



City Council Regular Meeting Agenda

September 15, 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

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

Carrie Daggett
City Attorney

Kelly DiMartino
City Manager

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

1. Declaring the Day of September 24, 2026, as Bette Sears Bike Lane Appreciation Day.
2. Declaring the Week of September 17-23, 2026, as Constitution Week.
3. Declaring September 15-October 15, 2026, as Latinx/Hispanic Heritage Month.

A community reception will be held at City Hall at 4 p.m.

REGULAR MEETING
6:00 PM

Durante esta reunión se dispone de interpretación en español.

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 September 1, 2026, Regular Meeting.

The purpose of this item is to approve the minutes of the September 1, 2026, Regular Meeting.

2. Second Reading of Ordinance No. 111, 2026, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations in Support of the Utilities Customer Information Systems Project and Integrated Maximo Asset Management System Project.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates supplemental funding within the respective Utilities Fund for an extension of the Utilities Customer Information Systems ("CIS") Project and integrated Maximo Asset Management System Project.

Fort Collins Utilities is evaluating extending the software go-live date for the implementation of the new Utilities CIS. While replanning efforts are underway to determine an exact date, the project is recommended to be extended into the spring of 2027 for full system readiness and allow for comprehensive product development and testing. Consequently, this project requires additional budget appropriations to cover the extended project duration through 2026.

3. Items Relating to the Appropriation of Federal Funds in the Community Development Block Grant and HOME Investment Partnership Program Funds.

A. Second Reading of Ordinance No. 112, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the Community Development Block Grant Fund.

B. Second Reading of Ordinance No. 113, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the HOME Investment Partnerships Grant Fund.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates the City's FY2026 Community Development Block Grant ("CDBG") Entitlement Grant and FY2026 Home Investment Partnerships Program ("HOME") Participating Jurisdiction Grant from the Department of Housing and Urban Development ("HUD"), CDBG program income from FY2024 & FY2025 and HOME Program Income from FY2024 & FY2025.

4. Second Reading of Ordinance No. 114, 2026, Appropriating Art in Public Places Reserves for a Community Arts and Art in Public Places Master Plan.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates \$103,500 from Art in Public Places ("APP") reserves to fund a Community Arts and Art in Public Places Master Plan (the "Master Plan"). The appropriation includes \$90,000 for consultant services and a 15% contingency of \$13,500. The planning process will build on the FoCo Creates Master Plan and prior APP and community arts work to evaluate programs, governance, funding and reserve strategies, staffing and operational capacity, community engagement, partnerships, and public art policies. The final plan will provide actionable priorities, implementation strategies, and measures of success to guide the future of Community Arts and APP and will be referred to as the Community Arts and Art in Public Places Master Plan.

5. Second Reading of Ordinance No. 115, 2026, Appropriating Unanticipated Grant Revenue from the Colorado Department of Natural Resources for the Fishing is Fun Grant Program and Authorizing a Transfer of Appropriations.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates \$72,700 of unanticipated grant revenue from the Colorado Department of Natural Resources, Colorado Parks and Wildlife Division, for the Fishing is Fun Grant Program. The funding will support improved angling opportunities, accessibility, and angler satisfaction in Northern Colorado by enhancing infrastructure and aquatic habitat at Arapaho Bend Natural Area. This item also appropriates \$44,700 from within fund 272 to meet the cost-share requirement of the grant.

6. Second Reading of Ordinance No. 116, 2026 Appropriating Unanticipated Revenue From the Extended Producer Responsibility Program for Recycling Education and Outreach and Curbside Recycling Collection.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriate \$5,525,525 in funds from the statewide Extended Producer Responsibility Program to conduct recycling and outreach education activities and offset the cost of residential recycling service.

7. Second Reading of Ordinance No. 117, 2026, Amending Section 12-32 of the Code of the City of Fort Collins to Update the Residential Waste Collection Program.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, updates City Code to modify the Contracted Residential Waste Collection Program to clarify the City Manager's

authority to approve necessary and appropriate contract amendments with the intent of streamlining administrative processes.

8. Second Reading of Ordinance No. 119, 2026, Authorizing the Purchasing Agent to Enter into a Contract with HDR, Inc., for Professional Services for a Period Longer Than Five Years for the Design and Construction Support of the North Mason Stormwater Project.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, authorizes the Purchasing Agent, pursuant to City Code Section 8-186(a), to enter into a contract with HDR, Inc., for a period longer than five years in length, for professional services for the design and construction support of the proposed North Mason Stormwater Project. Contracts authorized under the Ordinance would be extended up to the completion of the project. Design for the project began in 2019 and is expected to be completed in 2029, with pauses to better formulate the project. Under the current scenario, without the Ordinance, the existing contract would expire before the design could be completed, a situation that would result in logistical and cost ramifications for the project.

9. Second Reading of Ordinance No. 120, 2026, Approving the Second Amendment to the PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, considers the Second Amendment to Planned Unit Development (“PUD”) Master Plan Development Agreement for the Montava PUD Overlay and Master Plan. The amendment would extend the contingency for closing of the Developer’s purchase from the Anheuser-Busch Foundation for up to two additional years.

10. Second Reading of Ordinance No. 121, 2026, Authorizing the Conveyance of a Permanent Easement and Temporary Construction Easements on Parks Property.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, authorizes the conveyance of one Permanent Easement (the “PE”) and two Temporary Construction Easements (the “TCEs”) (the “Easements”), being a portion of City property owned by Parks, for the abandonment of a septic vault and installation of a sewer line.

11. Second Reading of Ordinance No. 122, 2026, Amending Section 2-76 of the Code of the City of Fort Collins to Update the Board and Commission Member Residency Requirement and Directing Amendments to the Boards and Commissions Manual.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, amends Section 2-76 of the Code of the City of Fort Collins to allow board and commission members to temporarily relocate outside the Fort Collins Growth Management Area for up to 90 days without losing their board or commission membership. If adopted, the City Clerk will amend the Boards and Commissions Manual to reflect the revised residency requirement and incorporate recent changes to the Code of Conduct.

12. Second Reading of Ordinance No. 123, 2026, Making a Supplemental Appropriation from the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund and Appropriating Wastewater Fund Reserves for the Septage Receiving Facility Project.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, will appropriate the grant award revenue from DOLA, as well as amounts from the Wastewater Fund reserves, to expend for the Septage Receiving Facility Project.

13. First Reading of Ordinance No. 124, 2026, Appropriating Unanticipated Philanthropic Revenue Received Through City Give.

The purpose of this item is to request an appropriation of \$53,200.88 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.

14. First Reading of Ordinance No. 125, 2026, Appropriating Unanticipated Grant Revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program.

The purpose of this item is to appropriate \$17,638.83 of unanticipated grant revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program. The funding will support Fort Collins Police Services as a partner agency of the Northern Colorado Drug Task Force with supplemental overtime and investigative resources necessary to conduct complex, multi-agency investigations targeting drug trafficking organizations.

Larimer County applied for and was awarded \$55,357 through the Edward Byrne Memorial Justice Assistance Grant (JAG) program in support of operating the Northern Colorado Drug Task Force (Attachment 1). Fort Collins Police Services, as a subrecipient, will receive \$17,638.83.

15. Items Relating to Appropriating Additional Funds for 2026.

A. First Reading of Ordinance No. 126, 2026, Making Supplemental Appropriations in Various City Funds.

B. First Reading of Ordinance No. 127, 2026, Appropriating Prior Year Reserves in Various City Funds.

C. First Reading of Ordinance No. 128, 2026, Approving a Transfer of an Appropriation in the Conservation Trust Fund.

The purpose of this item is to combine dedicated and unanticipated revenues or reserves that need to be appropriated before the end of the year to cover the related expenses that were not anticipated and therefore not included in the 2026 annual budget appropriation. The unanticipated revenue is primarily from fees, charges, rents, contributions and grants that have been paid to City departments to offset specific expenses.

These were reviewed with the Council Finance Committee favorably in the August 31, 2026, meeting.

16. First Reading of Ordinance No. 129, 2026, Amending the Landmark Designation of the J.M. Morrison House and Carriage House, 718 West Mountain Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Carriage House and Rename the Landmark as the J.M. Morrison Property.

The purpose of this item is to request amendments to the landmark designation of the J.M. Morrison House and Carriage House at 718 West Mountain Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have

determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of references to significance Standard 1 (Events) in the area of community planning and development, the removal of the carriage house as a contributing building on the historic property, and the related change of the historic property name to the J.M. Morrison Property.

17. First Reading of Ordinance No. 130, 2026, Amending the Landmark Designation of the Marsh/Geist House and Garage, 1006 Laporte Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Garage and Rename the Landmark as the Walker/Geist Property.

The purpose of this item is to request amendments to the landmark designation of the Marsh/Geist House and Garage at 1006 Laporte Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of the garage as a contributing building on the historic property and the change of the historic property name to the Walker/Geist Property.

18. First Reading of Ordinance No. 131, 2026, Amending Portions of Section 1-15 of the Code of the City of Fort Collins Concerning General Penalties to Allow Restitution for Victims of Misdemeanors, Petty Offenses, and Civil Infractions, to Clarify what can be Requested as Restitution, and to Correct Cross References to Section 1-15.

The purpose of this item is to amend City Code Section 1-15 to align its restitution provision.

City Code currently expressly allows for restitution for victims of misdemeanor offenses. This has been the language in the Code since 2005. Because the recent sentencing Code updates have reclassified many prior misdemeanor offenses as civil infractions or petty offenses, the Code must be amended to provide clarity of the intention to allow for restitution on offenses now classified as infractions and petty offenses, which include commonly charged offenses such as theft under \$300, criminal mischief under \$300, animal at large, and public nuisance.

The proposed amendments ensure that restitution can be made to victims of all non-traffic offenses and clarifies the categories of expenses that can be compensated through restitution.

There is also an error in the lettering of Section 1-15. This proposed amendment would correct that error to re-letter the Restitution section to subsection (f) and the Penalties section to subsection (g).

The Ordinance also directs the codifier of the Code of the City to amend sections of the City Code to remove references to specific subsections of Section 1-15 and replace such references with general references to Section 1-15.

19. Resolution 2026-113 Setting the Dates of the Public Hearings on the 2027 and 2028 Proposed City of Fort Collins Budget.

The purpose of this item is to set two public hearing dates for the proposed 2027-2028 budget that the City Manager has filed with the City Clerk pursuant to Article V, Part I, Section 2 of the City Charter. Further, the Charter requires Council to set a date for a public hearing on the proposed budget and to cause notice of the hearing to be published, per Article V, Part I, Section 3 of the Charter. This Resolution sets two public hearing dates: the first for Council's regular meeting on October 6, 2026, and the second for its regular meeting on October 20, 2026. The

Resolution also directs the City Clerk to publish the notice of these two hearings that is attached as Exhibit “A” to the Resolution.

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.

20. **First Reading of Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses.**

The purpose of this item is to bring an amendment to the Land Use Code. At the Ad Hoc Committee on Affordable and Sustainable Growth meetings on July 8, 2026, and August 5, 2026, the Committee directed Staff to bring an amendment to the Land Use Code that moves the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review. The Committee requested staff make these amendments to the Land Use Code in alignment with the Council priority related to affordable, sustainable growth. City Council also discussed potential changes to permitted uses at the July 14, 2026, work session. **Staff recommends that Council adopt an alternative to what the Ad Hoc Committee requested and this recommended alternative is included in the Ordinance.**

The recommended alternative changes the Land Use Code level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review (“BDR”) in most zone districts that currently permit these uses. However, different from what the Ad Hoc Committee directed, staff recommends not changing the level of review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts since City Plan envisions denser development in these

corridors. The Planning & Zoning Commission voted 5-0 to recommend that Council adopt staff's recommended Land Use Code changes with comments.

If Council wishes to adopt the staff recommended Land Use Code changes, the Ordinance as presented should be adopted. This option does not change the level of review to BDR for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units in the commercial and employment zone districts.

If Council wishes to adopt the version the Ad Hoc Committee requested which would change the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to BDR in all zone districts as shown in Attachment 2, Council will need to adopt the Ordinance with Attachment 2 substituted for the table currently in the Ordinance.

P) RESUMED PUBLIC COMMENT (if applicable)

Q) OTHER BUSINESS

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.)

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.

File Attachments for Item:

- 1. Declaring the Day of September 24, 2026, as Bette Sears Bike Lane Appreciation Day.**



PROCLAMATION

WHEREAS, in 1970, Fort Collins resident Bette Sears successfully gathered 1,700 names on a petition to create designated bike lanes in the city of Fort Collins; and

WHEREAS, Ms. Sears did so in order to create safe routes for kids to travel to school, benefitting future generations of bicyclists and easing congestion and tailpipe emissions; and

WHEREAS, Ms. Sears took these actions with the support of her husband, Bill Sears, Fort Collins resident Ruth Orr and many other residents whose contributions and stories are preserved at Fort Collins Museum of Discovery archives & collections; and

WHEREAS, the City began work on its first bike lane in the 700 block of Olive Street on September 24th, 1970, resulting in more than 185 miles of dedicated bike lanes and 46 miles of paved pathways leading to Fort Collins' designation as a platinum-level Bicycle Friendly City.

NOW, THEREFORE, I, Emily Francis, Mayor of the City of Fort Collins, do hereby proclaim September 24, 2026 as

BETTE SEARS BIKE LANE APPRECIATION DAY

in the city of Fort Collins.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 15th day of September, 2026.

Mayor

ATTEST:

City Clerk

File Attachments for Item:

2. Declaring the Week of September 17-23, 2026, as Constitution Week.



PROCLAMATION

WHEREAS, it is the privilege and duty of the American people to commemorate the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, I, Emily Francis, Mayor of the City of Fort Collins, do hereby proclaim the week of September 17-23, 2026, as

CONSTITUTION WEEK

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 15th day of September, 2026.

Mayor

ATTEST:

City Clerk

File Attachments for Item:

3. Declaring September 15-October 15, 2026, as Latinx/Hispanic Heritage Month.

A community reception will be held at City Hall at 4 p.m.



PROCLAMATION

WHEREAS, Latinx Hispanic Heritage Month celebrates linguistic and cultural diversity in Fort Collins, the state, and nation. This heritage month is celebrated mid-September to mid-October to highlight the independence of several countries: Mexico, Guatemala, Honduras, El Salvador, Nicaragua, Costa Rica, Panama, Colombia, Venezuela, Ecuador, Peru, Bolivia, Paraguay, Chile, Argentina, Uruguay, Cuba, Puerto Rico, and the Dominican Republic. We respect the deep ties to this land of the United States of America; and

WHEREAS, the Latinx Hispanic community is the largest ethnic and cultural group in Fort Collins at nearly 12.8% of the local population, and reflects all genders, races, ethnicities, socioeconomic statuses, nationalities, ages, sexual orientations, religions and abilities, and we recognize that we are not a monolith community and identify as Latino, Latina, Latinx, Hispanic, and Chicano; and

WHEREAS, Fort Collins is fortunate to be home to businesses and nonprofit organizations such as Alianza Norco, ISSAC, La Familia Center, Church Worldwide Services, Mujeres de Colores, CSU El Centro, First Peoples Community Center, and Latino Chamber of Commerce, whose work welcomes people from across the Americas, connects them to resources, and builds bridges across our community, and whose dedication reflects shared values of generosity, dignity, neighborly care, belonging and allyship; and

WHEREAS, City leaders and City institutions commit to the removal of cultural and systemic barriers, to combat discrimination, and to invest in cultural celebrations that unite the community, invest in language access, invest time engaging with the community to help expand opportunities and promote agency, inclusion, recognition and connection for Latinx Hispanic community members; and

WHEREAS, the City celebrates Hispanic/Latiné community leaders, organizations, and businesses and the invaluable contributions to Fort Collins; offers thanks and gratitude to Hispanic/Latiné leaders and contributors in education, the arts, sciences, medical fields, military, government, business, management, non-profits, social justice organizations, and more. As a City, we will continue to support such organizations, businesses, and individuals and recognize their important contributions to our community and city; and

WHEREAS, we recognize there is always work ahead and we remain committed to the fundamental community values of belonging, equity and inclusions, ensuring all feel respected, valued, and affirmed.

NOW, THEREFORE, I, Emily Francis, Mayor of the City of Fort Collins, do hereby proclaim September 15-October 15, 2026, as

LATINX HISPANIC HERITAGE MONTH

and call upon residents to celebrate the rich culture, resilience, and contributions of the Latinx Hispanic community, and to recommit ourselves to building a Fort Collins where everyone belongs and thrives.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 15th day of September 2026.

Mayor

ATTEST:

City Clerk

File Attachments for Item:

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

The purpose of this item is to approve the minutes of the September 1, 2026, Regular Meeting.

September 15, 2026



AGENDA ITEM SUMMARY

City Council

STAFF

Delynn Coldiron, City Clerk

SUBJECT

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

EXECUTIVE SUMMARY

The purpose of this item is to approve the minutes of the September 1, 2026, Regular Meeting.

STAFF RECOMMENDATION

Staff recommends approval of the minutes.

ATTACHMENTS

1. Draft Minutes, September 1, 2026

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Regular Meeting – 6:00 PM

PROCLAMATIONS AND PRESENTATIONS

A) PROCLAMATIONS AND PRESENTATIONS

1. **Declaring the Month of September 2026 as Suicide Prevention Month.**
2. **Declaring the Month of September 2026 as National Preparedness Month.**

**REGULAR MEETING
6:00 PM**

B) CALL MEETING TO ORDER

Mayor Pro Tem Julie Pignataro called the regular meeting to order at 6:00 p.m. in the City Council Chambers at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City's Zoom platform.

C) PLEDGE OF ALLEGIANCE

Mayor Pro Tem Julie Pignataro led the Pledge of Allegiance to the American Flag.

D) ROLL CALL

PRESENT

Mayor Pro Tem Julie Pignataro
Councilmember Melanie Potyondy
Councilmember Amy Hoeven
Councilmember Chris Conway
Councilmember Anne Nelsen
Councilmember Josh Fudge

ABSENT

Mayor Emily Francis

STAFF PRESENT

City Manager Kelly DiMartino
City Attorney Carrie Daggett
City Clerk Delynn Coldiron

E) CITY MANAGER'S AGENDA REVIEW

City Manager Kelly DiMartino provided an overview of the agenda, including:

- Items 1-26 on the Consent Calendar are recommended for adoption.
- Minor amendment to Item No. 26 to correct a scrivener's error.
- No planned Discussion items.

F) COMMUNITY REPORTS – None.**G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS**

Jared McGlothlin spoke to pedestrian safety improvements needed in downtown Fort Collins.

Christopher Deile spoke about public safety and Senate Bill 26-141. He noted some alternative funding models that could ensure a sustainable model for public safety.

Rich Stave spoke to several items on the Consent Calendar.

Spencer Burris spoke about messaging related to downtown parking and related fees.

H) PUBLIC COMMENT FOLLOW-UP

Councilmember Nelsen thanked the speakers and expressed concern for those who were impacted by the accident in Old Town on Saturday. She also expressed gratitude to the first responders. She requested a follow-up on allowing only compact vehicles to park in Old Town and asked when the next Vision Zero update and street standards update would be coming forward. City Manager DiMartino replied the Council Ad Hoc Committee on Sustainable Growth will discuss the street standards in December and Vision Zero work will be presented in late November or early December.

Councilmember Potyondy asked the City Attorney to speak to the ability of audience members to use video and audio recording devices in Council Chambers. City Attorney Daggett replied recording has been allowed during her tenure; restrictions have existed on standing in the aisle, holding up signs, or otherwise interfering with others' ability to see.

Councilmember Potyondy commended Mr. Deile for raising awareness about forthcoming ballot initiatives.

Councilmember Nelsen noted the Ad Hoc Committee meetings are public and can be watched remotely in real time.

Mayor Pro Tem Pignataro asked about the 90-day provision in Item No. 20, *First Reading of Ordinance No. 122, 2026, Amending Section 2-76 of the Code of the City of Fort Collins to Update the Board and Commission Member Residency Requirement and Directing Amendments to the Boards and Commissions Manual*, and whether it could be extended indefinitely. City Attorney Daggett replied the 90-day provision is focused on a temporary period of time.

