises. Since November 2, 2022, Colman Kessler Group LLC has renewed their beer and wine license annually, and the current license is set to expire on November 22, 2026.

Mr. Ayraud detailed the specific criteria utilized by the Board to approve any proposed changes, alterations, or modifications to the current premises. Mr. Ayraud shared that during the hearing for the original license in 2022, the Board expressed concerns about the proximity of the license to the area in which go-karts would be operated. Mr. Ayraud outlined an exhibit showing the license premises approved by the Board in 2022, the 2023 modification, and the requested 2026 extension of the licensed area closer to the go-kart track.



Mr. Ayraud questioned Mr. and Mrs. Kessler regarding the modification criteria, specifically requesting information to alleviate Board concerns about the alcohol service expansion encroaching on the motorized vehicle buffer zone.

Mr. Kessler informed the Board that all employees responsible for selling beer and wine have completed Training for Intervention ProcedureS (TIPS). He noted that many of these staff members are cross-trained to work at the go-kart track, allowing them to utilize their training to identify intoxicated patrons upon arrival, regardless of whether they patronize the alcohol service area. Mr. Kessler stated that the boundaries where alcohol can be consumed are clearly marked.

Mr. Kessler explained that there is currently limited food service where alcohol is being served. Adjacent to the proposed expansion is a munch cart that offers more extensive food options along with a covered patio area that is fenced in and gated. Additionally, the facility features a power hook-up near the snack cart to support food trucks, which are brought on-site periodically to provide additional dining options. Mr. Kessler stated that alcohol will only be sold in the originally permitted sales area located by the mini golf course.

Mr. Kessler explained that the proposed expansion would provide a larger hospitality area for visitors, enabling them to consume food and, where permitted, beer or wine to accompany their meals. Mr. Kessler envisions this area to be used by groups as a more private and larger space to convene. Mr. Kessler stated that current beer and wine sales account for approximately 2.5 percent of total revenue. He noted that while this percentage appears modest, it provides vital financial support for a small business of their scale. Mr. Kessler stated that they keep an incident log at the facility and there have not been any incidents involving the sale or consumption of alcohol. Mrs. Kessler echoed Mr. Kessler's comments emphasizing that alcohol sales do aid in the profits for the business. Mr. Kessler shared that the consumption of alcohol is limited by patrons to one or two drinks.

The Board asked the applicants if the proposed expansion was fenced in. The Board asked for clarification regarding alcohol incidents and where the munch cart is located. The Board requested more detailed information on how the applicants are going to prevent someone from consuming alcohol and then driving the go-karts. The Board inquired why the food trucks cannot hook-up nearer to the beer and wine point of purchase. The Board asked the applicants if they would be willing to make the expansion smaller, eliminating the area where the munch cart is located to provide a larger buffer between where alcohol will be consumed and the west side of the facility where the go-karts are located. The Board questioned the applicants regarding existing seating areas available on the property. The Board inquired if the applicant would be willing to provide signage at the go-karts advising that driving is not advised after alcohol consumption.

Mr. Kessler replied that the proposed area was enclosed by either natural barricades or by fencing. Mr. Kessler shared that there is no sheltered seating by the alcohol sales area and limited spaces for families or groups to eat and drink. Mr. Kessler outlined other attractions located on the west side of the property in addition to the go-karts. Mr. Kessler informed the Board that due to electrical infrastructure constraints, the designated food truck utility hook-up is currently the only available power source on the property. The applicants stated that they would be in favor of reducing the expansion area at the natural break of the munch cart extension. Furthermore, the applicants confirmed that radio communication is utilized between the alcohol point of sale and the attractions to prevent patrons who have consumed alcohol from operating the go-karts. Mr. Kessler outlined the current seating on the property. They recently ordered six new picnic tables to be located on the lawn where the expansion is proposed.



The Board asked Mr. Ayraud if they could modify the proposed extension. The Board inquired about the current license expiration and whether the renewal process has implications on what the Board is deciding today.

Mr. Ayraud replied that the motion would indicate what the Board was willing to approve. The motion would need to contain verbiage on the modification. Mr. Ayraud confirmed that the liquor license renewal date is November 22, 2026, and noted that approval at today's meeting would include the extension.

The Board stated that they are in favor of a buffer area between alcohol consumption and the go-kart operation. The Board shared that they would be inclined to approve the modification if the expansion area was reduced, specifically by removing the area closest to the parking lot. The Board emphasized that careful consideration must be given to the safety implications of selling beer and wine in a family-oriented environment where motorized vehicles operate.

**MOTION**

Commissioner Kefalas moved that the Board of County Commissioners, acting as the local liquor licensing authority, approve the application to modify premises for Coleman Kessler Group LLC dba Ride-A-Kart & Cascade Creek Mini Golf. The licensee is directed to submit a new diagram to the Clerk and Recorder's Office, and upon submission and approval of that diagram, based on the stipulations discussed at the hearing on May 27, 2026, the Clerk and Recorder's Office will administratively approve the change of premises.

**Motion carried 3-0.**

With there being no further business, the Board adjourned at 11:10 a.m.

  
JODY SHADDUCK-MCNALLY, CHAIR *Pro Tem*  
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS  
CLERK & RECORDER

ATTEST:

  
Dianne Cheney, Deputy Clerk



