



City Council Regular Meeting Agenda

February 17, 2026 at 6:00 PM

Emily Francis, Mayor
Julie Pignataro, District 2, Mayor Pro Tem
Chris Conway, District 1
Josh Fudge, District 3
Melanie Potyondy, District 4
Amy Hoeven, District 5
Anne Nelsen, District 6

Carrie Daggett
City Attorney

Kelly DiMartino
City Manager

City Council Chambers
300 Laporte Avenue, Fort Collins
& via Zoom at
<https://zoom.us/j/98241416497>
Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Xfinity

Delynn Coldiron
City Clerk

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol: [Rules of Procedure](#)

ATTENDANCE OPTIONS

- Meetings are open to the public and can be attended by anyone in person, through the Zoom platform (<https://zoom.us/j/98241416497>) or by phone.
- Meetings are televised live on Channels 14 & 881 on cable television and livestreamed on the City's website, fortcollins.gov/Government/Get-Involved/FCTV
- All speakers are required to sign up to speak prior to 5:30 pm using the online sign-up system available at fortcollins.gov/Government/City-Council/Council-Meetings. The sign-up portal is available once the upcoming Council agenda is posted Thursday at 5pm.

Full instructions for online participation are available at fortcollins.gov/Government/City-Council/Council-Meetings.

Participate via phone using this call in number and meeting ID:

Call in number: 720 928 9299

Meeting ID: 982 4141 6497

During public participation opportunities in the meeting, press *9 to indicate a desire to speak.

Submit written comments:

- Email comments about any item on the agenda to cityleaders@fortcollins.gov
- Written comments can be mailed or dropped off at the City Manager's Office at City Hall, at 300 Laporte Ave, Fort Collins, CO 80521.

PROCLAMATIONS & PRESENTATIONS
5:00 PM

A) PROCLAMATIONS AND PRESENTATIONS

- PP 1. **Recognizing Fort Collins Neighborhoods as Next Level Neighborhoods.**
- PP 2. **Declaring the Month of February, 2026 as Heart Health Month.**
- PP 3. **Declaring the Month of February, 2026 as Black History Month.**

REGULAR MEETING
6:00 PM

B) CALL MEETING TO ORDER

C) PLEDGE OF ALLEGIANCE

D) ROLL CALL

E) CITY MANAGER'S AGENDA REVIEW

- City Manager Review of Agenda
- Consent Calendar Review, including removal of items from Consent Calendar for individual discussion.

F) COMMUNITY REPORTS - None.

G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS

Individuals may comment regarding any topics of concern, whether or not included on this agenda. Comments regarding land use projects for which a development application has been filed should be submitted in the development review process** and not to Council.

- Those who wish to speak are required to sign up using the online sign-up system available at:

<https://www.fortcollins.gov/Government/City-Council/Council-Meetings>

- Each speaker will be allowed to speak one time during public comment. If a speaker comments on a particular agenda item during general public comment, that speaker will not also be entitled to speak during discussion on the same agenda item.
- All speakers will be called to speak by the presiding officer from the list of those signed up. After everyone signed up is called on, the presiding officer may ask others wishing to speak to identify themselves by raising their hand (in person or using the Raise Hand option on Zoom), and if in person then will be asked to move to one of the two lines of speakers (or to a seat nearby, for those who are not able to stand while waiting).
- The presiding officer will determine and announce the length of time allowed for each speaker.

- Each speaker will be asked to state their name and general address for the record, and, if their comments relate to a particular agenda item, to identify the agenda item number. Any written comments or materials intended for the Council should be provided to the City Clerk.
- A timer will beep one time and turn yellow to indicate that 30 seconds of speaking time remain and will beep again and turn red when a speaker's time has ended.

[**For questions about the development review process or the status of any particular development, consult the City's Development Review Center page at <https://www.fortcollins.gov/Business/Building-and-Development/Development-Review>, or contact the Development Review Center at 970.221.6760.]

H) PUBLIC COMMENT FOLLOW-UP

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

CONSENT CALENDAR

The Consent Calendar is intended to allow Council to spend its time and energy on the important items on a lengthy agenda. Staff recommends approval of the Consent Calendar. Agenda items pulled from the Consent Calendar by either Council or the City Manager will be considered separately under their own Section, titled "Consideration of Items Removed from Consent Calendar for Individual Discussion." Items remaining on the Consent Calendar will be approved by Council with one vote. The Consent Calendar consists of:

- Ordinances on First Reading that are routine;
- Ordinances on Second Reading that are routine;
- Those of no perceived controversy;
- Routine administrative actions.

1. Consideration and Approval of the Minutes of the February 3, 2026 Regular Meeting.

The purpose of this item is to approve the minutes of the February 3, 2026 Regular Meeting.

2. Second Reading of Ordinance No. 010, 2026, Authorizing the City Manager to Transfer Ownership of up to 61 Shares of the Buckhorn Highline Ditch Company.