Councilmember Fudge commented on Item No. 21, *Items Relating to Funding and Financing of the Construction of Improvements to the City's Wastewater System, Including the Intent to Reimburse Capital Expenditures from Bond Proceeds and the Appropriation of Grant and Fund Reserves for the Wastewater Utility Septage Receiving Facility Project*, noting there are out-of-city customers for the facility and program, though they contribute financially based on their use of the facility.

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

Councilmember Nelsen withdrew Item No. 16, *First Reading of Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses*, from the Consent Calendar for additional discussion.

J) CONSENT CALENDAR

1. Consideration and Approval of the Minutes of the August 18, 2026, Regular Meeting.

The purpose of this item is to approve the minutes of the August 18, 2026, Regular Meeting.

Approved.

2. Second Reading of Ordinance No. 103, 2026, Appropriating Remaining Reserves Generated From the 2016-2025 Community Capital Improvement Program Sales Tax for the Affordable Housing Capital Program.

This Ordinance, unanimously adopted on First Reading on August 18, 2026, appropriates the remaining reserve funds from the 2016-2025 Community Capital Improvement Program ("CCIP") quarter cent capital sales tax, as directed by Council by Resolution 2025-104, which directs excess revenues to the Affordable Housing Capital Fund Program.

Adopted on Second Reading.

3. Second Reading of Ordinance No. 104, 2026, Authorizing Transfer of Previously Appropriated American Rescue Plan Act Funds for Purchase of a Property to Expand the Land Bank Program.

This Ordinance, unanimously adopted on First Reading on August 18, 2026, transfers previously appropriated Federal American Rescue Plan Act Funding ("ARPA") funds for the expansion of the Land Bank Program to purchase a comparable parcel of land at a different location than originally planned and pay some pre-development costs.

Adopted on Second Reading.

4. Second Reading of Ordinance No. 105, 2026, Making Supplemental Appropriations and Authorizing Transfers of Appropriations for the Vine and Timberline Rail Grade Separation Project and Related Art in Public Places.

This Ordinance, unanimously adopted on First Reading on August 18, 2026, requests a supplemental appropriation for the Vine and Timberline Rail Grade Separation project (the "Project"). The funding will be used to acquire an all-purpose easement on the southeast corner of the Timberline Road and Vine Drive intersection. The Project will elevate Timberline Road over Vine Drive and the adjacent BNSF Railway ("BNSF") rail yard, eliminating the existing at-grade crossing. The easement acquisition is needed to provide space for the overpass embankment. If approved, the item will: 1) appropriate \$113,098 in Transportation Capital Expansion Fee funds to the Project; 2) appropriate \$22 in Transportation Services Reserve funds to the Project; and 3) transfer \$1,120 (1% of new Project funding) in Capital Projects funds to the Art in Public Places program.

Adopted on Second Reading.

5. **Second Reading of Ordinance No. 106, 2026, Making a Supplemental Appropriation of Grant Funds from the Colorado State Patrol for the Beat Auto Theft Through Law Enforcement Grant Program.**

This Ordinance, unanimously adopted on First Reading on August 18, 2026, appropriates \$26,860 of unanticipated grant revenue from the Colorado State Patrol ("CSP") for the Beat Auto Theft Through Law Enforcement ("BATTLE") grant program. The funding will support Police Services personnel overtime pay to support multiagency and multijurisdictional BATTLE operations to identify, interdict, investigate, enforce, and prosecute motor vehicle theft-related crimes.

Adopted on Second Reading.

6. **Second Reading of Ordinance No. 107, 2026, Making a Supplemental Appropriation of Grant Funds from the Colorado Statewide Internet Portal Authority for the Micro-Grant Program.**

This Ordinance, unanimously adopted on First Reading on August 18, 2026, appropriates \$8,122 of unanticipated grant revenue from the Colorado Statewide Internet Portal Authority ("SIPA") for the Micro-Grant Program. This funding will support an accessibility audit for the Municipal Court's digital services.

Adopted on Second Reading.

7. **Second Reading of Ordinance No. 108, 2026, Amending Section 3-85 of the Code of the City of Fort Collins for the Purpose of Expanding the Distance Exemption for Liquor Licenses for Schools and Colleges.**

This Ordinance, unanimously adopted on First Reading on August 18, 2026, amends City Code Section 3-85 to expand the exemption for the 500-foot radius buffer beyond application to areas around Colorado State University ("CSU"), to include other schools and colleges that choose to locate within mixed-use or non-residential areas that are intended for commercial use. This proposed Code update would permit continued City liquor license issuance within these areas intended for and supporting businesses and restaurants, in accordance with all other applicable requirements, even if a school or college is present.

Adopted on Second Reading.

8. **Second Reading of Ordinance No. 109, 2026, Amending Chapter 2, Article VII, Division 2 of the Code of the City of Fort Collins Ethics Rules Related to Councilmember Obligations to Report Contacts with City Staff about Non-Routine City Matters.**

This Ordinance, unanimously adopted on First Reading on August 18, 2026, considers amendments recommended by the Ethics Review Board to a section of City Code related to Councilmember obligations to report a contact with a City officer or employee regarding a request in connection with the contacted officer's or employee's role about a non-routine City matter and not within the Councilmember's role as an officer of the City.

Adopted on Second Reading.

9. **Second Reading of Ordinance No. 110, 2026, Making a Supplemental Appropriation for the Linden Street Interim Parking Project.**

This Ordinance, unanimously adopted on First Reading on August 18, 2026, enables the City to receive and expend Downtown Development Authority ("DDA") grant funds for the Linden Street

Interim Parking project (the "Project"). The funds will be used for construction of improvements along Linden Street between the Poudre River and Buckingham Street. If approved, the item will appropriate \$112,438 of DDA grant funds to the Project.

Adopted on Second Reading.

10. **First Reading of Ordinance No. 111, 2026, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations in Support of the Utilities Customer Information Systems Project and Integrated Maximo Asset Management System Project.**

The purpose of this item is to appropriate supplemental funding within the respective Utilities Fund for an extension of the Utilities Customer Information Systems ("CIS") Project and integrated Maximo Asset Management System Project.

Fort Collins Utilities is evaluating extending the software go-live date for the implementation of the new Utilities CIS. While replanning efforts are underway to determine an exact date, the project is recommended to be extended into the spring of 2027 for full system readiness and allow for comprehensive product development and testing. Consequently, this project requires additional budget appropriations to cover the extended project duration through 2026.

Adopted on First Reading.

11. **Items Relating to the Appropriation of Federal Funds in the Community Development Block Grant and HOME Investment Partnership Program Funds.**

A. First Reading of Ordinance No. 112, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the Community Development Block Grant Fund.

B. First Reading of Ordinance No. 113, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the HOME Investment Partnerships Grant Fund.

The purpose of this item is to appropriate the City's FY2026 Community Development Block Grant ("CDBG") Entitlement Grant and FY2026 Home Investment Partnerships Program ("HOME") Participating Jurisdiction Grant from the Department of Housing and Urban Development ("HUD"), CDBG program income from FY2024 & FY2025 and HOME Program Income from FY2024 & FY2025.

Both Ordinances Adopted on First Reading.

12. **First Reading of Ordinance No. 114, 2026, Appropriating Art in Public Places Reserves for a Community Arts and Art in Public Places Master Plan.**

The purpose of this item is to appropriate \$103,500 from Art in Public Places ("APP") reserves to fund a Community Arts and Art in Public Places Master Plan (the "Master Plan"). The appropriation includes \$90,000 for consultant services and a 15% contingency of \$13,500. The planning process will build on the FoCo Creates Master Plan and prior APP and community arts work to evaluate programs, governance, funding and reserve strategies, staffing and operational capacity, community engagement, partnerships, and public art policies. The final plan will provide actionable priorities, implementation strategies, and measures of success to guide the future of Community Arts and APP and will be referred to as the Community Arts and Art in Public Places Master Plan.

Adopted on First Reading.

13. **First Reading of Ordinance No. 115, 2026, Appropriating Unanticipated Grant Revenue from the Colorado Department of Natural Resources for the Fishing is Fun Grant Program and Authorizing a Transfer of Appropriations.**

The purpose of this item is to appropriate \$72,700 of unanticipated grant revenue from the Colorado Department of Natural Resources, Colorado Parks and Wildlife Division, for the Fishing is Fun Grant Program. The funding will support improved angling opportunities, accessibility, and angler satisfaction in Northern Colorado by enhancing infrastructure and aquatic habitat at Arapaho Bend Natural Area. This item also appropriates \$44,700 from within fund 272 to meet the cost-share requirement of the grant.

Adopted on First Reading.

14. **First Reading of Ordinance No. 116, 2026 Appropriating Unanticipated Revenue From the Extended Producer Responsibility Program for Recycling Education and Outreach and Curbside Recycling Collection.**

The purpose of this item is to appropriate \$5,525,525 in funds from the statewide Extended Producer Responsibility Program to conduct recycling and outreach education activities and offset the cost of residential recycling service.

Adopted on First Reading.

15. **First Reading of Ordinance No. 117, 2026, Amending Section 12-32 of the Code of the City of Fort Collins to Update the Residential Waste Collection Program.**

The purpose of this item is to update City Code to modify the Contracted Residential Waste Collection Program to clarify the City Manager's authority to approve necessary and appropriate contract amendments with the intent of streamlining administrative processes.

Adopted on First Reading.

16. **First Reading of Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses.**

*At the Ad Hoc Committee on Affordable and Sustainable Growth meetings on July 8, 2026, and August 5, 2026, the Committee directed Staff to bring an amendment to the Land Use Code that moves the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review. The Committee requested staff make these amendments to the Land Use Code in alignment with the Council priority related to affordable, sustainable growth. City Council also discussed potential changes to permitted uses at the July 14, 2026, work session. **Staff recommends that Council adopt an alternative to what the Ad Hoc Committee requested and this recommended alternative is included in the Ordinance.***

The recommended alternative changes the Land Use Code level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review ("BDR") in most zone districts that currently permit these uses. However, different from what the Ad Hoc Committee directed, staff recommends not changing the level of review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts since City Plan envisions denser development in these corridors. The Planning & Zoning Commission voted 5-0 to recommend that Council adopt staff's recommended Land Use Code changes with comments.

If Council wishes to adopt the staff recommended Land Use Code changes, the Ordinance as presented should be adopted. This option does not change the level of review to BDR for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units in the commercial and employment zone districts.

If Council wishes to adopt the version the Ad Hoc Committee requested which would change the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to BDR in all zone districts as shown in Attachment 2, Council will need to remove this item from the consent agenda and adopt the Ordinance with Attachment 2 substituted for the table currently in the Ordinance.

Moved to Discussion.

- 17. First Reading of Ordinance No. 119, 2026, Authorizing the Purchasing Agent to Enter into a Contract with HDR, Inc., for Professional Services for a Period Longer Than Five Years for the Design and Construction Support of the North Mason Stormwater Project.**

The purpose of this item is to authorize the Purchasing Agent, pursuant to City Code Section 8-186(a), to enter into a contract with HDR, Inc., for a period longer than five years in length, for professional services for the design and construction support of the proposed North Mason Stormwater Project. Contracts authorized under the Ordinance would be extended up to the completion of the project. Design for the project began in 2019 and is expected to be completed in 2029, with pauses to better formulate the project. Under the current scenario, without the Ordinance, the existing contract would expire before the design could be completed, a situation that would result in logistical and cost ramifications for the project.

Adopted on First Reading.

- 18. First Reading of Ordinance No. 120, 2026, Approving the Second Amendment to the PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan.**

The purpose of this item is for Council to consider the Second Amendment to Planned Unit Development ("PUD") Master Plan Development Agreement for the Montava PUD Overlay and Master Plan. The amendment would extend the contingency for closing of the Developer's purchase from the Anheuser-Busch Foundation for up to two additional years.

Adopted on First Reading.

- 19. First Reading of Ordinance No. 121, 2026, Authorizing the Conveyance of a Permanent Easement and Temporary Construction Easements on Parks Property.**

The purpose of this item is to authorize the conveyance of one Permanent Easement (the "PE") and two Temporary Construction Easements (the "TCEs") (the "Easements"), being a portion of City property owned by Parks, for the abandonment of a septic vault and installation of a sewer line.

Adopted on First Reading.

20. **First Reading of Ordinance No. 122, 2026, Amending Section 2-76 of the Code of the City of Fort Collins to Update the Board and Commission Member Residency Requirement and Directing Amendments to the Boards and Commissions Manual.**

The purpose of this item is to amend Section 2-76 of the Code of the City of Fort Collins to allow board and commission members to temporarily relocate outside the Fort Collins Growth Management Area for up to 90 days without losing their board or commission membership. If adopted, the City Clerk will amend the Boards and Commissions Manual to reflect the revised residency requirement and incorporate recent changes to the Code of Conduct.

Adopted on First Reading.

21. **Items Relating to Funding and Financing of the Construction of Improvements to the City's Wastewater System, Including the Intent to Reimburse Capital Expenditures from Bond Proceeds and the Appropriation of Grant and Fund Reserves for the Wastewater Utility Septage Receiving Facility Project.**

A. Resolution 2026-106 Expressing the Intent of the City to be Reimbursed for Certain Expenses Relating to the Construction of Improvements to the City's Wastewater System and Other Capital Assets of the City Through the Issuance of Bonds.

B. Resolution 2026-107 Authorizing the City Manager to Execute an Agreement for a Grant of the Colorado Department of Local Affairs Energy and Mineral Assistance Funds Between the City of Fort Collins and the State of Colorado for the Septage Receiving Facility Project.

C. First Reading of Ordinance No. 123, 2026, Making a Supplemental Appropriation from the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund and Appropriating Wastewater Fund Reserves for the Septage Receiving Facility Project.

The purpose of Resolution 2026-106 is to express the City's intent to reimburse itself with bond proceeds for out-of-pocket expenses if it decides to finance projects identified in Wastewater Utility's 2027–2028 Capital Improvement Plan ("Wastewater Utility CIP"), with the issuance of bonds. Treasury Regulation Section 1.150-2 (the "Regulation") dictates whether an issuer can use proceeds from a tax-exempt issuance to reimburse prior capital expenditures. The Regulation requires the issuer to adopt a declaration of official intent to reimburse prior capital expenditures with the proceeds of a tax-exempt issuance in order to actually do so. The issuer can reimburse capital expenditures made within 60 days prior to the adoption of the official intent.

Adoption by Council of a reimbursement resolution, like Resolution 2026-106, does not obligate the City to issue bonds in the future, but rather serves as a declaration of the City's "official intent," pursuant the Regulation to reimburse itself with the proceeds of a bond issue in the future if the City should choose to finance the projects by issuing bonds. Resolution 2026-106, allows Fort Collins Utilities ("Utilities") to spend current Wastewater Utility Fund reserves on critical projects in the Wastewater Utility CIP immediately, and then later, to reimburse those amounts using proceeds from a planned future bond issuance. Any future bond issuance would still come forward to Council for consideration of actions to authorize that financing—the resolution does not authorize the issuance of bonds.

The Colorado Department of Local Affairs ("DOLA") made an award from the Energy/Mineral Impact Assistance Fund Grant ("EIAF") for the City's Septage Receiving Facility Project. Resolution 2026-107, if adopted by Council, is the action to accept that DOLA grant and authorize execution of the grant agreement.

Resolution 2026-106 and Resolution 2026-107 are related because the Septage Receiving Facility Project is one of the critical projects (within the Wastewater Utility CIP) for which the City plans to commence as soon as possible by applying Wastewater Utility Fund reserves and for which later financing proceeds may be used to reimburse.

Ordinance No. 123, 2026, if adopted, will appropriate the grant award revenue from DOLA, as well as amounts from the Wastewater Fund reserves, to expend for the Septage Receiving Facility Project.)

Both Resolutions Adopted and Ordinance Adopted on First Reading.

22. Resolution 2026-108 Approving Expenditures to Commission an Artist to Create Artwork for the Future Mariposa Park.

The purpose of this item is to approve the Art in Public Places ("APP") Mariposa Park Project, based upon the recommendations of the Arts & Culture Board.

Adopted.

23. Resolution 2026-109 Authorizing the City Manager to Execute an Intergovernmental Agreement with the Northern Colorado Water Conservancy District for the Development, Operation, and Administration of the Regional Water Efficiency Incentives Portal.

The purpose of this item is to seek authorization to execute an intergovernmental agreement ("IGA") with the Northern Colorado Water Conservancy District ("Northern Water") for participation in the Regional Water Efficiency Incentives Portal, a centralized online platform that will allow customers of participating water providers to apply for and receive water efficiency incentives.

Adopted.

24. Resolution 2026-110 Approving the Second Amendment to Development Agreement to Secure Public Benefits for Montava Planned Unit Development Master Plan.

The purpose of this item is to consider the Second Amendment to the Development Agreement to Secure Public Benefits for Montava Planned Unit Development ("PUD") Master Plan (the "Public Benefits Agreement"). The amendment would extend the contingency for closing of the Development's purchase from the Anheuser-Busch Foundation for up to two additional years.

Adopted.

25. Resolution 2026-111 Finding Substantial Compliance and Initiating Annexation Proceedings for the Strauss Lakes Annexation.

The purpose of this item is to determine substantial compliance and initiate annexation proceedings for the Strauss Lakes Annexation, a voluntary annexation located northeast of the intersection of Horsetooth Road and Ziegler Road. The applicant has submitted a written petition requesting annexation of 147.499 acres and zoning into the Low Density Mixed-Use Neighborhood ("LMN") and Medium Density Mixed-Use Neighborhood ("MMN") zone district, which is consistent with the City of Fort Collins Structure Plan Map.

This annexation request is in conformance with Colorado Revised Statutes as they relate to annexations, the City of Fort Collins City Plan, and the Larimer County and City of Fort Collins Intergovernmental Agreement Regarding Growth Management.

Adopted.

26. Resolution 2026-112 Adopting Amended Rules of Procedure Governing the Conduct of City Council Meetings and Work Sessions.

This item was amended to update page 5 of Exhibit A to Resolution 2026-112.

The purpose of this item is to consider an update to the Council Meeting Rules of Procedure.

Adopted.

END OF CONSENT CALENDAR

Councilmember Nelsen moved, seconded by Councilmember Hoeven, to approve the recommended actions on items 1-26, minus Item No. 16, on the Consent Calendar.

The motion carried 6-0.

K) CONSENT CALENDAR FOLLOW-UP

None.

L) STAFF REPORTS – None

M) COUNCILMEMBER REPORTS

Councilmember Amy Hoeven

- Held a listening session on August 22nd.
- Participated in one of two CSU neighborhood meetings to help residents living near CSU talk through issues.
- Reminder of the first CSU home game and associated parking regulations on Saturday.
- Attended a walking tour with Outreach Fort Collins.
- Participated in the First People's Community Center grand opening.

Councilmember Melanie Potyondy

- Attended the First People's Community Center grand opening.
- Attended the Center for Family Outreach's summer fest event.

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

16. First Reading of Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses.

*At the Ad Hoc Committee on Affordable and Sustainable Growth meetings on July 8, 2026, and August 5, 2026, the Committee directed Staff to bring an amendment to the Land Use Code that moves the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review. The Committee requested staff make these amendments to the Land Use Code in alignment with the Council priority related to affordable, sustainable growth. City Council also discussed potential changes to permitted uses at the July 14, 2026, work session. **Staff recommends that Council adopt an alternative to what the Ad Hoc Committee requested and this recommended alternative is included in the Ordinance.***

The recommended alternative changes the Land Use Code level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review ("BDR") in most zone districts that currently permit these uses. However, different from what the Ad Hoc Committee directed, staff recommends not changing the level of review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts since City Plan envisions denser development in these corridors. The Planning & Zoning Commission voted 5-0 to recommend that Council adopt staff's recommended Land Use Code changes with comments.

