

Fort Collins City Council Work Session Agenda

6:00 p.m., Tuesday, September 23, 2025
300 Laporte Avenue, Fort Collins, CO 80521

NOTICE:

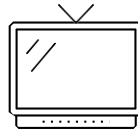
Work Sessions of the City Council are generally held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, however there is no public participation permitted in a work session.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to view this Meeting:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on Channels 14 & 881 on cable television.



Meetings are livestreamed on the City's website, fcgov.com/fctv.

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours' advance notice when possible.

A solicitud, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.



While work sessions do not include public comment, mail comments about any item on the agenda to cityleaders@fcgov.com





City Council Work Session Agenda

September 23, 2025 at 6:00 PM

Jeni Arndt, Mayor
Emily Francis, District 6, Mayor Pro Tem
Susan Gutowsky, District 1
Julie Pignataro, District 2
Tricia Canonico, District 3
Melanie Potyondy, District 4
Kelly Ohlson, District 5

Council Information Center (CIC)
300 Laporte Avenue, Fort Collins

Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Comcast

Carrie Daggett
City Attorney

Kelly DiMartino
City Manager

Delynn Coldiron
City Clerk

CITY COUNCIL WORK SESSION 6:00 PM

A) CALL MEETING TO ORDER

B) ITEMS FOR DISCUSSION

1. 2026 Budget Revision Recommendations

The purpose of this item is to familiarize, and seek feedback from, Council on the City Manager's recommended revisions to the 2026 Budget. Based on direction from Council, the 2026 Budget Revisions will be combined with the previously adopted 2025-2026 Biennial Budget. The 2026 Annual Appropriation Ordinance is scheduled for First Reading on November 3, 2025.

2. Mobile Home Park Oversight and Enforcement

The purpose of this item is to provide additional information, requested at the February 11, 2025, Council Work Session, on options to improve mobile home park livability. Mobile home parks are a vital source of naturally occurring affordable housing in Fort Collins. Yet, because they are privately owned and managed, infrastructure and habitability standards vary widely, disproportionately affecting historically underserved residents. Oversight is fragmented among state, local, and federal entities, and enforcement under Municipal Code differs from other neighborhoods, often resulting in inconsistent services, complaint-driven inspections, and gaps in accountability.

Mobile home parks ("MHP") occupy a unique space between single-family HOA neighborhoods and multi-unit housing, leaving residents with ownership of their homes but little control over land, infrastructure, or management. Unlike other housing types, MHP residents face risks tied to private water systems, lack of oversight of property managers, and the possibility of losing their primary asset through a simplified eviction process, underscoring their vulnerability compared to other Fort Collins housing options. Because mobile home parks are private property with privately-owned infrastructure, enforcement under Municipal Code varies in both authority and level of service from other neighborhood types.

Oversight for MHPs is largely complaint-driven, leaving significant gaps in data, enforcement, and coordination, and many provisions authorize but do not require action. The City and the State's Mobile Home Park Oversight Program ("MHPOP") currently are limited in the ability to address

systemic issues and ensure long-term livability in mobile home parks. Mobile home parks' unique ownership model, privately maintained infrastructure, fragmented oversight, and limited avenues for residents to assert their rights create distinct challenges in Fort Collins, with the greatest differences from other neighborhoods seen in three critical areas: habitability, accountability, and empowerment.

To respond, 88 strategies were developed with guidance from residents and subject matter experts, organized into 10 flowcharts that establish phased pathways to compliance. These strategies emphasize voluntary compliance, flexible timelines, and escalation only when necessary, ensuring that each park can progress at its own pace while strengthening habitability, accountability, and empowerment for residents. Based on life, health, and safety concerns; urgency of need for intervention; and frequency of MHP resident complaints, staff is recommending:

1. Centralizing MHP program management and creating a MHP licensing program
2. Addressing urgent concerns
3. Addressing longer-term issues through escalating enforcement strategies
4. Municipal Code updates to support the recommendation

3. Which Wheels Go Where? – Project Update and Exploration of Rule Changes

The purpose of this item is to provide an update on the Which Wheels Go Where? (WWGW) project which explores updating the rules governing the operation of human powered and lightweight electric vehicles, such as e-scooters, skateboards, and e-skateboards on city facilities, i.e. streets, bike lanes, sidewalks, and paved trails to support mode shift.

This project aligns with:

- Council Priorities: “Advance a 15-minute City by accelerating a shift to Active Modes” and “Modernize and update the City Charter”.
- Strategic Plan: Transportation and Mobility 1: Make significant progress toward the City’s Vision Zero goal to have no serious injury or fatal crashes for people walking, biking, rolling or driving in Fort Collins.
- Active Modes Plan, Our Climate Future, the Strategic Trails Plan, and the Vision Zero Action Plan.

Beginning May 2024, staff have collected data, administered a community questionnaire, and explored the issue internally within the city organization, and externally with community organizations and other municipalities.

Community engagement efforts occurred July 2024 through June 2025 and included outreach and listening sessions at several boards and commissions. Community members who use human and lightweight electric powered vehicles generally prefer facilities separated from vehicular traffic, while other people, specifically those with disabilities, older adults, and children, desire an environment safe and conducive for walking and slower biking, particularly on sidewalks and paved trails.

To improve safety, staff suggest a continued investment in separated infrastructure for people walking, rolling, and bicycling, as well as a safety education approach to address undesired behavior on streets, sidewalks, and trails. Updating rules to accommodate human powered and lightweight electric vehicles will promote mode shift, a goal that supports Our Climate Future.

C) ANNOUNCEMENTS

D) ADJOURNMENT

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