This Ordinance, unanimously adopted on First Reading on February 3, 2025, seeks approval to transfer ownership of up to 61 shares of the Natural Areas Department's shares of the Buckhorn Highline Ditch Company that the City does not need and will not use. The City's continued ownership of these 61 shares would impose significant costs on the Natural Areas Department due to required infrastructure improvements for the ditch and diversion structure, with little to no benefit to the City or natural areas. The Natural Areas Department will retain 33 shares of the Ditch Company for potential irrigation of a restoration project on the Bobcat Ridge Natural Area. The water right associated with the Buckhorn Highline Ditch, being a junior right, is not suitable for in-stream flows nor conversion to municipal use. The shares would be transferred by sale, or by returning the shares to the Ditch Company.

3. First Reading of Ordinance No. 011, 2026, Appropriating Prior Year Reserves and Unanticipated Revenue Received Through City Give.

The purpose of this item is to request an appropriation of \$75,507.38 in philanthropic revenue received through City Give. These miscellaneous gifts to various City departments support a

variety of programs and services and are aligned with both the City's strategic priorities and the respective donors' designation.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

4. First Reading of Ordinance No. 012, 2026, Appropriating Prior Year Reserves for River Restoration and Visitor Use Improvements at Arapaho Bend Natural Area and Related Art in Public Places Program.

The purpose of this item is to request an appropriation of \$4,900,000 from the Natural Areas Fund into the Natural Areas' 2026 budget for a river restoration and visitor use improvement project at Arapaho Bend Natural Area and transferring \$46,000 to the Cultural Services and Facilities funds to meet the City's 1% dedicated funding requirement for Art in Public Places.

Arapaho Bend Natural Area (ABN) is a biologically rich and culturally significant 534-acre parcel in need of ecological restoration due to past infrastructure development, gravel mining, and degradation along the Cache la Poudre River (Poudre River). Visitation at this site has increased by 400% over the past decade, impacting natural resources and creating unsafe conditions. A river restoration project and visitor use project at ABN were identified as top priorities for implementation through Natural Areas' planning processes. Design and permitting for the projects began in 2025. The restoration's focus is on improving river health metrics and the visitor use improvements center on safety, improved access, and resource protection.

The City of Fort Collins Natural Areas Department (FCNAD) has accrued funds for both projects over several years and has the full funding amount needed to complete the projects. Both projects are on track to begin construction in August 2026. This timeline is a year ahead of the anticipated schedule when the 2025/2026 budget was created and approved, requiring funds to be appropriated into Natural Areas' 2026 budget. Completing the projects a year earlier will save the City further costs from inflation.

5. First Reading of Ordinance No. 013, 2026, Adopting the 2026 Amended City Classified Employee Pay Plan to Update Classified Positions as Provided in the Collective Bargaining Agreement with the Fraternal Order of Police.

The purpose of this item is to recommend changes to the 2026 City Classified Employee Pay Plan based on an annual market analysis conducted as agreed upon through the 2025-2027 Collective Bargaining Agreement (the "Agreement") with the Northern Colorado Lodge #3 of the Fraternal Order of Police ("FOP"). The Agreement was approved by Council by Resolution 2024-141 on December 3, 2024. The Agreement specifies a salary data collection method and evaluation process that includes market data as of early January. This data has been collected and analyzed, resulting in the revised 2026 City Classified Employee Pay Plan.

6. Resolution 2026-021 Authorizing Negotiation of a Potential Disposition of City-Owned Real Property Located at 314 N. Howes Street in Support of Affordable Housing Development by Housing Catalyst.

The purpose for this item is to authorize the negotiation of City-owned real property. On October 21, 2025, Councilmembers held an executive session to discuss City owned real estate assets. Following that discussion, staff identified a site for potential partnership with Housing Catalyst to produce a plan for redevelopment of the property, focusing on affordable housing. The property located at 314 N. Howes Street is currently owned by the City and supports EcoThrift, which is a private tenant, and has been evaluated for possible disposition to Housing Catalyst. The current tenant's lease expires on September 30, 2026. To support the financial feasibility of the project,

Housing Catalyst has requested that the disposition occur without fair market value consideration. City staff propose to negotiate a conditional Purchase and Sale Agreement (PSA) with Housing Catalyst for the potential disposition of 314 N. Howes Street at nominal consideration in support of affordable housing. The proposed resolution would authorize staff to negotiate such an agreement, subject to public-purpose protections, and return to Council for final approval of any conveyance by ordinance once the terms are finalized. The rationale for this proposal is outlined below. Final approval of any sale or conveyance of the Property will require adoption of an ordinance by Council following completion of negotiations.

7. Resolution 2026-022 Approving a Grant Application to the Colorado Department of Local Affairs for Funding in Support of the Septage Receiving Construction Project at the Drake Water Reclamation Facility.

The purpose of this item is to obtain support for the City to apply for funding in support of the Septage Receiving Construction Project at the City's Drake Water Reclamation Facility under Colorado's Department of Local Affairs (DOLA) Energy and Mineral Impact Assistance (EIAF) program.