If Council wishes to adopt the staff recommended Land Use Code changes, the Ordinance as presented should be adopted. This option does not change the level of review to BDR for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units in the commercial and employment zone districts.

If Council wishes to adopt the version the Ad Hoc Committee requested which would change the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to BDR in all zone districts as shown in Attachment 2, Council will need to remove this item from the consent agenda and adopt the Ordinance with Attachment 2 substituted for the table currently in the Ordinance.

STAFF PRESENTATION

Clay Frickey, Planning Manager, stated this item was born out of some discussions with the Ad Hoc Committee about how to create a clearer path for housing projects going through the Development Review process. The Ordinance proposes moving the level of review for many residential land uses to Basic Development Review (BDR). Frickey noted there are two options for Council consideration, one being a staff recommendation based on alignment with City Plan and other plans, and the other being a request from the Ad Hoc Committee to move all of the uses mentioned to BDR in zone districts in which the uses are already permitted. Frickey stated staff is recommending keeping the review level for lower-density uses in commercial districts and outlined the key considerations of staff for making that recommendation. Additionally, he suggested the way fees are assessed should be evaluated should more project types be moved to BDR, as fees are the main method of cost recovery for staff time. He noted the City would have received \$873,400 less in revenue over the past five years with that change.

Frickey noted the Planning and Zoning Commission recommended adopting staff's recommendation with some changes to differentiate between smaller multi-unit and mixed-use projects and larger ones. He stated staff is recommending Council adopt staff's recommended Land Use Code changes.

PUBLIC INPUT

Rich Stave stated the materials for this item were unclear and noted members of the public have made clear their concerns about the way the city gets developed. He expressed concern that these changes would bypass public comment.

COUNCIL QUESTIONS/COMMENTS

Councilmember Potyondy asked why this item was originally placed on the Consent Calendar. Mayor Pro Tem Pignataro replied that was discussed at Leadership Planning Team and the item was placed on Consent given the Ad Hoc Committee has spoken about it at least twice and this will be one of quite a few items coming forward from the work of that committee.

Councilmember Potyondy asked how the Planning and Zoning Commission arrived at a unanimous vote when members seemed to have some significant misgivings. Frickey replied the Commission ultimately wants to be housing forward and support the development of a variety of housing options in the community; therefore, it opted to support some changes with notes hoping it would spur a discussion at this meeting about the best way to ensure the community's desire to weigh in on projects that would impact them is being addressed.

Councilmember Potyondy asked why different levels of review based on size, scale, and community impact were not established. Frickey replied part of that is a function of time and noted that some of those scale elements were once built into the Land Use Code and there were several reasons they were eliminated.

Councilmember Potyondy noted it is very different to have a duplex built next door as opposed to a 100-unit apartment complex and stated they should have different levels of public involvement.

Councilmember Nelsen asked about some of the existing differentiation in notification radii for developments. Frickey replied the Land Use Code contains different notice requirements for buildings greater than 100 units because they used to be tied to different review levels.

Councilmember Potyondy stated it is important to include the public and give opportunities for feedback. She asked about actual cost savings for switching projects to BDR. Frickey replied the review would be the same, because no matter the process, all of the same Codes apply. He stated the fundamental difference is between who makes the decision on the project and whether there is a neighborhood meeting.

Councilmember Potyondy asked if enough work would be saved on the City's side that a deficit is not being created with lost fees. Frickey replied these changes would not drastically reduce the staff workload with the exception of staffing of neighborhood meetings or Commission meetings. He stated review positions are funded partially through the Development Review fees. Councilmember Potyondy stated she believes programs should be self-sustaining.

Councilmember Potyondy asked what opportunities for meaningful public involvement for a large residential project would exist under BDR, particularly when the project is compliant with the Code. Frickey replied the current process for BDR still involves the opportunity for members of the public to provide input, though there is no public forum by means of a neighborhood meeting or public hearing. He noted letters are sent to all property owners within the set radius of a project indicating that public comments are being accepted. That is followed by a mailed notice of a forthcoming decision and notice of decision sent to those who provided comment. Frickey noted Type II projects currently have a neighborhood meeting that is required prior to the submittal of the development application and a public hearing occurs before the Planning and Zoning Commission where a decision is made. Type I projects do not have the neighborhood meeting requirement but do have public hearings before a Hearing Officer.

Councilmember Potyondy thanked staff and the Ad Hoc Committee for their work but stated she is not comfortable going to BDR for all of the proposed housing types across the city. She stated proportionality should make a difference in review and public input opportunities.

Mayor Pro Tem Pignataro noted the Ad Hoc Committee consists of Councilmembers Nelsen and Conway and Mayor Francis. She asked if this item was unanimously recommended to move to the full Council by the Committee. Councilmember Nelsen replied in the affirmative.

Councilmember Conway commented on Council's goal of increasing housing affordability and diversity by having things be more efficient and predictable in the development process, which was the basis for this discussion at the Ad Hoc Committee.

Councilmember Nelsen noted a requested modification of standards under the proposal would go to the Director for a decision with no public hearing and asked how staff would handle a significant modification request. Frickey replied several projects have gone through the BDR process with requested modifications of standards and it follows the same sort of protocol as a modification request that would go before the Planning and Zoning Commission. The decision maker, the Director of Planning and Development Services in this case, would read the staff report and make a decision based on the facts with a letter outlining the findings of fact for their decision.

Councilmember Nelsen asked about the Land Use Code regulations around affordable housing in the Transit Overlay Zone (TOD). Frickey replied affordable housing projects currently go through the BDR process city-wide, and any multi-unit development in transit centers also go through the BDR process. He noted those changes were recently made to become compliant with two separate pieces of State legislation.

Councilmember Nelsen asked if a duplex would pay less or more under the proposed ordinance. Frickey replied there would be no change as the project would still qualify for a limited scope review.

Councilmember Nelsen asked how one determines what falls under the limited scope review. Frickey replied applicants are notified proactively that they qualify for limited scope review, and there are some specific criteria in the associated policy which he could provide prior to Second Reading.

Councilmember Nelsen asked if a BDR decision can be appealed. Frickey replied the Director's decision is appealable to the Planning and Zoning Commission which would hold a hearing if there is merit for the appeal, and that decision is appealable to City Council.

Councilmember Nelsen asked if there were any other consistent comments from the Planning and Zoning Commission. Frickey replied the motion language well summarized the conversation. He noted the meeting minutes are not yet available, though they could be provided prior to Second Reading.

Councilmember Fudge noted the majority of District 3 is zoned Low-Density Mixed-Use Neighborhood (LMN), Urban Estate (UE), or Low-Density Residential (RL). He asked if there could be a large project of 150 units in any of those districts. Frickey replied that could happen only in the LMN if it is an affordable housing project as there is no density cap on those in the LMN; however, those projects would still need to meet all of the other requirements of the LMN zone district in terms of building size, height, and other requirements.

Councilmember Nelsen expressed appreciation for staff's recommendation over the Committee's request; however, she stated her opinion differs regarding large multi-family and mixed-use projects, which she believes should go before the Planning and Zoning Commission for a hearing. She requested staff provide a size threshold recommendation for 'large' for Second Reading.

Mayor Pro Tem Pignataro asked if staff would need more time to develop that recommendation. Frickey replied it would be helpful to delay Second Reading to allow for additional time.

Mayor Pro Tem Pignataro asked if it would then be beneficial to delay First Reading. City Attorney Daggett stated it may be better to indefinitely postpone the item to allow staff to return with a new ordinance, should Council opt to not adopt the ordinance on First Reading.

Councilmember Hoeven stated she did not believe the Ad Hoc Committee was formed to be a vote by proxy and questioned why Code changes are even being considered at this point in the process given the timeline. She specifically questioned why the item was on the Consent

Calendar and expressed support for delaying First Reading in the name of transparency and to follow what was originally set out.

Mayor Pro Tem Pignataro took some accountability for the item being on Consent and clarified there is no vote by proxy as any item can be withdrawn from the Consent Calendar.

City Manager DiMartino noted there are some standard practices with Council committees given any Councilmember can withdraw an item from Consent for full Council discussion.

Councilmember Hoeven stated this Committee was formed differently to have a dedicated team to work with staff to identify friction points and not to make quick decisions.

Mayor Pro Tem Pignataro noted the Committee has been charged with a large amount of work, and there may need to be a discussion about the scope of work.

Councilmember Fudge agreed with Councilmembers Hoeven and Potyondy about the process and noted moving as quickly as possible was discussed.

Councilmember Potyondy expressed support for the work of the Committee and for moving at a quicker pace, though she noted there is a speed of trust issue that needs to be considered. She stated there are still a number of unanswered questions related to this item and the amount of information still needed by Council perhaps speaks to a need to slow down. She stated she would support indefinite postponement in order to ensure things are done correctly.

Councilmember Conway noted this item relates to increasing permitting speed and making things more efficient, which was discussed when the Ad Hoc Committee was formed. He concurred the item probably should have been on the Discussion Agenda.

Councilmember Nelsen clarified that this item would not change what would be allowed to be built in any part of the city and only relates to the review process. Additionally, all notification requirements would still apply, and members of the public would still have a chance to comment. She discussed review fees and noted they are the same for any project size. She stated easing the process for smaller projects would open the door to a wider range of builders. She also commented on components of the Land Use Code that remain subjective, including compatibility and context, and stated that until the Code is precise enough that staff can simply check compliance, she would rather the judgement on subjective items be made in public for projects that will dramatically shape the built environment; therefore, she would prefer to keep the Type 2 hearings for larger projects.

Councilmember Nelsen noted submittal requirements are not listed in the Code. Frickey replied they are not in the Code as they shift over time. Additionally, he noted Basic Development Review requires all planning and engineering documents to be complete.

Councilmember Nelsen stated she believes this item is a partial fix on the way to something better and stated she would rather have a partial improvement over waiting for a perfect improvement. She reiterated her request to have a project size threshold above which projects would go to a hearing.

Frickey noted some Land Use Code changes will be going before Council in November and suggested perhaps bundling changes to this item with those changes.

Councilmember Hoeven thanked staff and the Ad Hoc Committee for their work but stated she needs more information before making a decision.

Councilmember Conway stated he feels ready to move forward with some of the changes as he feels an urgency to start getting things passed related to this Council priority.

Councilmember Potyondy stated having a summary of the Ad Hoc Committee's discussion would be helpful and stated she does not feel she has enough context to make a decision.

Councilmember Fudge asked about the process should the ordinance be adopted on First Reading tonight with subsequent changes for Second Reading. City Attorney Daggett replied the item would come back before Council for Second Reading in two weeks if it were adopted as written tonight. She also noted the date for Second Reading could be modified to provide more time for staff work.

Councilmember Fudge stated he wants to respect the desire for more information but also wants to move more quickly. He expressed concern about putting things off until November or December; however, he stated it likely makes sense to postpone the item to allow for additional information to be gathered.

Councilmember Nelsen questioned whether including this item with other Land Use Code changes would be beneficial.

Mayor Pro Tem Pignataro asked about the risks of adopting the Ordinance as written on First Reading and including the Second Reading with the other Land Use Code changes. Frickey replied the risks would be relatively low, and staff would ensure extra attention is paid to this item. City Attorney Daggett noted there could be applications for fairly large projects that may be submitted during the time the Ordinance is in effect but prior to modifications being made. Frickey noted applicants are made aware of upcoming Code changes to allow them to make decisions about when to submit their applications.

Councilmember Hoeven stated voting to approve anything at this meeting overlooks the fact that this should have been a Discussion item, and by voting on one of these two options seems to indicate that Council is accepting of this process.

Mayor Pro Tem Pignataro stated she is aligned with Councilmember Conway on this item as it is something for which she has been advocating for the past six years. She stated she would be willing to pass the Ordinance as it is and add some quantifiable pieces with the forthcoming set of Land Use Code changes.

Councilmember Conway asked Councilmember Hoeven if she would be more comfortable knowing her concerns about the item being on Consent were registered, and in the future, these items will be brought forward on Discussion. Councilmember Hoeven replied she would like to have Council follow through with what was agreed upon when the Ad Hoc Committee was formed in terms of Council receiving full updates.

Mayor Pro Tem Pignataro stated she feels as if she has been getting updates and that the Work Session fully prepared her for this discussion. She asked Councilmember Hoeven how she would prefer to see the updates. Councilmember Hoeven replied the definition of updates should have been determined when the Committee was formed, though she disagreed that the Work Session discussion provided enough information.

Councilmember Potyondy stated she would rather vote on a complete Ordinance with thresholds included. Additionally, she stated she would like to have the feedback from the Planning and Zoning Commission included.

Mayor Pro Tem Pignataro noted First Reading could be postponed.

Frickey noted Council could watch the Planning and Zoning Commission meeting video if desired.

Councilmember Potyondy stated she would like to see the Commission's suggestions about maintaining a higher level of review for larger developments across zones included in the Ordinance. Councilmember Fudge concurred.

Councilmember Nelsen asked if there was a consensus among Commission members for the threshold. Frickey replied a specific number was not discussed, though the vote on having a threshold was unanimous.

Councilmember Nelsen expressed support for postponing First Reading for two weeks and addressing the threshold component during Second Reading with the other Land Use Code changes.

Councilmember Nelsen moved, seconded by Councilmember Fudge, to postpone consideration of the First Reading of Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses, to September 15, 2026.

The motion carried 5-1.

Yeas: Mayor Pro Tem Pignataro, Councilmembers Conway, Fudge, Potyondy, and Nelsen.

Nays: Councilmember Hoeven.

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION – None

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.)

Councilmember Hoeven noted Council received a memo regarding the RP3 parking program and pricing changes. She requested support for pausing the implementation of the pricing changes for a month to allow time for additional clarification regarding restructuring the program to provide more information to the residents who are directly affected. She stated she has received a great deal of feedback from constituents regarding the first vehicle not being free under the program.

Councilmember Conway and Mayor Pro Tem Pignataro declined to offer support.

City Manager DiMartino stated staff would stay the course with the timeline and implementation of the program changes but would commit to expanded communication being built into the implementation.

R) ADJOURNMENT

There being no further business before the Council, the meeting was adjourned at 8:26 p.m.

Mayor Pro Tem

ATTEST:

City Clerk

DRAFT

File Attachments for Item:

2. Second Reading of Ordinance No. 111, 2026, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations in Support of the Utilities Customer Information Systems Project and Integrated Maximo Asset Management System Project.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates supplemental funding within the respective Utilities Fund for an extension of the Utilities Customer Information Systems (“CIS”) Project and integrated Maximo Asset Management System Project.

Fort Collins Utilities is evaluating extending the software go-live date for the implementation of the new Utilities CIS. While replanning efforts are underway to determine an exact date, the project is recommended to be extended into the spring of 2027 for full system readiness and allow for comprehensive product development and testing. Consequently, this project requires additional budget appropriations to cover the extended project duration through 2026.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Joe Wimmer, Utilities Finance Director

SUBJECT

Second Reading of Ordinance No. 111, 2026, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations in Support of the Utilities Customer Information Systems Project and Integrated Maximo Asset Management System Project.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates supplemental funding within the respective Utilities Fund for an extension of the Utilities Customer Information Systems ("CIS") Project and integrated Maximo Asset Management System Project.

Fort Collins Utilities is evaluating extending the software go-live date for the implementation of the new Utilities CIS. While replanning efforts are underway to determine an exact date, the project is recommended to be extended into the spring of 2027 for full system readiness and allow for comprehensive product development and testing. Consequently, this project requires additional budget appropriations to cover the extended project duration through 2026.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The Utilities CIS project is a strategic initiative to replace our aging legacy billing system, Banner, with a modern, cloud-based CIS. This transition is essential for maintaining financial accuracy, improving operational efficiency, and meeting service expectations of Utilities customers. The present system, Banner, was implemented in November 2000.

The current CIS replacement project (the "CIS Project") was started in October 2023 with an original budget of \$13,950,000 and initial go-live date of May 2025. To date, the project has operated within its original budget while facing multiple delays and launch date changes, including an upcoming go-live date change past the now-outdated target of October 19, 2026. Staff and the software vendor are underway on intensive replanning effort to determine a proper go-live date target for 2027.

To keep the CIS Project on track through 2026, a supplemental appropriation is needed for fiscal year 2026, while an additional project appropriation will be planned as part of the City Manager's Recommended 2027/2028 budget for the required extension into 2027. The supplemental appropriation will include project

costs in addition to operating budgets for the extension of multiple legacy systems to continue operations until the new system cutover.

The 2026 CIS Appropriation Request:

Monthly Subscription Fees (new & legacy)	\$579,595
Project Management, Training, Testing Support	\$230,000
Third Party Integration Support	\$235,712
Product Change Requests	\$49,000
Marketing & Communications	\$100,000
Remaining Project Budget Contingency	(\$503,462)
Total	\$690,845

Maximo Asset Management Software is an established, multi-year utility software modernization project which will enable Utilities to proactively and more accurately track, manage, and maintain infrastructure assets.

The Maximo system will be integrated with the new CIS to enable the exchange of meter data and asset information between the two systems. Without a system integration, entering manual information within the systems would introduce risk to the accuracy of customer service data and inefficiencies to field operations processes.

The \$701,303 appropriation request for Maximo is primarily driven by accelerating this project timeline to align with the CIS deployment. Alternatively, these project phases would have been scheduled for incorporation into the 2027/2028 Utilities Capital Improvement Plan.

Maximo Project Appropriation Request:

Maximo Upgrade/ Vertex Integration / Water Meters	\$465,276
Mobile Solution	\$181,327
Project Management Services	\$54,700
Total	\$701,303

Transfer of Existing Appropriations from the CIS Capital Project to the Utility Customer Services and Administration Fund (“CS&A”) 2026 Lapsing Operational Budget

The CIS Project includes different types of cost categories, including consulting services for organizational change management and training of City personnel. Based on these costs not being capitalizable with respect to generally accepted accounting principles, this Ordinance also serves to transfer appropriations in the CIS Project to CS&A's 2026 lapsing operational budget. This will support proper financial reporting of capital versus non-capital costs. The transfer of existing appropriations within the CIS project includes:

- \$1,063,892 for organizational change management costs; and
- \$377,502 for training of City personnel for operating the new Utilities CIS.

CITY FINANCIAL IMPACTS

Fund Appropriation Summary: The CIS Project budget and associated lapsing operating budget are accounted for within Utilities CS&A Fund.

This item appropriates \$690,845 in additional costs to support the CIS Project from:

- \$212,045 in Utilities CS&A Fund reserves into the CIS Project budget; and
- \$478,800 in Utilities CS&A Fund reserves into the 2026 operational (lapsing) budget of Utilities CS&A fund.

To support proper financial reporting of all existing costs associated with the CIS Project – capitalizable v. non-capitalizable, this item transfers \$1,441,394 in existing appropriations in the CIS Project to Utilities 2026 operational (lapsing) budget as follows:

- \$1,063,892 for organizational change management services; and
- \$377,502 for training of City personnel in use of the new Utilities CIS.

The Maximo project budget is accounted for within each of the respective Utilities funds – Light & Power Fund, Water Fund, Wastewater Fund and the Stormwater Fund. Operation costs are accounted for in Utilities CS&A Fund.

This item also appropriates \$701,303 in costs to support the Maximo project from:

- \$443,694 in Water Fund reserves into the Maximo project budget;
- \$166,152 in Wastewater Fund reserves into the Maximo project budget;
- \$66,457 in Stormwater Fund reserves into the Maximo project budget; and
- \$25,000 in Utilities CS&A Fund reserves into Utilities CS&A Fund 2026 operational (lapsing) budget

Fund reserves are available for the above respective appropriations, with each fund projected to end 2026 above the City's fund reserve target.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Energy Board and Water Commission agenda items for updates on the project will be scheduled after a new go-live date is determined.

PUBLIC OUTREACH

There is no CIS public outreach related to the appropriation request, however, there is an extensive draft communications plan to reach customers regarding the new portal.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 111, 2026

ORDINANCE NO. 111, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PRIOR YEAR RESERVES AND AUTHORIZING
TRANSFERS OF APPROPRIATIONS IN SUPPORT OF THE
UTILITIES CUSTOMER INFORMATION SYSTEMS PROJECT
AND INTEGRATED MAXIMO ASSET MANAGEMENT SYSTEM
PROJECT

A. The purpose of this item is to appropriate supplemental funding within the respective Utilities Fund for an extension of the Utilities Customer Information System ("CIS") Project and integrated Maximo Asset Management System Project.

B. The Utilities CIS project is a strategic initiative that was started in October 2023 to replace the Utilities aging billing system with a modern, cloud-based CIS.

C. To keep the CIS Project on track through 2026, the supplemental appropriation is needed for project costs, in addition to operating budgets for the extension of multiple legacy systems to continue operations.

D. These appropriations benefit the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of transitioning to a system that will maintain financial accuracy, improve operational efficiency, and meet service expectations of Utilities customers.

E. Article V, Section 9 of the City Charter permits City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

F. The City Manager has recommended the appropriations described herein and determined that these appropriations are available and previously unappropriated from the Utility Customer Services and Administration Fund, the Water Fund, the Wastewater Fund and the Stormwater Fund, as applicable, and that these appropriations will not cause the total amount appropriated in the Utility Customer Services and Administration Fund, the Water Fund, Wastewater Fund or the Stormwater Fund, as applicable, to exceed the current estimate of actual and anticipated revenues and all other funds to be received in these funds during this fiscal year.

G. Article V, Section 10 of the City Charter authorizes City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in

which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

H. The City Manager has recommended the transfer of \$1,441,394 in the Utility Customer Service and Administration CIS Project (non-lapsing) budget to the Utility Customer Service and Administration (lapsing) operational budget and determined that the purpose for which the transferred funds are to be expended remains unchanged.

I. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a capital project, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the completion of the capital project.

J. City Council wishes to designate the appropriation herein for the Utility CIS Project budget for the capital project as an appropriation that shall not lapse until the completion of the project.

K. City Council wishes to designate the appropriation herein for the Utility Maximo Project Budget the capital project as an appropriation that shall not lapse until the completion of the project.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from prior year reserves in the Utility Customer Service and Administration Fund the sum of TWO HUNDRED TWELVE THOUSAND FORTY-FIVE DOLLARS (\$212,045) to be expended in the Utility Customer Service and Administration Fund for additional costs of the Utility CIS Project.

Section 2. There is hereby appropriated from prior year reserves in the Utility Customer Service and Administration Fund the sum of FOUR HUNDRED SEVENTY-EIGHT THOUSAND EIGHT HUNDRED DOLLARS (\$478,800) to be expended in the Utility Customer Service and Administration Fund for operational costs associated with the Utility CIS Project within the lapsing budget.

Section 3. The unexpended and unencumbered appropriated amount of ONE-MILLION FOUR HUNDRED FORTY-ONE THOUSAND THREE HUNDRED NINETY-FOUR DOLLARS (\$1,441,394) is authorized for transfer from the Utility Customer Service and Administration Fund CIS Project budget to the Utility Customer Service and Administration Fund Operation budget and appropriated therein to be expended for non-capitalized operational cost for training and change management of the Utility CIS Project.

Section 4. The appropriation herein for the Utility CIS Project budget is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation

that shall not lapse at the end of this fiscal year but continue until the completion of the project.

Section 5. There is hereby appropriated from prior year reserves in the Water Fund the sum of FOUR HUNDRED FORTY-THREE THOUSAND SIX HUNDRED NINETY-FOUR DOLLARS (\$443,694) to be expended in the Water Fund for Utility Maximo Project (non-lapsing budget).

Section 6. There is hereby appropriated from prior year reserves in the Wastewater Fund the sum of ONE HUNDRED SIXTY-SIX THOUSAND ONE HUNDRED FIFTY-TWO DOLLARS (\$166,152) to be expended in the Wastewater Fund for the Utility Maximo Project (non-lapsing budget).

Section 7. There is hereby appropriated from prior year reserves in the Stormwater Fund the sum of SIXTY-SIX THOUSAND FOUR HUNDRED FIFTY-SEVEN DOLLARS (\$66,457) to be expended in the Stormwater Fund for the Utility Maximo Project (non-lapsing budget).

Section 8. There is hereby appropriated from prior year reserves in the Utility Customer Service and Administration Fund the sum of TWENTY-FIVE THOUSAND DOLLARS (\$25,000) to be expended in the Utility Customer Service and Administration Fund for Maximo Operational Costs (lapsing budget).

Section 9. The appropriation herein for the Utility Maximo Project budget is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the completion of the project.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Yvette Lewis-Molock

Exhibit: None

Ordinance No. 111, 2026

File Attachments for Item:

3. Items Relating to the Appropriation of Federal Funds in the Community Development Block Grant and HOME Investment Partnership Program Funds.

A. Second Reading of Ordinance No. 112, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the Community Development Block Grant Fund.

B. Second Reading of Ordinance No. 113, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the HOME Investment Partnerships Grant Fund.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates the City's FY2026 Community Development Block Grant ("CDBG") Entitlement Grant and FY2026 Home Investment Partnerships Program ("HOME") Participating Jurisdiction Grant from the Department of Housing and Urban Development ("HUD"), CDBG program income from FY2024 & FY2025 and HOME Program Income from FY2024 & FY2025.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Beth Rosen, Manager, Housing and Community Vitality
Carissa Clinton, Manager, Grants Administration

SUBJECT

Items Relating to the Appropriation of Federal Funds in the Community Development Block Grant and HOME Investment Partnership Program Funds.

EXECUTIVE SUMMARY

A. Second Reading of Ordinance No. 112, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the Community Development Block Grant Fund.

B. Second Reading of Ordinance No. 113, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the HOME Investment Partnerships Grant Fund.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates the City's FY2026 Community Development Block Grant ("CDBG") Entitlement Grant and FY2026 Home Investment Partnerships Program ("HOME") Participating Jurisdiction Grant from the Department of Housing and Urban Development ("HUD"), CDBG program income from FY2024 & FY2025 and HOME Program Income from FY2024 & FY2025.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinances on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The CDBG Entitlement Program provides annual grants on a formula basis to eligible cities and counties to improve the living conditions for low and moderate-income persons. Recipient communities develop their own programs and funding priorities. In the 2025-2029 Consolidated Plan which was accepted by HUD in September 2025, the City prioritized the use of these funds to further its affordable housing goals and provide public services for persons experiencing homelessness.

HOME provides annual grants on a formula basis to participating jurisdictions to implement local housing strategies designed to increase homeownership and housing opportunity for low and very low-income residents. These funds are used annually to further the eligible affordable housing goals outlined in the Housing Strategic Plan.

On April 6, 2026, the City received notice of its Fiscal Year 2026 CDBG and HOME allocations from HUD. This appropriation includes \$1,131,416 for CDBG and \$631,053.38 for HOME. Additionally, the City receives annual repayments into the CDBG & HOME programs, referred to as Program Income ("PI"), through the payoffs of Home Buyer Assistance loans and loan payments on affordable housing projects.

These payments go back to their respective programs for re-allocation to eligible projects. From April 1, 2025, through May 31, 2026, the CDBG program received \$94,369 in PI and the HOME Program received \$177,941 in PI.

Ordinance No. 112, 2026, appropriates a total of \$1,225,785 into the CDBG Program, which includes the Entitlement Award of \$1,131,416 and \$94,369 from PI.

Ordinance No. 113, 2026, appropriates a total of \$808,994.38 into the HOME Program, which includes the Entitlement Award of \$631,053.38 and \$177,941 from PI.

These funds are allocated through an annual Competitive Process, with funding recommendations being made to Council by the Human Services and Housing Funding Board. These recommendations were approved by Council at its regular meeting on June 16, 2026.

CITY FINANCIAL IMPACTS

This item will appropriate \$2,034,779.38 in federal funding to the City of Fort Collins which will be allocated to housing and community development related programs and projects, and the administration of the funds, thereby reducing the demand on the City's General Fund budget to address such needs.

This item appropriates a total of \$1,225,785 to CDBG Fund 280.

This item appropriates a total of \$808,994.38 to HOME Fund 281.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No, 112, 2026
2. Ordinance No. 113, 2026

ORDINANCE NO. 112, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING SUPPLEMENTAL APPROPRIATIONS OF DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT GRANT FUNDS IN THE COMMUNITY
DEVELOPMENT BLOCK GRANT FUND

A. The City estimates it will receive in federal fiscal year 2026-2027 unanticipated revenue in the form of federal Community Development Block Grant ("CDBG") funds from the U.S. Department of Housing and Urban Development ("HUD") totaling \$1,131,416.

B. The City received unanticipated CDBG Program Income in the amount of \$94,369.

C. Recommendations for the use of these funds were presented to City Council at its regular meeting on June 16, 2026.

D. These appropriations benefit the public health, safety, and welfare of the residents of Fort Collins and serve the public purpose of providing human services and affordable housing for City residents.

E. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

F. The City Manager has recommended the appropriations described herein and determined that the funds to be appropriated are available and previously unappropriated from the Community Development Block Grant Fund and that these appropriations will not cause the total amount appropriated in the Community Development Block Grant Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

G. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

H. City Council wishes to designate the appropriations herein of funds from the Department of Housing and Urban Development for the Community Development Block Grant and associated Program Income as appropriations that shall not lapse until the

earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the Community Development Block Grant Fund the sum of ONE MILLION ONE HUNDRED THIRTY-ONE THOUSAND FOUR HUNDRED SIXTEEN DOLLARS (\$1,131,416) to be expended in the Community Development Block Grant Fund for housing and community development related programs and projects, and the administration of the funds.

Section 2. There is hereby appropriated from new revenue or other funds in the Community Development Block Grant Fund the sum of NINETY-FOUR THOUSAND THREE HUNDRED SIXTY-NINE DOLLARS (\$94,369) to be expended in the Community Development Block Grant Fund for housing and community development related programs and projects, and the administration of the funds.

Section 3. The appropriations herein for the Community Development Block Grant and associated Program Income are hereby designated, as authorized in Article V, Section 11 of the City Charter, as appropriations that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Ted Hewitt

Exhibit: None

ORDINANCE NO. 113, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING SUPPLEMENTAL APPROPRIATIONS OF DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT GRANT FUNDS IN THE HOME INVESTMENT
PARTNERSHIPS GRANT FUND

A. The Home Investment Partnerships Program (the “HOME Program”) was authorized by the National Affordable Housing Act of 1990 to provide funds in the form of Participating Jurisdiction Grants for a variety of housing-related activities that would increase the supply of suitable, safe, and affordable housing.

B. On March 1, 1994, City Council adopted Resolution 1994-092 authorizing the Mayor to submit to the U.S. Department of Housing and Urban Development (“HUD”) a notification of intent to participate in the HOME Program.

C. On May 26, 1994, HUD designated the City as a Participating Jurisdiction in the HOME Program, allowing the City to receive an allocation of HOME Program funds as long as Congress re-authorizes and continues to fund the HOME Program.

D. The City estimates it will receive in federal fiscal year 2026-2027 unanticipated revenue in the form of HOME funds from HUD totaling \$631,053.

E. The City received unanticipated HOME Program Income in the amount of \$177,941.

F. Recommendations for the use of these funds were presented to City Council at its regular meeting on June 16, 2026.

G. These appropriations benefit the public health, safety, and welfare of the residents of Fort Collins and serve the public purpose of providing affordable housing for City residents.

H. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

I. The City Manager has recommended the appropriations described herein and determined that the funds to be appropriated are available and previously unappropriated from the Home Investment Partnerships Grant Fund and that these appropriations will not cause the total amount appropriated in the Home Investment Partnerships Grant Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

J. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

K. City Council wishes to designate the appropriations herein of funds from the Department of Housing and Urban Development for the Home Investment Partnerships Program and associated Program Income as appropriations that shall not lapse until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the Home Investment Partnerships Grant Fund the sum of SIX HUNDRED THIRTY-ONE THOUSAND FIFTY-THREE DOLLARS (\$631,053) to be expended in the Home Investment Partnerships Grant Fund for housing and community development related programs and projects, and the administration of the funds.

Section 2. There is hereby appropriated from new revenue or other funds in the Home Investment Partnerships Grant Fund the sum of ONE HUNDRED SEVENTY-SEVEN THOUSAND NINE HUNDRED FORTY-ONE DOLLARS (\$177,941) to be expended in the Home Investment Partnerships Grant Fund for housing and community development related programs and projects, and the administration of the funds.

Section 3. The appropriations herein for the Home Investment Partnerships Program Grant and associated Program Income are hereby designated, as authorized in Article V, Section 11 of the City Charter, as appropriations that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Ted Hewitt

Exhibit: None

File Attachments for Item:

4. Second Reading of Ordinance No. 114, 2026, Appropriating Art in Public Places Reserves for a Community Arts and Art in Public Places Master Plan.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates \$103,500 from Art in Public Places (“APP”) reserves to fund a Community Arts and Art in Public Places Master Plan (the “Master Plan”). The appropriation includes \$90,000 for consultant services and a 15% contingency of \$13,500. The planning process will build on the FoCo Creates Master Plan and prior APP and community arts work to evaluate programs, governance, funding and reserve strategies, staffing and operational capacity, community engagement, partnerships, and public art policies. The final plan will provide actionable priorities, implementation strategies, and measures of success to guide the future of Community Arts and APP and will be referred to as the Community Arts and Art in Public Places Master Plan.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Eileen May, Arts and Culture Director

SUBJECT

Second Reading of Ordinance No. 114, 2026, Appropriating Art in Public Places Reserves for a Community Arts and Art in Public Places Master Plan.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates \$103,500 from Art in Public Places ("APP") reserves to fund a Community Arts and Art in Public Places Master Plan (the "Master Plan"). The appropriation includes \$90,000 for consultant services and a 15% contingency of \$13,500. The planning process will build on the FoCo Creates Master Plan and prior APP and community arts work to evaluate programs, governance, funding and reserve strategies, staffing and operational capacity, community engagement, partnerships, and public art policies. The final plan will provide actionable priorities, implementation strategies, and measures of success to guide the future of Community Arts and APP and will be referred to as the Community Arts and Art in Public Places Master Plan.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The City adopted the FoCo Creates Arts & Culture Master Plan to establish a broad community vision for arts and culture. Since that time, the City has expanded community arts initiatives, grantmaking, public art investments, and partnerships while learning from the Art in Public Places Program Evaluation and Community Cultural ARPA-funded efforts.

City Council approval of the proposed Ordinance will allow City staff to work with a consultant to develop Master Plan for Council approval. The proposed Master Plan will build on this foundation and provide a more detailed roadmap for Community Arts and APP. The process will examine program effectiveness, governance, sustainable funding and strategic use of reserves, APP funding mechanisms and relationships with capital and utility projects, grants and partnerships, staffing capacity, equitable community engagement, metrics, and opportunities to modernize the public art ordinance and related policies. The final plan will identify clear priorities, roles, implementation actions, and measures of success.

Project Timeline and Council Touchpoints

The master planning process is anticipated to begin in October 2026 and take approximately nine months, with completion anticipated in summer 2027.

- **Fall 2026:** Project kickoff, research, and review of existing plans, programs, policies, and funding structures.
- **Winter 2026–Spring 2027:** Community and stakeholder engagement and development of key findings and recommendations.
- **Spring 2027:** Council work session to review findings and provide input on strategic and policy direction.
- **Summer 2027:** Final plan and recommendations presented to Council, including any proposed ordinance or policy updates.

CITY FINANCIAL IMPACTS

This Ordinance appropriates \$103,500 from APP reserves: \$90,000 for consultant services and \$13,500 for a 15% contingency. Contingency funds, if needed, would be limited to additional work directly related to the master planning effort. No General Fund appropriation is requested.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

Community engagement will be a central component of the planning process. The consultant will work with City engagement resources to involve artists, arts and cultural organizations, community partners, residents, historically underrepresented communities, City staff, boards and commissions, and other stakeholders. Engagement findings will directly inform plan priorities and recommendations.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 114, 2026

ORDINANCE NO. 114, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING ART IN PUBLIC PLACES RESERVES FOR A COMMUNITY ARTS
AND ART IN PUBLIC PLACES MASTER PLAN

A. At its May 21, 2019, meeting, City Council approved Resolution 2019-066, which adopted the FoCo Creates Arts and Culture Master Plan ("Master Plan") to establish a broad community vision for arts and culture.

B. Since adoption of the Master Plan, the City has expanded community arts initiatives, grantmaking, public art investments, and partnerships while learning from an Art in Public Places ("APP") program evaluation effort.

C. This Ordinance appropriates \$103,500 to build on the FoCo Creates Arts and Culture Master Plan and develop a Community Arts and APP Master Plan ("Master Plan"). The funding made possible with this appropriation will allow City staff to work with a consultant to evaluate programs, governance, funding and reserve strategies, staffing and operational capacity, community engagement, partnerships, and public art policies. The Master Plan will provide actionable priorities, implementation strategies, and measures of success to guide the future of community arts and APP.

D. This appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of developing a plan to modernize public art programs and priorities.

E. Article V, Section 9 of the City Charter permits City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

F. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Arts and Culture Fund and that this appropriation will not cause the total amount appropriated in the Arts and Culture Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that there is hereby appropriated from prior year reserves in the Arts and Culture Fund the sum of ONE HUNDRED THREE THOUSAND FIVE HUNDRED DOLLARS (\$103,500) to be expended in the Arts and Culture Fund for the development of a Community Arts and Art in Public Places Master Plan.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Ted Hewitt

Exhibit: None

File Attachments for Item:

5. Second Reading of Ordinance No. 115, 2026, Appropriating Unanticipated Grant Revenue from the Colorado Department of Natural Resources for the Fishing is Fun Grant Program and Authorizing a Transfer of Appropriations.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates \$72,700 of unanticipated grant revenue from the Colorado Department of Natural Resources, Colorado Parks and Wildlife Division, for the Fishing is Fun Grant Program. The funding will support improved angling opportunities, accessibility, and angler satisfaction in Northern Colorado by enhancing infrastructure and aquatic habitat at Arapaho Bend Natural Area. This item also appropriates \$44,700 from within fund 272 to meet the cost-share requirement of the grant.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Kate Rentschlar, Environmental Planner
Carisa Clinton, Grants Administration Manager

SUBJECT

Second Reading of Ordinance No. 115, 2026, Appropriating Unanticipated Grant Revenue from the Colorado Department of Natural Resources for the Fishing is Fun Grant Program and Authorizing a Transfer of Appropriations.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates \$72,700 of unanticipated grant revenue from the Colorado Department of Natural Resources, Colorado Parks and Wildlife Division, for the Fishing is Fun Grant Program. The funding will support improved angling opportunities, accessibility, and angler satisfaction in Northern Colorado by enhancing infrastructure and aquatic habitat at Arapaho Bend Natural Area. This item also appropriates \$44,700 from within fund 272 to meet the cost-share requirement of the grant.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

Arapaho Bend Natural Area is a high-traffic destination with over 160,000 annual visits, yet Beaver Pond, the largest pond on the site, currently lacks formal access. The project will install an ADA accessible fishing pier and other visitor amenities and will improve aquatic habitats for warmwater aquatic species including Largemouth Bass, Walleye, and Channel Catfish.

This project will also provide the first truly barrier-free fishing access point in southeast Fort Collins. Benefits include increased angler safety, enhanced sportfish spawning success, and a functional space for youth fishing clinics. By concentrating access in designated areas, the project will also reduce shoreline erosion and improve the ecological health of the 34.8-acre fishery.

CITY FINANCIAL IMPACTS

This item appropriates \$72,700 of unanticipated grant revenue from the State of Colorado Department of Natural Resources for the Fishing is Fun Grant Program to fund 272. Grant funds will support improved angling opportunities, accessibility, and angler satisfaction in Northern Colorado by enhancing infrastructure and aquatic habitat at Beaver Pond. This item also authorizes the transfer \$44,700 of matching funds within fund 272 to the project.