8. Resolution 2026-023 Ratifying the Appointment of Jennifer Birach to the Poudre River Public Library District Board of Trustees.

The purpose of this item is to fill an existing vacancy on the Poudre River Public Library District Board of Trustees.

END OF CONSENT CALENDAR

J) ADOPTION OF CONSENT CALENDAR

K) CONSENT CALENDAR FOLLOW-UP (This is an opportunity for Councilmembers to comment on items adopted or approved on the Consent Calendar.)

L) STAFF REPORTS - None.

M) COUNCILMEMBER REPORTS

N) CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR FOR INDIVIDUAL DISCUSSION

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

The method of debate for discussion items is as follows:

- Mayor introduced the item number and subject; asks if formal presentation will be made by staff
- Staff presentation (optional)
- Mayor requests public comment on the item (three minute limit for each person)
- Council questions of staff on the item
- Council motion on the item
- Council discussion
- Final Council comments
- Council vote on the item

Note: Time limits for individual agenda items may be revised, at the discretion of the Mayor, to ensure all have an opportunity to speak. The timer will buzz when there are 30 seconds left and the light will turn yellow. It will buzz again at the end of the speaker's time.

9. First Reading of Ordinance No. 014, 2026, Amending the Code of the City of Fort Collins to Revise Requirements Relating to Mobile Home Parks.

The purpose of this item is to present City Code updates related to mobile home park licensing, proper operation, and enhanced oversight of issues identified by mobile home park residents, property managers, and owners. This item also addresses analysis of unmet needs in the State of Colorado Mobile Home Park Oversight Program.

Staff recommends including the following Code changes:

- Requiring mobile home park (“MHP”) owners to provide potable water and access to sanitary services for water outages lasting more than 12 hours;
- Requiring MHP owners to maintain trees and remove hazards caused by trees and branches that threaten life or property; aligning minimum standards with existing standards for other property types;
- Requiring MHP owners to maintain streets and mitigate hazards;
- Requiring MHP owners to repair water infrastructure leaks, breaks, or malfunctions in the City Water Utility service area; aligning minimum standards with existing standards for other property types;
- Authorizing abatement of hazardous trees, water infrastructure leaks or repairs, and pavement conditions by the City with cost recovery from MHP owner;
- Prohibiting MHP owners from charging costs of hazard mitigation, abatement by the City, penalties, and other costs associated with licensing or enhanced enforcement program to residents;
- Aligning penalty structure for MHP licensing and oversight with existing penalties for non-compliance of hazardous conditions and administrative requirements;
- Removing requirement for proactive rental inspections for mobile homes to align with the Rental Housing complaint-based inspection policy; and
- Creating a MHP licensing program, requirements, and fees with annual renewal that requires:
 - Disclosure of:
 - Infrastructure assessment results, maintenance schedules, and repairs
 - Water outage and boil notice frequency and duration
 - Water rebilling methodology
 - Average lot rent, lot rent increase amount and frequency, line-item description of all rent increases
 - Speed limits and enforcement standards
 - Current community rules
 - MHP property manager certification and continuing education
 - Compliance with minimum property maintenance and hazard mitigation standards set forth in Code

P) RESUMED PUBLIC COMMENT (if applicable)

Q) OTHER BUSINESS

OB 1. Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.

(Three or more individual Councilmembers may direct the City Manager and City Attorney to initiate and move forward with development and preparation of resolutions and ordinances not originating from the Council's Policy Agenda or initiated by staff.)

OB 2. Consideration of a Motion to Cancel the March 17, 2026 regular Council meeting:

"I move to cancel the March 17, 2026 regular Council meeting."

OB 3. Consideration of a Motion to go into Executive Session to discuss Federal Enforcement Issues:

"I move that Council go into executive session for the purpose of discussing with the City's attorneys and appropriate management staff specific legal questions related to potential litigation about federal and state requirements for, and limitations on, federal and local law enforcement, including federal immigration enforcement, and the manner in which federal and local law enforcement may be affected by existing or proposed provisions of federal or state law, pursuant to:

- City Charter Article Two, Section Eleven
- City Code Section 2-31(a)(2), and
- Colorado Revised Statutes Section 24-6-402 subsection (4)(a) and (4)(b)."

R) ADJOURNMENT

Every regular Council meeting will end no later than midnight, except that: (1) any item of business commenced before midnight may be concluded before the meeting is adjourned and (2) the Council may, at any time prior to adjournment, by majority vote, extend a meeting beyond midnight for the purpose of considering additional items of business. Any matter that has been commenced and is still pending at the conclusion of the Council meeting, and all matters for consideration at the meeting that have not yet been considered by the Council, will be deemed continued to the next regular Council meeting, unless Council determines otherwise.

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 advance notice. Requests for interpretation at a meeting should be made by noon the day before.

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 aviso previo cuando sea posible. Las solicitudes de interpretación en una reunión deben realizarse antes del mediodía del día anterior.