The grant is reimbursement-based, with funds provided after eligible project expenses have been incurred.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 115, 2026

ORDINANCE NO. 115, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING UNANTICIPATED GRANT REVENUE FROM THE COLORADO
DEPARTMENT OF NATURAL RESOURCES FOR THE FISHING IS FUN GRANT
PROGRAM AND AUTHORIZING A TRANSFER OF APPROPRIATIONS

A. The Colorado Department of Natural Resources, Colorado Parks and Wildlife Division ("CPWD"), Fishing is Fun grant program provides up to \$650,000 annually in matching grants to local governments, recreation departments, water districts and angling groups to enhance public fishing access, construct new aquatic habitats, and upgrade site amenities statewide.

B. The City has received a grant from CPWD from this program in the amount of \$72,700. The grant requires the recipient to provide matching funds. The Grant Purchase Order is attached hereto as Exhibit A and incorporated herein by reference. The Scope of Work is attached hereto as Exhibit B and incorporated herein by reference.

C. The grant funds will be used to make improvements at the Arapaho Bend Natural Area, including formal access to Beaver Pond, an ADA accessible fishing pier and other visitor amenities, and improved aquatic habits for warmwater aquatic species.

D. This appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of improving accessibility to a City Natural Area.

E. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

F. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Natural Areas Fund and that this appropriation will not cause the total amount appropriated in the Natural Areas Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

G. Article V, Section 10 of the City Charter authorizes City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in

which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

H. The City Manager has recommended the transfer of \$44,700 from the Natural Areas Fund to the project budget in the Natural Areas Fund and determined that the purpose for which the transferred funds are to be expended remains unchanged.

I. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

J. City Council wishes to designate the appropriation herein for the Colorado Department of Natural Resources Fishing is Fun Grant Program as an appropriation that shall not lapse until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

K. The City has been awarded the grant described herein, and the grant award and related grant terms and conditions set forth the requirements applicable to the City's receipt and expenditure of the grant funds.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the Natural Areas Fund the sum of SEVENTY-TWO THOUSAND SEVEN HUNDRED DOLLARS (\$72,700) to be expended in the Natural Areas Fund for the Colorado Department of Natural Resources Fishing is Fun Grant Program.

Section 2. The unexpended and unencumbered appropriated amount of FORTY-FOUR THOUSAND SEVEN HUNDRED DOLLARS (\$44,700) is authorized for transfer from the Natural Areas Fund to the project account in the Natural Areas Fund and appropriated therein to be expended as matching funds for the Colorado Department of Natural Resources Fishing is Fun Grant Program.

Section 3. The appropriation herein for the Colorado Department of Natural Resources Fishing is Fun Grant Program is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

Section 4. City Council authorizes the City Manager or their designee to accept the grant and execute the grant agreement and any other documents necessary to

effectuate the grant, and to obligate the City to comply with the terms and conditions of the grant, substantially in the form presented to City Council, with such non-substantive modifications as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City or effectuate the purposes of this Ordinance.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Jenny Lopez Filkins

Exhibit: Exhibit A – Grant Purchase Order
 Exhibit B – Scope of Work



STATE OF COLORADO
Department of Natural Resources

Page 1 of 1

ORDER		*****IMPORTANT*****				
Number:	POGG1,PMAA,202700002120	The order number and line number must appear on all invoices, packing slips, cartons, and correspondence.				
Date:	8/3/26					
Description:	PMAA - 5504 - Beaver Pond - Ft. Collins - FIF2602					
Effective Date:	07/29/26	BILL TO BUDGET/PLANNING/GRANTS 6060 Broadway DENVER, CO 80216				
Expiration Date:	12/31/28					
BUYER		SHIP TO				
Buyer:	Anna Stern	BUDGET/PLANNING/GRANTS 6060 Broadway DENVER, CO 80216				
Email:	anna.stern@state.co.us					
VENDOR		SHIPPING INSTRUCTIONS Delivery/Install Date: FOB:				
CITY OF FORT COLLINS Finance Department 215 N MASON ST FORT COLLINS, CO 80524						
Contact:	EFT REMIT					
Phone:						
VENDOR INSTRUCTIONS						
EXTENDED DESCRIPTION						
The following Exhibits and attachments are included with this Agreement: 1. Exhibit A, Statement of Work 2. Exhibit B, Budget						
Line Item	Commodity/Item Code	UOM	QTY	Unit Cost	Total Cost	MSDS Req.
1	G1000		0	0.00	\$72,700.00	☐
Description: Grant Commodity						
PMAA - 5504 - Beaver Pond - Ft. Collins - FIF2602						
Service From: 07/29/26		Service To: 12/31/28				
TERMS AND CONDITIONS						
https://www.colorado.gov/osc/purchase-order-terms-conditions						
DOCUMENT TOTAL = \$72,700.00						

Scope of Work

STATE: Colorado
STATE IDENTIFIER: FIF2602
PROJECT TITLE: Beaver Pond Trailhead – Fort Collins, CO
GRANT PERIOD: July 1st, 2026 – December 31st, 2028

PURPOSE:

Improve angling opportunities, accessibility, and angler satisfaction in Northern Colorado by enhancing infrastructure and aquatic habitat at Beaver Pond.

NEED:

Arapaho Bend Natural Area is a high-traffic destination with over 160,000 annual visits, yet Beaver Pond currently lacks formal access. Anglers must navigate steep banks and "social" dirt trails, creating significant barriers for those with mobility impairments. Furthermore, visitors currently park on the narrow shoulder of Strauss Cabin Road, creating a safety hazard due to heavy semi-truck traffic from nearby gravel mines. Current restroom facilities are a half-mile away, and the lack of structural diversity in the pond limits the concentration of sportfish near accessible shorelines.

OBJECTIVES:

By December 31st, 2028:

- Construct a designated trailhead and parking area to eliminate hazardous roadside parking.
- Install a universally accessible (ADA) fishing pier and 2,122 sq. ft. of ADA-compliant concrete pathways.
- Install a double-unit vault restroom to serve the Beaver Pond fishery.
- Improve aquatic habitat by installing 8 structures and stabilizing banks to support warmwater species including Largemouth Bass, Walleye, and Channel Catfish.

EXPECTED BENEFITS:

This project will provide the first truly barrier-free fishing access point in southeast Fort Collins. Benefits include increased angler safety, enhanced sportfish spawning success, and a functional space for youth fishing clinics. By concentrating access in designated areas, the project will also reduce shoreline erosion and improve the ecological health of the 34.8-acre fishery.

APPROACH:

The City of Fort Collins Natural Areas Department (NAD) will manage the project, currently at 60% design. Following final permitting in mid2026, a contractor will be hired for heavy civil work (grading, concrete, vault installation) to occur between August and December 2027 to avoid disturbance to nearby nesting eagles.

In Spring/Summer 2028, NAD staff will assemble and place the floating fishing pier and aquatic habitat

structures. The City will also perform native revegetation of eroded banks. Placement of habitat structures will be coordinated directly with CPW aquatic biologists to maximize angler benefit.

LOCATION:

Beaver Pond, Arapaho Bend Natural Area, 1745 Hoffman Mill Rd (Access via Strauss Cabin Rd), Fort Collins, CO 80524.

ESTIMATED PROJECT COSTS: **Exhibit B**

The total estimated cost of the project is **\$117,400**. CPW grants **\$72,700 (62%)** in Fishing is Fun funding. Local matching funds from the City of Fort Collins total **\$44,700 (38%)**, exceeding the minimum 25% requirement.

Budget Detail

Item	Quantity	Unit Cost	Total Cost
ADA Concrete Sidewalk to Pier (sqft)	2,122	\$18.00	\$38,196
ADA Concrete Parking & Toilet Landing (sqft)	1,278	\$18.00	\$23,004
Floating Fishing Pier (Dock Expense)	1	\$18,500.00	\$18,500
Floating Dock Footing	1	\$12,000.00	\$12,000
Boulder Retaining Wall (linear ft)	98	\$100.00	\$9,800

Habitat Structures	8	\$500.00	\$4,000
Staff Project Management (In-Kind)	297.5 hrs	\$40.00	\$11,900
Total Estimated Cost			\$117,400

Match Summary

Source	Type	Amount
City of Fort Collins	Cash	\$32,800
City of Fort Collins (Personnel)	In-Kind	\$11,900
Total Match		\$44,700

USEFUL LIFE OF CAPITAL IMPROVEMENTS:

The useful life of the trailhead, concrete paths, and restroom facility is anticipated to be 20 years. The floating pier system is anticipated to have a useful life of 20 years with regular maintenance.

PERSONNEL:

- **Travis Long** Colorado Parks and Wildlife 303-291-7621
- **Kate Rentschlar** City of Fort Collins 970-416-4295

- **Becky Pomeroy** City of Fort Collins 970-416-2183

SCHEDULE:

- **Jan – Jul 2026:** Permitting and Final Design.
- **Aug – Nov 2027:** Trailhead construction and vault restroom installation.
- **Spring/Summer 2028:** Fishing pier assembly, habitat structure placement, and revegetation.

File Attachments for Item:

6. Second Reading of Ordinance No. 116, 2026 Appropriating Unanticipated Revenue From the Extended Producer Responsibility Program for Recycling Education and Outreach and Curbside Recycling Collection.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriate \$5,525,525 in funds from the statewide Extended Producer Responsibility Program to conduct recycling and outreach education activities and offset the cost of residential recycling service.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Josh Birks, Deputy Director, Community Development, Housing, & Sustainability
Megan DeMaster, Director, Environmental Sustainability
Emily Wenger, Lead Specialist, Environmental Sustainability

SUBJECT

Second Reading of Ordinance No. 116, 2026 Appropriating Unanticipated Revenue From the Extended Producer Responsibility Program for Recycling Education and Outreach and Curbside Recycling Collection.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriate \$5,525,525 in funds from the statewide Extended Producer Responsibility Program to conduct recycling and outreach education activities and offset the cost of residential recycling service.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The statewide Extended Producer Responsibility ("EPR") program shifts the responsibility for funding collection, recycling, and end-of-life management for paper and packaging from consumers to the producers. Large companies that make and sell packaged products in Colorado will pay dues to the Circular Action Alliance ("CAA") that fully cover the cost of recycling those products. The dues are then allocated amongst entities that operate recycling programs to offset the cost of recycling for consumers. The program aims to increase statewide recycling rates from 25% to 55% by 2035 and decrease contamination rates through increased access to recycling services and clear education. CAA is rolling out EPR in phases and is providing funding only for residential recycling services until 2028, but municipal services will eventually be eligible for reimbursement. For more information on the timeline of phases please visit <https://circularactionalliance.org/circular-action-alliance-colorado#timeline>.

To participate, the City will enter into a service agreement with CAA that will provide funding for education and outreach, Administrative Cost, and City provided drop-off and curbside recycling services. The agreement will define service standards, allowable expenses and require regular reporting. The agreement outlines the following funding amounts: \$185,525 for education and outreach, \$40,000 City Administrative Cost, \$5,300,000 for curbside recycling collection, and \$172,996 for the Timberline Recycling Center (which will be appropriated through the Streets Department 2027 budget process). The funds being appropriated now will supplement the recycling education and outreach the Environmental Sustainability

Department already conducts and offset the cost of recycling for residents in the City's residential trash and recycling collection program.

Education and outreach funds will go towards resources and activities such as bill inserts, mailers, door-to-door outreach, events, tours, and local partnerships. This funding will allow the Environmental Sustainability Department to scale up recycling education, reaching a total of 54,000-69,000 households, leading to better recycling from residents.

Curbside collection funds will offset the cost of recycling for more than 37,700 residents receiving curbside service through the City's trash and recycling collection program. These funds will be paid by CAA directly to the City's contracted service provider (Republic Services), where they will be used to offset the cost of recycling, decreasing residents' bills.

EPR will support both the City's zero waste goals and the State's goals around providing consistent recycling service and education statewide. The funding considered in this appropriation will expand local recycling efforts and the City's ability to continue providing quality services.

CITY FINANCIAL IMPACTS

The agreement between the City and CAA will appropriate an additional \$185,525 for recycling education and outreach to be spent between October 1, 2026, and December 1, 2027, \$40,000 annually for partial Administrative costs and \$5,300,000 in pass-through funds to offset the cost of curbside recycling services. Pass through funds will be paid to Republic Services, as the City's contracted service provider, who will apply these funds directly as a discount on residents' bills.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 116, 2026

ORDINANCE NO. 116, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING UNANTICIPATED REVENUE FROM THE EXTENDED PRODUCER
RESPONSIBILITY PROGRAM FOR RECYCLING EDUCATION AND OUTREACH
AND CURBSIDE RECYCLING COLLECTION

A. In 2022, the State of Colorado enacted the Extended Producer Responsibility Program, codified at Colorado Revised Statutes § 25-17-701 et seq, ("EPR"). EPR shifts responsibility for the cost of recycling paper and packaging from consumers to producers and creates a financial mechanism to incentivize recycling.

B. Under EPR, large companies that make and sell covered materials in Colorado pay dues for the cost of recycling those materials to the Circular Action Alliance ("CAA"). CAA will distribute these funds to service providers for providing residential recycling services. Service providers may apply and establish a service agreement with CAA to receive reimbursement for the cost of recycling covered materials in accordance with EPR requirements.

C. To participate in EPR, the City will enter into a service agreement with CAA under which CAA will provide grant funds to the City for education and outreach and City-provided curbside recycling services. The agreement will define service standards, allowable expenses and require regular reporting. The agreement will outline the following funding amounts that CAA will provide to the City: \$185,525 for education and outreach, \$40,000 for administrative costs, and \$5,300,000 for curbside recycling collection. Subject to execution of that agreement, the funds appropriated through this Ordinance will supplement the recycling education and outreach, provide funding for City administrative costs and offset the cost of recycling for residents in the City's residential trash and recycling collection program.

D. This appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of encouraging and supporting paper and packaging recycling.

E. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

F. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the General Fund and that this appropriation will not cause the total amount appropriated in the General Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

G. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

H. City Council wishes to designate the appropriation herein for the Extended Producer Responsibility Program as an appropriation that shall not lapse until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Upon the City's execution of an agreement with the Circular Action Alliance for funding for recycling education and outreach and residential recycling services, there is hereby appropriated from new revenue or other funds in the General Fund the sum of FIVE MILLION FIVE HUNDRED TWENTY-FIVE THOUSAND FIVE HUNDRED TWENTY-FIVE DOLLARS (\$5,525,525) to be expended in the General Fund for recycling outreach education activities and offset the cost of residential recycling service.

Section 2. The appropriation herein for the Extended Producer Responsibility Program is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Ted Hewitt

Exhibit: None

File Attachments for Item:

7. Second Reading of Ordinance No. 117, 2026, Amending Section 12-32 of the Code of the City of Fort Collins to Update the Residential Waste Collection Program.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, updates City Code to modify the Contracted Residential Waste Collection Program to clarify the City Manager's authority to approve necessary and appropriate contract amendments with the intent of streamlining administrative processes.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Josh Birks, Community Development, Housing, & Sustainability Deputy Director
Megan DeMaster, Environmental Sustainability Director
Emily Wenger, Environmental Sustainability Lead Specialist

SUBJECT

Second Reading of Ordinance No. 117, 2026, Amending Section 12-32 of the Code of the City of Fort Collins to Update the Residential Waste Collection Program.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, updates City Code to modify the Contracted Residential Waste Collection Program to clarify the City Manager's authority to approve necessary and appropriate contract amendments with the intent of streamlining administrative processes.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

City Code gives the City Manager authority to approve amendments to the City's residential waste collection contract that are determined to be necessary and appropriate to facilitate the program. This recommended Code change removes one restriction to this authority that was initially included to ensure Council's involvement in decisions on the program as the program began implementation. Removal of that restriction would allow the City Manager to approve contract amendments that increase obligations and responsibilities of the City under the contract. If the update to Code is adopted, the restriction on the City Manager's authority that requires Council approval of any amendment that results in a cost increase without a commensurate service improvement (outside of routine annual rate increases) would remain, as would the requirement for Council approval if an amendment would substantially change the purpose of the contract.

This Code change will streamline administrative processes ahead of an anticipated contract amendment to align the program with the new statewide Extended Producer Responsibility ("EPR") program and will clarify the City Manager's role in approving future necessary and appropriate amendments. Council retains their ability to influence the program at any regular meeting by requesting a change or raising an issue through the rule of three (at least three Councilmembers ask the City Manager to address or bring forward an item).

More information about the EPR program will be shared with Council in a memo between 1st and 2nd reading of the Ordinance.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 117, 2026

ORDINANCE NO. 117, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 12-32 OF THE CODE OF THE CITY OF
FORT COLLINS TO UPDATE THE RESIDENTIAL WASTE
COLLECTION PROGRAM

A. Colorado Revised Statutes (“C.R.S.”) Section 30-15-401(7.5) authorizes the City to establish a residential waste collection program (the “Program”), through which the City can require municipal residents in single-unit residences and multi-unit residences with seven or fewer dwelling units to use or pay user charges for residential waste services.

B. At its July 19, 2022, meeting, City Council approved Resolution 2022-079, which directed City staff to design and issue a request for proposals for residential waste collection services, including trash and recycling collection services for purposes of establishing a waste collection program as authorized by C.R.S. Section 30-15-401(7.5).

C. At its April 18, 2023, meeting, City Council approved Ordinance No. 054, 2023, which authorized the City to establish the Program. At its April 18, 2023, meeting, City Council also approved Ordinance No. 055, 2023, which authorized the City to enter into a contract (the “Contract”) with a waste hauler to provide residential waste collection services under the Program. City Council determined that adoption of the Program would improve waste collection in the City including by: increasing equity and lowering pricing; increasing composting of yard trimmings; reducing greenhouse gas emissions; saving on street maintenance; and ensuring a high level of waste collection customer service with enforcement capability.

D. Section 12-32(a)(3) of the City Code gives the City Manager authority to approve amendments to the Contract that the City Manager determines are necessary and appropriate to facilitate the Program provided they 1) do not increase costs to Program customers without an equal improvement in service, 2) do not substantially change the purposes of the Contract, and 3) do not increase obligations and responsibilities of the City.

E. The Code change made by this Ordinance streamlines the City’s administration of the Program by removing the third of these restrictions, which was included to ensure City Council’s involvement in Program decisions as the Program began implementation. Because the Program has been successfully implemented in large measure, this restriction on the City Manager’s authority to modify the Contract is no longer necessary.

F. Additionally, this change to Section 12-32(a)(3) will facilitate an anticipated Contract amendment to align the Program with the new statewide Extended Producer Responsibility program, which may result in additional City oversight responsibilities.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that Section 12-32 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 12-32. - City contract; City administrative fee; rates.

(a) The City may enter into an agreement with a licensed collector to become the City's contracted waste collector, subject to the following:

...

(3) The City Manager may approve and execute future amendments to the contract that the City Manager, in consultation with the City Attorney, determines to be necessary and appropriate to facilitate the program, so long as such amendments do not increase costs to program customers without a commensurate service improvement or substantially modify the purposes of the contract.

...

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026
Approving Attorney: Ted Hewitt

Exhibit: None

File Attachments for Item:

8. Second Reading of Ordinance No. 119, 2026, Authorizing the Purchasing Agent to Enter into a Contract with HDR, Inc., for Professional Services for a Period Longer Than Five Years for the Design and Construction Support of the North Mason Stormwater Project.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, authorizes the Purchasing Agent, pursuant to City Code Section 8-186(a), to enter into a contract with HDR, Inc., for a period longer than five years in length, for professional services for the design and construction support of the proposed North Mason Stormwater Project. Contracts authorized under the Ordinance would be extended up to the completion of the project. Design for the project began in 2019 and is expected to be completed in 2029, with pauses to better formulate the project. Under the current scenario, without the Ordinance, the existing contract would expire before the design could be completed, a situation that would result in logistical and cost ramifications for the project.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Jason Clemens, Civil Engineer III
Heather McDowell, Director of Civil Engineering
Jake Rector, Director of Purchasing

SUBJECT

Second Reading of Ordinance No. 119, 2026, Authorizing the Purchasing Agent to Enter into a Contract with HDR, Inc., for Professional Services for a Period Longer Than Five Years for the Design and Construction Support of the North Mason Stormwater Project.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, authorizes the Purchasing Agent, pursuant to City Code Section 8-186(a), to enter into a contract with HDR, Inc., for a period longer than five years in length, for professional services for the design and construction support of the proposed North Mason Stormwater Project. Contracts authorized under the Ordinance would be extended up to the completion of the project. Design for the project began in 2019 and is expected to be completed in 2029, with pauses to better formulate the project. Under the current scenario, without the Ordinance, the existing contract would expire before the design could be completed, a situation that would result in logistical and cost ramifications for the project.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The North Mason Stormwater Project will continue with final design and construction of stormwater infrastructure for the North Mason Street transportation corridor. The project will result in the construction of new stormwater infrastructure from the Hickory Regional Detention Pond, north of Hickory Street, to the Cache la Poudre River along the North Mason Street corridor. This project will support development and redevelopment in the area and protect and improve the Poudre River watershed and ecological health.

The North Mason Stormwater Project design was paused after preliminary stages of utilities design while right-of-way ("ROW") and road alignments could be evaluated. During the design pause, Utilities also coordinated with the Parks Department and Natural Areas Department for long term planning and to align project outcomes, and Lake Canal Company to evaluate outfall options. Recently, the execution of an Intergovernmental Agreement between the City and the Fort Collins Urban Renewal Authority was approved, so the Engineering Department will pursue acquisition of new ROW and road design for the North Mason Corridor. Concurrently with the ROW acquisition, the utilities design is now being rebooted for completion.

HDR, Inc. was hired as the design consultant for the project since project initiation and continues to be the lead engineer for the infrastructure portion of the project. They have been an integral partner throughout the design and have critical knowledge of the project in terms of technical knowledge, critical design decisions, and risks associated with the project. Their contract is scheduled to expire before the end of 2026, however, the remaining design and construction is projected to be completed in 2029. There are approximately 12 months of design remaining to complete construction plans. Then, the utility construction phase is expected to take 12 months to complete. By extending the contract, HDR, Inc., will continue to be a critical collaborator throughout final design and construction of the North Mason Stormwater Project.

The timeline of the project is approximately 10 years, as described below:

- Conceptual Design and Alternatives Evaluation: 2019 – 2020
- Preliminary (60%) Design: 2020 – 2022
- Final (100%) Design and Bid Documents: May 2026 – June 2027
- Construction RFP and Contract: June 2027 – October 2027
- Preconstruction and Outreach: October 2027 – April 2028
- Construction: April 2028 – May 2029

City Code Section 8-186(a) states no contract for materials, services or professional services, including all renewals, shall be made by the City for a period longer than five (5) years, unless authorized by ordinance, which ordinance shall not be passed as an emergency.

CITY FINANCIAL IMPACTS

This is a cost avoidance measure. Cost efficiencies will be realized by the City if the Purchasing Agent can enter into a contract for professional services more than five years for the North Mason Stormwater Project. The cost efficiencies occur when the contract is extended because there are added costs associated with soliciting a new design consultant and the schedule delay for construction completion.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

Public outreach for the project will be a part of the continuing design and part of the preconstruction and construction phases.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 119, 2026

ORDINANCE NO. 119, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE PURCHASING AGENT TO ENTER INTO A
CONTRACT WITH HDR, INC., FOR PROFESSIONAL SERVICES
FOR A PERIOD LONGER THAN FIVE YEARS FOR THE DESIGN
AND CONSTRUCTION SUPPORT OF THE NORTH MASON
STORMWATER PROJECT

A. The City, through the Stormwater Utility, is developing and pursuing the North Mason Stormwater Project (the "Project"). The Project will continue with final design and construction of stormwater infrastructure for the North Mason Street transportation corridor and will result in the construction of new stormwater infrastructure from the Hickory Regional Detention Pond, north of Hickory Street, to the Cache la Poudre River along the North Mason Street corridor. The Project will support development and redevelopment in the area and protect and improve the Poudre River watershed and ecological health.

B. The City hired HDR, Inc., as the design consultant for the Project since project initiation in 2019 and it continues to be the lead engineer for the infrastructure portion of the Project. The City's contract with HDR, Inc., is scheduled to expire before the end of 2026. However, the remaining design and construction of the Project is projected to be completed in 2029.

C. City Code Section 8-186(a) states that no contract for materials, services or professional services, including all renewals, shall be made by the City for a period longer than five (5) years, unless authorized by ordinance, which ordinance shall not be passed as an emergency ordinance.

D. Good cause exists for the City to enter into a contract with HDR, Inc., for longer than five years and through the completion of the Project because: HDR, Inc., has been an integral partner throughout the design and has critical knowledge of the project in terms of technical knowledge, critical design decisions, and risks associated with the Project; and the City will realize cost efficiencies when the contract is extended because there are added costs associated with soliciting a new design consultant and the schedule delay for construction completion.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the Purchasing Agent is hereby authorized, pursuant to City Code Section 8-186(a), to enter into a contract with HDR, Inc., for professional services for the design and construction support of the North Mason Stormwater Project for a period longer than five years for a period through the completion of the Project.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Eric Potyondy

Exhibit: None

File Attachments for Item:

9. Second Reading of Ordinance No. 120, 2026, Approving the Second Amendment to the PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, considers the Second Amendment to Planned Unit Development (“PUD”) Master Plan Development Agreement for the Montava PUD Overlay and Master Plan. The amendment would extend the contingency for closing of the Developer’s purchase from the Anheuser-Busch Foundation for up to two additional years.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Kim Meyer, Principal Planner

SUBJECT

Second Reading of Ordinance No. 120, 2026, Approving the Second Amendment to the PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, considers the Second Amendment to Planned Unit Development (“PUD”) Master Plan Development Agreement for the Montava PUD Overlay and Master Plan. The amendment would extend the contingency for closing of the Developer’s purchase from the Anheuser-Busch Foundation for up to two additional years.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

On February 18, 2020, Council approved the Montava PUD Master Plan and Montava PUD Overlay by Ordinance No. 014, 2020. In connection with the PUD Master Plan, Council also approved the PUD Master Plan Development Agreement by Ordinance No. 015, 2020. The Development Agreement primarily addresses the 25 years extended vested rights period and other terms of development within the Montava PUD Overlay and Master Plan.

The Development Agreement envisions Montava’s acquisition of approximately 844 acres from the Anheuser-Busch Foundation and an additional 108 acres via an exchange with the Poudre School District, with the resulting property being developed in phases subject to the PUD Master Plan, the Development Agreement, and the accompanying Public Benefits Agreement. The Development Agreement contains a contingency requiring the closing of Montava’s purchase from the Anheuser-Busch Foundation within five years after the agreement’s effective date of March 13, 2020; the First Amendment to that agreement extended that an additional two years.

Montava has submitted four development applications for phases within the PUD Master Plan, with two having received approvals – the recording of those final documents are pending closing on the property. Montava has encountered numerous complicated issues in finalizing long-term solutions related to ditch crossings and improvements, stormwater management, and potable and non-potable water causing significant delay and continued erosion of the contingency period stated in the original agreement and first amendment. At this time, Montava is awaiting resolution on a proposed agreement between the City of Fort Collins and the East Larimer County Water District related to the possible sale of water that may impact

the Montava land closing and development schedule. (Council held a work session on August 25, 2026, to discuss said agreement.)

Because of the delays Montava has encountered trying to obtain potable and non-potable for the development, the developer is requesting that Council approve a second amendment to further extend the period in which to purchase the property. The developer is requesting that should the water agreements between the City and East Larimer County Water District be approved by or on December 29, 2026, the closing deadline would be extended until the end of day March 25, 2028, to close on the property. If the City does not approve the water agreements by or on December 29, 2026, a longer extension would be granted until the end of day March 25, 2029.

The City and Montava are authorized to amend the Development Agreement without the consent of the Anheuser-Busch Foundation or the Poudre School District, although both entities are advised of this request.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 120, 2026

ORDINANCE NO. 120, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROVING THE SECOND AMENDMENT TO THE PUD MASTER PLAN
DEVELOPMENT AGREEMENT FOR THE MONTAVA PLANNED UNIT
DEVELOPMENT OVERLAY AND MASTER PLAN

A. Montava is a Planned Unit Development (“PUD”) established under Transitional Land Use Code Divisions 2.15 and 4.29 for a section of rural and agricultural land next to the Anheuser-Busch facility in northeast Fort Collins, modeled after a village-style development for the wide variety of land uses planned. The development intends to include a variety of housing, amenities and public spaces. The proposal calls for a complete, connected community with new neighborhoods, parks, schools, a town center, urban agriculture, businesses, and transportation connections.

B. On February 18, 2020, Council approved the Montava PUD Master Plan and Montava PUD Overlay by Ordinance No. 014, 2020, and the PUD Master Plan Development Agreement (the “Development Agreement”) by Ordinance No. 015, 2020.

C. The Development Agreement primarily addresses an extension from three to twenty-five years of the vested rights period, because vested property rights are normally valid for up to three years under Transitional Land Use Code Section 2.2.11(C)(2) unless City Council approves an extended period.

D. The Development Agreement also addresses other terms of development within the Montava PUD Overlay and Master Plan. The Development Agreement envisions the Montava developer's (the “Developer”) acquisition of approximately 844 acres from the Anheuser-Busch Foundation and an additional 108 acres via an exchange with the Poudre School District, with the resulting property being developed in phases subject to the PUD Master Plan, the Development Agreement and the accompanying Public Benefits Agreement.

E. The Development Agreement at Subsection V.C.1. contains a contingency requiring the closing of the Developer's purchase from the Anheuser-Busch Foundation within five years after the agreement's effective date and if the closing does not occur before the end of the five years, the Development Agreement would automatically terminate.

F. Due to complications in finalizing long-term solutions for ditch crossings, ditch modifications and stormwater management, City Council adopted Ordinance 005, 2025, approving the First Amendment to PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan to extend the time period in which to purchase the property by two years until March 13, 2027.

G. The Developer has encountered complicated issues in finalizing long-term solutions for potable and non-potable water causing additional delay. The City and East Larimer County Water District have been analyzing how best to provide potable and non-potable water for Montava and are in discussions regarding agreements (the “Water Agreements”) setting forth the terms for the provision of such water. It is anticipated that the Water Agreements will be presented to City Council for review and approval in 2026 to resolve the water related development matters.

H. Due to the continued delays, the Developer is requesting a further extension of the time to purchase the property as set forth in the Second Amendment to PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan (the “Second Amendment”), attached hereto and incorporated herein by this reference as Exhibit A. As described in the Second Amendment, should the Water Agreements be approved by or on December 29, 2026, an extension will be granted until the end of day March 25, 2028, to close on the property. If the City does not approve the Water Agreements by or on December 29, 2026, a longer extension will be granted until the end of day March 25, 2029.

I. There will not be financial impact on the City for extending the existing deadline.

J. City Council finds and determines that the adoption of this Ordinance advances the public's health, safety, and welfare by ultimately facilitating the Montava development and its associated public improvements and benefits.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The Second Amendment is hereby approved by City Council.

Section 2. The Mayor is authorized to execute the Second Amendment on behalf of the City in substantially the same form as Exhibit A.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Brad Yatabe

Exhibit: Exhibit A - Second Amendment to PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan

**SECOND AMENDMENT TO
PUD MASTER PLAN DEVELOPMENT AGREEMENT FOR
THE MONTAVA PLANNED UNIT DEVELOPMENT OVERLAY
AND MASTER PLAN**

THIS SECOND AMENDMENT TO PUD MASTER PLAN DEVELOPMENT AGREEMENT FOR THE MONTAVA PLANNED UNIT DEVELOPMENT OVERLAY AND MASTER PLAN (“Second Amendment”) is made and entered into this _____ day of _____, 2026, by and between the CITY OF FORT COLLINS, COLORADO, a municipal corporation of the State of Colorado (“City”); and MONTAVA PARTNERS, LLC, a Colorado limited liability company (“Montava”), as successor to HF2M, INC., a Texas corporation (“HF2M”). The City and Montava may be referred to individually, each as a “Party,” or collectively, the “Parties.”

RECITALS

WHEREAS, the City and HF2M entered into the PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan on May 23, 2020 (the “Original Agreement”), together with U.S. BANK NATIONAL ASSOCIATION, as successor in interest to U.S. BANK AS CORPORATE TRUSTEE OF THE ANHEUSER-BUSCH FOUNDATION, a Missouri charitable trust (“Foundation”) and POUDRE SCHOOL DISTRICT R-1, a political subdivision of the State of Colorado (“School District”); the Foundation and School District being collectively referred to herein as “Owners.” The Effective Date of the Original Agreement was February 28, 2020; and

WHEREAS, HF2M assigned all of its obligations, rights, title, interest in and to the Original Agreement to Montava effective March 8, 2021; and

WHEREAS, the closing of the sale of the Foundation Property to Montava was delayed by unforeseen complications thus creating a risk that the Foundation Contingency in Subsection V.C.1. of the Original Agreement could not be satisfied within the five year time frame originally envisioned; and

WHEREAS, on January 21, 2025, the City approved the First Amendment to the Original Agreement (the “First Amendment”) via Ordinance 005, 2025, to extend the Foundation Contingency deadline for the sale of the Foundation Property to Montava until March 13, 2027; and

WHEREAS, since the First Amendment was approved, the City and East Larimer County Water District have been analyzing how best to provide potable and non-potable water for Montava and are in discussions regarding agreements (“Water Agreements”) setting forth the terms for the provision of such water; and

WHEREAS, if City Council approves the Water Agreements on or before December 29, 2026, the Parties desire to further amend the Original Agreement to extend the Foundation

Contingency period until the end of the day on March 25, 2028. For the avoidance of doubt, this extension shall commence upon the expiration of the extension granted under the First Amendment, thereby extending the applicable deadline from March 13, 2027, to the end of day March 25, 2028; and

WHEREAS, alternatively, if the Water Agreements are not fully executed on or before December 29, 2026, the Parties desire to amend the Original Agreement to extend the Foundation Contingency period until the end of the day on March 25, 2029. For the avoidance of doubt, this alternative extension would commence upon the expiration of the extension granted under the First Amendment, thereby extending the applicable deadline from March 13, 2027, to the end of day March 25, 2029; and

WHEREAS, the Original Agreement may be amended by the City and Montava without the consent of the Owners, and Montava has not granted the right to consent to this Second Amendment to any successor or assigns.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, such consideration being acknowledged as sufficient and of significant value to the Parties, the Parties agree as follows.

- A. Incorporation of Recitals. The foregoing Recitals are incorporated herein as material terms.
- B. Definitions. Capitalized terms not otherwise defined herein shall retain the meanings set forth in the Original Agreement.
- C. Foundation Contingency. The Developer has encountered complicated issues in finalizing long-term solutions for water management causing years of delay. It is anticipated that the Water Agreements will be presented to City Council for review and approval in 2026 to resolve the water related development matters. Should the Water Agreements be approved by or on December 29, 2026, Developer will have until the end of day March 25, 2028, to close on the property described in Subsection V.C.1. of the PUD Master Plan Development Agreement for the Montava PUD Overlay and Master Plan. If the City does not approve the Water Agreements by or on December 29, 2026, the Developer shall be granted a longer extension until the end of day March 25, 2029, to effectuate the closing on the property.
- D. Amendment of Foundation Contingency. The Parties therefore agree to amend Subsection V.C.1 of the Original Agreement to read as follows:

“Foundation Contingency. The Parties hereto expressly agree that this Agreement is contingent upon the closing of the sale of substantially all of the Foundation Property to the Developer pursuant to the terms of the Foundation Agreement by either the end of day March 25, 2028, if Council approves the Water Agreements, as defined in the Second Amendment to this Agreement, by or on December 29, 2026; or by the end of day March 25, 2029, if Council does not approve the Water

Agreements by or on December 29, 2026. If such closing does not occur by the applicable date, this Agreement shall thereupon automatically terminate and thereafter be of no force or effect, and the Parties hereto shall be released from all obligations hereunder.”

- E. Original Agreement. The Original Agreement remains in full force and effect, as amended by the First Amendment and this Second Amendment.
- F. First Amendment Effective Date. The First Amendment became effective on the tenth day following final passage by the City Council of the ordinance approving the First Amendment.
- G. Second Amendment Effective Date. This Second Amendment became effective on the tenth day following final passage by the City Council of the ordinance approving the Second Amendment.
- H. Counterparts. This Second Amendment may be executed in counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same amendment.
- I. Recordation. The City shall record this Second Amendment in the Larimer County Records with a copy of the City of Fort Collins ordinance approving this Second Amendment attached, and Montava shall pay the cost of the same.

IN WITNESS WHEREOF, the Parties agree to the terms and conditions of this Second Amendment described above effective as of the Second Amendment Effective Date.

CITY:

CITY OF FORT COLLINS, COLORADO,
a Municipal Corporation

By: _____
Emily Francis, Mayor

Date: _____

ATTEST:

Delynn Coldiron, City Clerk

APPROVED AS TO FORM:

Brad Yatabe, Deputy City Attorney

MONTAVA:

MONTAVA PARTNERS, LLC, a Colorado
Limited liability company

By: CAMERON INVESTMENTS L.C., an
Idaho limited liability company, Manager

By: _____
Richard P. Clark, Manager

Date: _____

ATTEST:

Printed name, Title

File Attachments for Item:

10. Second Reading of Ordinance No. 121, 2026, Authorizing the Conveyance of a Permanent Easement and Temporary Construction Easements on Parks Property.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, authorizes the conveyance of one Permanent Easement (the “PE”) and two Temporary Construction Easements (the “TCEs”) (the “Easements”), being a portion of City property owned by Parks, for the abandonment of a septic vault and installation of a sewer line.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Raime Lanham, Real Estate Specialist
Missy Nelson, Sr. Technical Project Manager

SUBJECT

Second Reading of Ordinance No. 121, 2026, Authorizing the Conveyance of a Permanent Easement and Temporary Construction Easements on Parks Property.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, authorizes the conveyance of one Permanent Easement (the “PE”) and two Temporary Construction Easements (the “TCEs”) (the “Easements”), being a portion of City property owned by Parks, for the abandonment of a septic vault and installation of a sewer line.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

Rightside Investments LLC is the owner and developer (the “Developer”) of the real property located at 425 N. College Avenue and 429 N. College Avenue “The Developer’s Property”. The Developer’s Property bound on the north and south by City-owned land. The Developers is required to abandon an existing cesspool associated with their property to facilitate the installation of a new sewer line that will provide service to their property. The cesspool is currently located partially on City-owned land (The “North City Parcel”). The new sewer line will be installed on City-owned land (the “South City Parcel”).

The City parcels in question are portions of land managed by the Parks Department, further identified as follows:

Property	Tax ID Number	Permanent Easement	Temporary Easement
N. City Parcel	9711114904	None	1,050 SF for cesspool removal
S. City Parcel	9711111911	345 SF Sewer Easement	1,681 SF For Sewer Line Installation

The parcels are located near the Fort Collins Discovery Museum and Lee Martinez Park but are not included as part of either site plan. The properties are incorporated into the City of Fort Collins. Location Maps are attached as part of the Ordinance.

The South City Parcel was conveyed to the City by Wonderland Hill Development Company in that certain Special Warranty Deed dated July 30, 1997, recorded at Reception No. 19970041141, Clerk and Recorder's Records, Larimer County, Colorado.

The North City Parcel was conveyed to the City by the Colorado Department of Transportation in that certain Quitclaim Deed dated November 27, 1995, recorded at Reception No. 19950075120, Clerk and Recorder's Records, Larimer County, Colorado.

The proposed work on both parcels will be completed using an open-trench excavation method. The existing cesspool, located on the North City Parcel, will be opened and pumped out. Following removal of the contents, the cesspool walls will be collapsed, and the resulting excavation will be backfilled with suitable fill material and compacted. This work will require only a temporary construction easement.

The installation of the new sewer line on the South City Parcel will require both a temporary construction easement and a permanent easement. The temporary construction easement will provide the contractor with the necessary access and work area to perform the open-trench excavation and install the new sewer line. The permanent easement will accommodate the sewer line and associated piping necessary to connect the properties located at 425 N. College Avenue and 429 N. College Avenue to the new sewer system and will remain in place following completion of construction.

The temporary construction easement will terminate upon completion of the work and restoration of the affected area, while the permanent easement will provide for the continued operation, maintenance, repair, and replacement of the sewer line and associated improvements.

All construction activities will be conducted a minimum of two feet from the paved trail. No construction activities or staging of construction materials may occur within the railroad easement, on the paved trail, sidewalk, or landscaped areas. The Developer's contractor will be responsible for implementing all necessary safety precautions associated with the work, including, but not limited to, the installation and maintenance of appropriate construction fencing. Utility locates are required to be requested and completed prior to the commencement of any work, and all applicable permits must be obtained by Rightside Investments LLC or contractor before construction begins. Site restoration is also required.

There is existing light and power infrastructure located east of the proposed cesspool work area which Rightside Investments LLC is aware of. Additionally, the trees located west of the cesspool work area consist of suckers from undesirable tree species. City Forestry has determined that these trees do not require protection during construction.

Alternative Location Analysis

No alternative locations were considered, as the sewage vault is fixed in its existing location, and the proposed new sewer line was designed to minimize impacts to City property and ties into an existing fixed-location City sewer line.

CITY FINANCIAL IMPACTS

Aside from staff time, there is no cost to the City associated with the PE and TCEs. Rightside Investments LLC will reimburse the City for the cost of Real Estate Services' staff time related to this matter. Additionally, City Staff estimates the fair market value of the Easements to total \$601, being itemized as follows (the "Property Values"):

- 1) Permanent Easement – \$328
- 2) Temporary Construction Easements – \$273

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The current existing policy for seeking Parks and Recreation Advisory Board approval is limited to large and impactful land purchases, sales, or policies, because the duties of Parks and Recreation Advisory Board relate to “rules, regulations, policies and administrative and budgetary matters”. This Agenda item for two temporary construction easements and one permanent easement was evaluated to have minimal or no impact on the underlying uses of the parcels in question because the easements are located on land the Park obtained as part of a CDOT land exchange. City staff has determined that these easements on Parks’ properties will have minimal impact on the underlying properties’ purpose and function; therefore, the matter has not been brought before the Board.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 121, 2026

ORDINANCE NO. 121, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE CONVEYANCE OF A PERMANENT
EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
ON PARKS PROPERTY

A. To the west of North College Avenue and to the north of Maple Street, the City owns two parcels that adjoin the privately-owned property at 425 and 429 North College Avenue. One of the City's parcels is to the north of 425 and 429 North College Avenue (the "City's North Parcel") and the other City parcel is to the south of 425 and 429 North College Avenue (the "City's South Parcel").

B. Rightside Investments, LLC ("Rightside") owns 425 and 429 North College Avenue and seeks a Permanent Easement ("PE") and a Temporary Construction Easements ("TCEs") on the City's South Parcel; and also seeks a TCE on the City North Parcel. Rightside seeks to redevelop its properties. The PE and TCEs will allow Rightside to deconstruct an existing cesspool on the North Parcel and to facilitate the installation of a new sewer line on the South Parcel.

C. Rightside will use an open-trench excavation method within a TCE on the City's North Parcel to open and pump out an existing cesspool. Following removal of the contents, the cesspool walls will be collapsed, and the resulting excavation will be backfilled with suitable fill material and compacted.

D. Rightside seeks both a PE and a TCE on the City's South Parcel to install a new sewer line. The TCE will provide Rightside with the necessary access and work area to perform the open-trench excavation and install the new sewer line. The PE will accommodate the sewer line and associated piping necessary to connect the properties located at 425 and 429 North College Avenue to the new sewer system and will remain in place following completion of construction.

E. The form of the PE with its terms and conditions is shown on Exhibit A, attached hereto and incorporated herein by this reference. The area of the PE is described on Exhibit B to the PE.

F. The form of the TCEs with its terms and conditions is shown on Exhibit B, attached hereto and incorporated herein by this reference. The areas of the TCEs are described on Exhibit B to the TCEs.

G. The City's North Parcel and the City's South Parcel are managed by the City's Parks Department.

H. The City has determined the fair market value of the PE and TCEs together is \$601. Rightside will pay the City \$601 for the PE and the TCEs and also pay the City

for its staff time relating to this matter. The Parks Department will receive the \$601 compensation.

I. Section 23-111(a) of the City Code authorizes City Council to sell, convey or otherwise dispose of any interests in real property owned by the City, provided City Council first finds, by ordinance, that such sale or other disposition is in the best interests of the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. City Council finds that granting the conveyance of the PE and the TCEs on the terms and conditions described herein is in the best interests of the City.

Section 2. City Council hereby authorizes the Mayor to execute the PE substantially in the form attached hereto as Exhibit A with such modifications or additional terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City or effectuate the purposes of this Ordinance.

Section 3. City Council hereby authorizes the Mayor to execute the TCEs substantially in the form attached hereto as Exhibit B with such modifications or additional terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City or effectuate the purposes of this Ordinance.

Section 4. This Ordinance shall not be construed as constituting City Council approval, support for approval, or waiver of any City regulatory requirement, including any development application process whether in administrative or quasi-judicial review, for any project referenced herein.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Ted Hewitt

Exhibits: Exhibit A – Permanent Easement
 Exhibit B – Temporary Construction Easements

PERMANENT EASEMENT
(City Property)

Grantor: City of Fort Collins, Colorado, a municipal corporation
Grantor Signing Authority and Title: Emily Francis, Mayor
Grantor Mailing Address: Real Estate Services, P.O. Box 580, Fort Collins, Colorado 80522
Grantor Phone Number/Email: (970) 221-6211 / RealEstateServices@fcgov.com

Grantee: Rightside Investments LLC
Grantee Signing Authority and Title: Cjay Manthey, Owner
Grantee Mailing Address: 425 N College Ave, Fort Collins, CO 80524
Grantee Phone Number/Email: (970) 689-1566 / silver_m68@yahoo.com

Effective Date: September 25, 2026
Consideration: \$328.00
Easement Improvements: Sewer Line Improvements

Easement Appurtenant to Grantee's Property? ☒ Y ☐ N: If so, see Exhibit C

Special Restoration Requirements? ☐ Y ☒ N:

Exhibits:

- Exhibit A – Grantor's Property** (number of pages): 1
- Exhibit B – Easement Area** (number of pages): 2
- Exhibit C – Grantee's Property** (number of pages): 1

All exhibits are attached and incorporated into this Conveyance by reference.

This **PERMANENT EASEMENT** (the "Conveyance") is made and entered into on the Effective Date by and between Grantor and Grantee.

1. Grantor's Property. Grantor is the owner of that certain parcel of real property located in Larimer County, Colorado, which is legally described on **Exhibit A** (the "Grantor's Property").
2. Grant of Easement – Consideration. For and in consideration of the covenants and agreements herein set forth, the sum of the Consideration and other good and valuable consideration, the receipt and adequacy of which Grantor acknowledges, Grantor grants, sells, and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive easement (the "Easement") on, over, under, and across the Grantor's Property as described more fully on **Exhibit B**, (the "Easement Area"), for the benefit of Grantee's Property, which is described in **Exhibit C**, attached hereto. The Easement includes the right of vehicular and pedestrian ingress and egress to the Easement Area, and the right to install, maintain, and use gates in all fences that cross the Easement Area now or in the future. Grantee, and its successors, assigns, employees, contractors,

agents, consultants, and invitees (collectively, the “Permittees”) shall have the right to use the Easement and enter upon the Easement Area only for purposes permitted by this Conveyance.

3. Purpose and Use of Easement. Grantee and Grantee’s Permittees may use the Easement to install, access, operate, maintain, repair, reconstruct, relocate, improve, enlarge, replace, inspect, and remove, at any time and from time to time, the Easement Improvements, and for the temporary storage and staging of materials and equipment. Grantor further grants to Grantee:

- A. The right of ingress to and egress from the Easement Area over and across Grantor’s Property by means of any roads and lanes thereon, or as otherwise agreed in writing by Grantor;
- B. The right to mark the location of the Easement Area by suitable markers set in the ground;
- C. The right to install temporary fencing and gates for security and safety purposes during construction activities.

After initial installation of the Improvements, if Grantee wishes to relocate or replace the Improvements with any other number or type of similar improvements, either in the original location or at any alternate location or locations within the Easement Area, such improvements must be generally consistent with the intended purposes of the Easement, and Grantee must give Grantor advance notice of any change in the type, number or location of improvements and cannot proceed until Grantor has provided its written consent, which shall not be unreasonably withheld or delayed.

4. Grantor’s Rights in Easement Area.

- A. Grantor reserves the right to use the Easement Area for purposes that will not interfere with Grantee’s full enjoyment of the rights granted herein, including but not limited to Grantor’s right to operate or allow others to operate utility improvements within the Easement Area.
- B. Grantor may plant or maintain permanent trees, shrubs or other plant material in the Easement Area provided that no such plantings may be planted directly over the Easement Improvements. Grantor may install or utilize signs or paths over the Easement Area, and may pave, surface in some other manner, or otherwise improve the Easement Area as Grantor desires, provided that the foregoing will not unreasonably interfere with Grantee’s full enjoyment of the rights granted herein. Additionally, Grantor may install permanent buildings or structures over the Easement Area; provided however that no such building or structures will unreasonably interfere with Grantee’s full enjoyment of the rights granted herein and further provided that Grantor agrees to remove such structures at its expense if reasonably required for Grantee’s access to the Easement Area, and to assume all risk, repair, and maintenance if any damage occurs to these permanent buildings and/or structures as a result of Grantee’s use of or activities over or within the Easement Area.

5. Grantee's Obligations Regarding Easement Areas.

- A. All activities by the Grantee and Grantee's Permittees on the Easement Area, including access across Grantor's Property, must be carried out in a manner and on a schedule reasonably expected to minimize disturbance to the natural features of said property, any improvements thereon, and the Grantor's intended purposes therefor.
- B. Grantee must maintain the Easement Improvements in an entirely secure, safe and sanitary condition, and repair the Easement Improvements as necessary to ensure the Easement Improvements do not cause injury or damage to persons or property.
- C. Grantee shall notify Grantor a minimum of one week prior to performing any construction, maintenance, repair, or other work on or within the Easement Area and shall in advance of any non-emergency work submit a construction plan and schedule to Grantor for approval, which approval shall not be unreasonably delayed or withheld. Grantee will need a Temporary Construction Easement from Grantor if working on Grantor's Property outside of the Easement Area. Notwithstanding these notification requirements, in cases of emergency repair, Grantee shall notify Grantor of the emergency and provide related construction plans and schedules as soon as reasonably practicable.
- D. In the event damage occurs from Grantee's or Grantee's Permittee's use of or activities over or within the Easement Area or on Grantor's Property, including but not limited to the installation, maintenance, or operation of the Easement Improvements within the Easement Area, Grantee agrees to make such repairs or take such other action as may be reasonably necessary to restore the Easement Area and Grantor's Property to a condition reasonably comparable to their condition prior to Grantee's activities in the Easement Area, except as necessarily modified to accommodate the Easement Improvements, including but not limited to the reseeded and replanting of any disturbed areas in a manner reasonably satisfactory to the Grantor, and the provision of ongoing maintenance of any seeded or planted areas, correction of any subsidence, and restoration of any other improvements or conditions impacted by Grantee's activities (but only to the extent directly impacted by Grantee's activities), until such time as any such repair and restoration is fully established and stabilized.

6. Maintenance of the Easement Area.

- A. Grantor will maintain the surface of the Easement Area (except for the Easement Improvements) in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements; however, Grantor is not responsible for any conditions directly caused by Grantee's use and occupancy of the Easement Area.
- B. Grantor will not deposit, or permit, or allow to be deposited, earth, rubbish, debris, or any other substance or material, whether combustible or noncombustible, on the Easement Area.

7. As-Built Drawings. Grantee will provide Grantor with as-built drawings accurately depicting the location and nature of the Easement Improvements constructed within the Easement Area no later than thirty (30) days following completion of the Easement Improvements, and no later than thirty (30) days following a change in the type, number or location of the Easement Improvements, as described in Section 3.

8. [Intentionally omitted]

9. Recordation. Grantee will record this Conveyance in the records of the Larimer County Clerk and Recorder and furnish evidence of such recording to Grantor. This Conveyance will not be valid until it is recorded. If this Conveyance has not been recorded with the Larimer County Clerk and Recorder within ninety (90) days of the Effective Date, then this Conveyance will be null and void and have no force and effect whatsoever, and the parties will be relieved of any remaining obligations hereunder as of the date of such termination.

10. Abandonment. Should Grantee fail to construct the Improvements within five (5) years from the date of this Conveyance, or should Grantee permanently discontinue maintaining and using the Easement Improvements within the Easement Area for a period of five (5) years, this shall constitute an abandonment of the Easement, the Easement Improvements, and Grantee's rights under this Conveyance, and the Easement shall automatically terminate, and Grantee shall, at its own sole cost and expense, remove all Easement Improvements from the Easement Area, provided that Grantee shall consult with Grantor in advance of any such removal, and Grantor shall be entitled to require Grantee to leave some or all such Easement Improvements in place. If Grantee removes the Easement Improvements from the Easement Area, Grantee shall carry out such removal consistent with the requirements set forth in Section 4 and restore the Easement Area, at its sole cost and expense, to a condition comparable to its condition just prior to Grantee's removal activities. Grantee shall then execute and record a termination or quitclaim to Grantor of the Easement.

11. Indemnity and Insurance.

- A. Grantee agrees to release and, unless Grantee is a governmental entity, indemnify Grantor, its officers, agents, employees, representatives, successors and assigns from and against all claims that may accrue to Grantee for personal injury, death or property damage resulting from or arising out of Grantee's use of the Easement Area or other activities on Grantor's Property. To the extent permitted by law, and without waiving any of the provision so the Colorado Governmental Immunity Act, Grantee assumes responsibility, as between Grantor and Grantee, for any liability to third parties arising out of Grantee's use of the Easement Area or other activities on Grantor's Property, including but not limited to the construction, installation, operation, repair, and maintenance of improvements within the Easement Area, and for any actions or omissions by Grantee in violation of this Conveyance.
- B. Grantee shall procure, pay for, and keep in full force and effect during the term of this Conveyance a comprehensive policy of general liability insurance covering the Easement Improvements and insuring Grantee in an amount not less than One Million dollars (\$1,000,000.00) covering bodily injury, including death to persons,

personal injury, and property damage liability arising out of a single occurrence. Such coverage must include, without limitation, the insured's liability for property damage, bodily injuries, and death of persons in connection with Grantee's activities in the Easement Area or on Grantor's Property, the operation, maintenance, or use of the Easement Improvements (including acts or omissions of Grantee or of its officers, employees, or agents), and protection against liability for non-owned and hired automobiles. Such coverage must also include coverage for such other risks as are customarily required by private institutional mortgage lenders with regard to property similar in construction, location, and use as the Easement Improvements. All policies of insurance required hereunder must name Grantor as an additional insured and shall contain a provision that the policy or policies cannot be canceled or materially altered either by the insured or the insurance company until fifteen (15) days' prior written notice thereof is given to Grantor. Upon issuance or renewal of any such insurance policy, Grantee shall furnish a certificate of insurance to Grantor. In the event Grantee fails or neglects to maintain, or require its contractor to procure and maintain, as applicable, the insurance required by this paragraph, then Grantor shall have the right, upon giving Grantee reasonable notice of its election to do so, to take out and maintain such insurance at the expense of Grantee, and in such event the cost of such insurance shall be paid for by Grantee promptly upon receipt of an invoice covering such charges.

12. Notices. Any notice or other communication relating to this Conveyance must be in writing and shall be deemed given (i) when delivered personally, or (ii) on the first business day which is three (3) days following mailing by certified mail, return receipt requested and postage prepaid, or (iii) the next business day after sending by a nationally recognized overnight delivery service, and addressed to the party at its respective address on the first page of this Conveyance.

13. Default, Remedies and Litigation Expenses. If a party to this Conveyance is in default in performance of its respective obligations hereunder, the other party has the right to an action for specific performance or damages or both. Prior to proceeding with any such action, the party not in default must first send written notice to the defaulting party specifying the default and affording such party a reasonable period to cure the default. In the event a party defaults in any of its covenants or obligations and the party not in default commences and substantially prevails in any legal or equitable action against the defaulting party, the defaulting party expressly agrees to pay all reasonable expenses of the litigation, including a reasonable sum for attorneys' fees or similar costs of legal representation.

14. Covenants Running with the Land. The terms, obligations, and easement granted herein shall be appurtenant to the Grantee's Property, shall be binding upon the Grantor's Property and shall run with the land thereby benefited and burdened and may be enforced by any owner for so long as any such party shall remain an owner. This Conveyance shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Each owner of any portion of the Grantee's Property and Grantor's Property shall be released from liability for any obligation first arising after such owner no longer owns any portion of the Grantee's Property and Grantor's Property, but with respect to any indemnity obligation of Grantee, such release shall not

apply to events occurring during the period of such owner's ownership of any portion of the Grantee's Property.

15. Additional Terms and Conditions. Whenever used herein, the singular number includes the plural, the plural the singular, and the use of any gender is applicable to all genders. All the covenants herein contained are binding upon and inure to the benefit of the parties hereto, their personal representatives, successors, and assigns. This Conveyance is to be construed and enforced according to the laws of Colorado, and venue in any proceeding related to this Conveyance shall be in Larimer County, Colorado. If any term of this Conveyance is determined by any court to be unenforceable, the other terms of this Conveyance shall nonetheless remain in full force and effect; provided, however, that if the severance of any such provision materially alters the rights or obligations of the parties, the parties shall engage in good faith negotiations in order to adopt mutually agreeable amendments to this Conveyance as may be necessary to restore the parties as closely as possible to the initially agreed upon relative rights and obligations.

16. Authority. Each person executing this Conveyance represents and warrants that he or she is duly authorized to execute this Conveyance in his or her individual or representative capacity as indicated.

IN WITNESS WHEREOF, Grantee has hereunder set its hand and seal the day and year written below; and Grantor has caused this Conveyance to be executed by its Mayor, attested to by its City Clerk, and its corporate seal to be hereunto affixed, all pursuant to Ordinance No. ###, 2026, passed on final reading by the City Council of the City of Fort Collins on September 15, 2026.

[Signatures on following page(s)]

GRANTOR:

THE CITY OF FORT COLLINS, COLORADO
a municipal corporation

Date

Emily Francis, Mayor

ATTESTED AND ACKNOWLEDGED:

Delynn Coldiron, City Clerk

APPROVED AS TO FORM:

Ted Hewitt, Assistant City Attorney

GRANTEE:

**Rightside Investments LLC, A COLORADO
LIMITED LIABILITY COMPANY**

Date

Cjay Manthey, Owner

Exhibit A
Grantor's Property
(Page 1 of 1)

Legal Description of Subject Property per County Assessor:

0.43 acres, more or less, located in the Northeast Quarter (SE/4) Section 11, Township 7N, Range 69W, 6th P.M., Larimer County, being all being all that was conveyed by Special Warranty Deed dated June 30, 1997 recorded at Reception No. 19970041141, Clerk and Recorder's Records, Larimer County, Colorado.

Location Address of Subject Property:

Unaddressed

Assessor Parcel Number of Subject Property:

9711111911

Map:



Exhibit B
Easement Area
Legal Description and Depiction
(Page 1 of 2)

PARCEL DESCRIPTION

A tract of land, being part of that parcel, as described in the Special Warranty Deed, recorded June 30, 1997, as Reception No. 19970041141 of the Records of the Larimer County Clerk and Recorder (LCCR), said parcels situate in the Northeast Quarter (NE1/4) of Section Eleven (11), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 11 and assuming the East line of said NE1/4 as bearing North 00°06'15" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2656.85 feet, being monumented by a 2" aluminum cap stamped LS 17497 at the East Quarter corner and a 3" illegible brass cap at the Northeast corner and with all other bearings contained herein relative thereto;

THENCE North 00°06'15" East, along said East line, a distance of 1547.83 feet;

THENCE North 89°53'45" West a distance of 60.00 feet to the Northeast corner of said Reception No. 1970041141;

THENCE North 89°53'45" West, along the North line of Reception No. 1970041141, a distance of 49.04 feet to the POINT OF BEGINNING;

THENCE South 14°52'22" West a distance of 34.45 feet;

THENCE South 56°25'02" West a distance of 13.57 feet;

THENCE North 14°52'22" East a distance of 42.24 feet to the North line of Reception No. 1970041141;

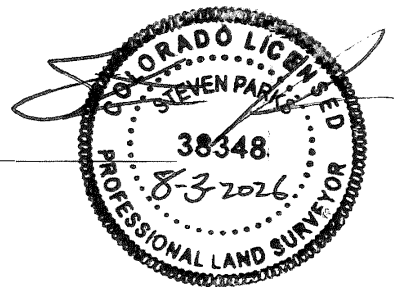
THENCE South 89°53'45" East, along said North line, a distance of 9.31 feet to the POINT OF BEGINNING.

Said described parcel of land contains 345 Square Feet, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

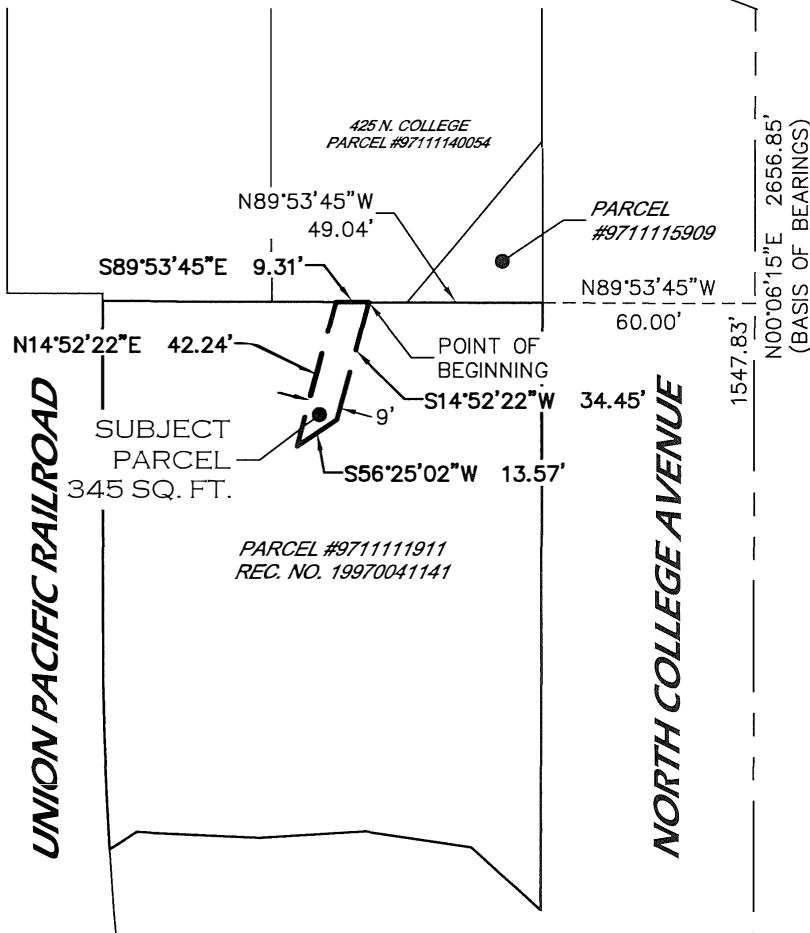
Steven Parks - on behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #38348



Sanitary Sewer Easement
NE1/4 Section 11, T.7N., R.69W.

Exhibit B
Easement Area
Legal Description and Depiction
(Page 2 of 2)

Page 2 of 2



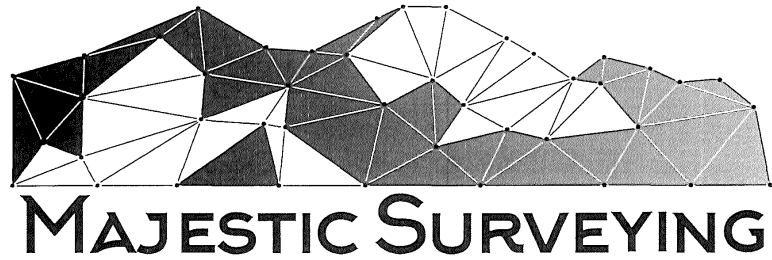
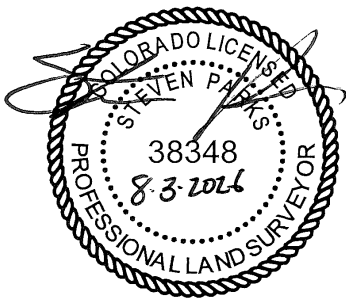
NORTHEAST CORNER
SECTION 11, T.7N., R.69W.
FOUND 3" BRASS CAP
IN CONCRETE IN
MONUMENT BOX

Note: This drawing does not represent a
monumented land survey. Its sole purpose
is a graphic representation of the
accompanying written description.

See Reception No. 20230039507 for
boundary determination.

EAST QUARTER CORNER
SECTION 11, T.7N., R.69W.
FOUND 2" ALUMINUM CAP
IN CONCRETE, STAMPED
LS 17497, 2004
POINT OF COMMENCEMENT

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (CRS 13-80-105)



Steven Parks, PLS 38348
On behalf of Majestic Surveying, LLC

PROJECT NO: 2026262 CLIENT: MANTHEY
DATE: 8-3-2026 SCALE: 1"=50'

Exhibit C
Grantee's Property
(Page 1 of 1)

Legal Description of Grantee Properties per County Assessor:

0.45 acres, more or less, located in the Northeast Quarter (SE/4) Section 11, Township 7N, Range 69W, 6th P.M., Larimer County, being all that was conveyed by Special Warranty Deed dated April 20, 2026 recorded at Reception No. 20260018385, Clerk and Recorder's Records, Larimer County, Colorado.

Location Address of Grantee Properties:

425 and 429 N College AVE
Fort Collins, CO 80524

Assessor Parcel Number of Grantee Properties:

9711115006
9711114005
9711100001

Map



TEMPORARY CONSTRUCTION EASEMENTS
(City Property)

Grantor: City of Fort Collins, Colorado, a municipal corporation

Grantor Signing Authority and Title: Emily Francis, Mayor

Grantor Mailing Address: C/O Real Estate Services,
P.O. Box 580,
Fort Collins, Colorado 80522

Grantor Phone Number/Email: (970) 221-6211 / RealEstateServices@fcgov.com

Grantee: Rightside Investments LLC

Grantee Signing Authority and Title: Cjay Manthey, Owner

Grantee Mailing Address: 425 N College Ave, Fort Collins, CO 80524

Grantee Phone Number/Email: (970) 689-1566 / silver_m68@yahoo.com

Project: Sewer Line Improvements and abandonment of a cesspool

Effective Date: Date of mutual execution

Expiration Date: One (1) year after the Effective Date

Consideration: \$273.00

Exhibit A – Larger Parcel Description: 1 page

Exhibit B – TCE Area Depiction: 2 pages

This **TEMPORARY CONSTRUCTION EASEMENT** (the “TCE”) is made and entered into by and between Grantor and Grantee on the dates written below, and the above referenced Exhibits A through B are attached to and made a part of this TCE.

1. Grantor’s Property. Grantor is the owner of that certain parcel of real property located in Larimer County, Colorado, which is legally described on **Exhibit A** (the “Larger Parcel”).

2. Grant of Easement. For and in consideration of the covenants and agreements herein set forth, the sum of the Consideration, and other good and valuable consideration, the receipt and adequacy of which Grantor acknowledges, Grantor grants, sells, and conveys to Grantee, its successors and assigns, a temporary construction easement (the “Easement”) on, over, under, and across that certain portion of the Larger Parcel described more fully and depicted on **Exhibit B** (the “TCE Area”), subject to the conditions and restrictions set forth below. Grantee, and its successors, assigns, employees, contractors, agents, consultants, and invitees (collectively, the “Permittees”) shall have the right to use the Easement and enter upon the TCE Area only for purposes permitted by this TCE.

3. Purpose and Use of Easement.

A. During the term of this TCE, Grantee may use the TCE Area for the following temporary activities related to the Project (defined above):

- i. Construction activities;
- ii. Marking the location of the TCE Area by suitable markers set in the ground;
- iii. Storage and staging of materials and equipment;
- iv. Fencing and gates for security and safety purposes;
- v. Ingress and egress to the construction site;
- vi. The right to use existing gates in all fences which now cross or shall hereafter cross the TCE Area.

B. Grantee's and the Permittee's use of the Easement is subject to the following:

- i. Grantee and the Permittees may only access the TCE Area from their property, and Grantee has no right of ingress and egress across any portion of the Larger Parcel not included in the TCE Area;
- ii. If Grantor's main access to the Larger Parcel is located within the TCE Area, Grantee must allow for Grantor's reasonable access to the Larger Parcel;
- iii. All activities by Grantee and the Permittees in the TCE Area must be carried out in a manner and on a schedule reasonably expected to minimize disturbance to the natural features of said property and Grantor's intended purposes and uses therefor; Grantee shall protect all trees located on the Larger Parcel from any damage by Grantee's construction activities;
- iv. Grantee shall restore the TCE Area in accordance with Section 6 below;
- v. Grantee shall provide Grantor notice of the date it intends to commence construction operations for the Project, insofar as said operations pertain to the TCE Area, at least seven (7) calendar days prior to such date, and such notice shall include any construction plans and construction schedule for the Project. Grantee shall coordinate such work in the TCE Area with Grantor;
- vi. All activities by Grantee within the TCE Area must be carried out in a secure and sanitary manner and to prevent injury or damage to persons or property;
- vii. Grantee shall provide Grantor notice of any accident, emergency, or other dangerous or hazardous occurrence in the TCE Area as promptly as reasonably possible following such occurrence and Grantee must make best efforts to correct or mitigate any such occurrence as soon as practicably possible; and
- viii. Grantee shall not be permitted to enter any portion of any building located within the TCE Area without obtaining the prior written consent of Grantor.
- ix. All construction activities must be at least Two (2) Feet away from the paved trails.
- x. No construction activities or staging of construction materials may be located within railroad easement, on the paved trail, sidewalk or landscape areas.
- xi. Utility locates must be called in prior to commencement of any work.
- xii. Contractor is responsible for all related safety precautions, including, but not limited to construction fencing.
- xiii. All applicable permits are required to be pulled by the Grantee or Contractor.

4. [Reserved]

5. Maintenance of the TCE Area. During the term of this TCE, the Grantee will maintain the surface of the TCE Area, specifically limited to any conditions directly caused by Grantee's use and occupancy of the TCE Area or conditions reasonably within Grantee's control. Grantee will

not release, or permit, or allow to be released any hazardous or combustible substance or material within the TCE Area in violation of applicable law. As used herein, “hazardous substances” shall mean any toxic or hazardous or noxious substance, material or waste which is regulated by any government authority having jurisdiction over the TCE Area.

6. Restoration of TCE Area.

- A. Prior to the Expiration Date, Grantee, in accordance with the requirements of this Section 6, will make such repairs or take such other action as may be necessary to restore the TCE Area as reasonably possible to a condition comparable to its condition as of the Effective Date (the “Construction Repairs”), except as necessarily modified to accommodate the Construction Repairs, including but not limited to the reseeded and replanting of any disturbed areas, correction of any subsidence, compaction, and restoration of any other improvements or conditions impacted by Grantee’s activities (but only to the extent directly impacted by Grantee’s activities). All restoration activities must be pre-approved in writing by the Grantor’s Parks Planning Department.
- B. The Grantee agrees to provide to Grantor a maintenance guarantee and a repair guarantee covering the design, construction, and maintenance of the Construction Repairs (the “Restoration Guarantees”). The Restoration Guarantees shall commence upon the date of the City’s final approval and acceptance of the Construction Repairs, which shall be in writing (the “Final Approval”). Subject to the foregoing, the ownership of the Construction Repairs shall pass to Grantor upon Final Approval.

7. Term. This TCE will commence on the Effective Date and will automatically terminate thirty (30) days after final completion of the Project, but in no event later than the Expiration Date. No extension of this TCE term shall be effective unless an amendment hereto is executed by both parties, and no release or notice of termination shall be required to be filed to evidence the automatic termination of this TCE.

8. No Recordation. The parties agree that this TCE shall not be recorded by either party.

9. Authority. Each person executing this TCE represents and warrants that he or she is duly authorized to execute this TCE in his or her individual or representative capacity as indicated.

10. Intentionally Omitted

11. Indemnity and Insurance.

- A. Grantee agrees to release and, unless Grantee is a governmental entity, indemnify Grantor, its officers, agents, employees, representatives, successors, and assigns from and against all claims that may accrue to Grantee or Grantee’s Permittees for personal injury, death, or property damage resulting from or arising out of the Grantee’s use of the TCE Area or other activities on the Larger Parcel. To the extent permitted by law, and without waiving any of the provision so the Colorado Governmental Immunity Act, Grantee assumes responsibility, as between Grantor

and Grantee, for any liability to third parties arising out of Grantee's use or use by Grantee's Permittees of the Easement Area or other activities on Grantor's Larger Parcel, including but not limited to the construction, installation, operation, repair, and maintenance of improvements within the TCE Area, and for any actions or omissions by Grantee or Grantee's Permittees in violation of this TCE. Nothing shall require Grantee to indemnify Grantor from any claim or liability, including reasonable attorney's fees and costs, for claims arising from the negligence or willful misconduct of Grantor.

- B. Grantee shall procure, pay for, and keep in full force and effect during the term of the TCE a comprehensive policy of general liability insurance insuring Grantee in an amount not less than One Million Dollars (\$1,000,000.00) covering bodily injury, including death to persons, personal injury, and property damage liability arising out of a single occurrence. Such coverage must include, without limitation, the insured's liability for property damage, bodily injuries, and death of persons in connection with Grantee's activities in the TCE Area or on Grantor's Larger Parcel (including acts or omissions of Grantee or of its officers, employees, or agents), and protection against liability for non-owned and hired automobiles.
- C. All policies of insurance required hereunder must name Grantor as an additional insured and shall contain a provision that the policy or policies cannot be canceled or materially altered either by the insured or the insurance company until fifteen (15) days' prior written notice thereof is given to Grantor. Upon issuance or renewal of any such insurance policy, Grantee shall furnish a certificate of insurance to Grantor.
- D. In the event Grantee fails or neglects to maintain, or require its contractor to procure and maintain, as applicable, the insurance required by this paragraph, then Grantor shall have the right, upon giving the Grantee reasonable notice of its election to do so, to take out and maintain such insurance at the expense of the Grantee, and in such event the cost of such insurance shall be paid for by the Grantee promptly upon receipt of an invoice covering such charges.

12. Notice. Any notice or other communication relating to this TCE must be in writing and shall be deemed given upon actual receipt at the physical or electronic mailing addresses set forth above, which may be amended by providing written notice to the other party.

13. Default, Remedies and Litigation Expenses. If a party to this TCE is in default in performance of its respective obligations hereunder, the other party has the right to an action for specific performance and/or damages. Prior to proceeding with any such action, the party not in default must first send written notice to the defaulting party specifying the default and affording such party a reasonable period to cure the default.

14. Assignment. The Grantee may not assign its rights under this TCE without the prior written consent of the Grantor.

15. Additional Terms and Conditions. Whenever used herein, the singular number includes the plural, the plural the singular, and the use of any gender is applicable to all genders. All of the covenants herein contained are binding upon and inure to the benefit of the parties hereto, their personal representatives, successors, and assigns. The parties agree that this TCE is to be construed and enforced according to the laws of Colorado, and venue for any proceeding relating to the subject matter of this TCE shall be in Larimer County, Colorado. If any term of this TCE is determined by any court to be unenforceable, the other terms of this TCE shall nonetheless remain in full force and effect; provided, however, that if the severance of any such provision materially alters the rights or obligations of the parties, the parties shall engage in good faith negotiations in order to adopt mutually agreeable amendments to this TCE as may be necessary to restore the parties as closely as possible to the initially agreed upon relative rights and obligations.

16. Final Agreement. This TCE represents the entire understanding and agreement between the parties with respect to the subject matter hereof and supersedes and replaces all previous oral and written representations, understandings, and agreements between the parties pertaining to the subject matter of this TCE.

IN WITNESS WHEREOF, the parties have set their hands and seals on the date(s) written below, but this TCE shall be effective as of the Effective Date; and the Grantor has caused this TCE to be executed pursuant to Ordinance No. ###, 2026, passed on final reading by the City Council of the City of Fort Collins on September 15, 2026.

[Signatures on the following page(s)]

GRANTOR:

THE CITY OF FORT COLLINS, COLORADO
a municipal corporation

Date

Emily Francis, Mayor

ATTEST:

Delynn Coldiron, City Clerk

APPROVED AS TO FORM:

Ted Hewitt, Assistant City Attorney

GRANTEE:

**Rightside Investments LLC, A COLORADO
LIMITED LIABILITY COMPANY**

Date

Cjay Manthey, Owner

Exhibit A
Grantor's Property
(Page 1 of 1)

Legal Description of Subject Property #1 per County Assessor:

0.22 acres, more or less, located in the Northeast Quarter (SE/4) Section 11, Township 7N, Range 69W, 6th P.M., Larimer County, being all that was conveyed by Quitclaim Deed dated November 27, 1995 recorded at Reception No. 19950075120, Clerk and Recorder's Records, Larimer County, Colorado.

Location Address of Subject Property #1:

Unaddressed

Assessor Parcel Number of Subject Property #1:

9711114904

Legal Description of Subject Property #2 per County Assessor:

0.43 acres, more or less, located in the Northeast Quarter (SE/4) Section 11, Township 7N, Range 69W, 6th P.M., Larimer County, being all being all that was conveyed by Special Warranty Deed dated June 30, 1997 recorded at Reception No. 19970041141, Clerk and Recorder's Records, Larimer County, Colorado.

Location Address of Subject Property #2:

Unaddressed

Assessor Parcel Number of Subject Property #2:

9711111911

Map:



Exhibit B
TCE Area Depiction
(Page 1 of 2)

TCE on Subject Property #1 Parcel 9711114904



Exhibit B
TCE Area Depiction
(Page 2 of 2)

TCE on Subject Property #2 Parcel 9711111911



File Attachments for Item:

11. Second Reading of Ordinance No. 122, 2026, Amending Section 2-76 of the Code of the City of Fort Collins to Update the Board and Commission Member Residency Requirement and Directing Amendments to the Boards and Commissions Manual.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, amends Section 2-76 of the Code of the City of Fort Collins to allow board and commission members to temporarily relocate outside the Fort Collins Growth Management Area for up to 90 days without losing their board or commission membership. If adopted, the City Clerk will amend the Boards and Commissions Manual to reflect the revised residency requirement and incorporate recent changes to the Code of Conduct.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Davina Lau, Public Engagement Specialist

SUBJECT

Second Reading of Ordinance No. 122, 2026, Amending Section 2-76 of the Code of the City of Fort Collins to Update the Board and Commission Member Residency Requirement and Directing Amendments to the Boards and Commissions Manual.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, amends Section 2-76 of the Code of the City of Fort Collins to allow board and commission members to temporarily relocate outside the Fort Collins Growth Management Area for up to 90 days without losing their board or commission membership. If adopted, the City Clerk will amend the Boards and Commissions Manual to reflect the revised residency requirement and incorporate recent changes to the Code of Conduct.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

City Code Section 2-76 requires City board and commission members to reside within the Fort Collins Growth Management Area ("GMA") while serving on a board or commission and must resign their membership if they relocate outside of the GMA.

Occasionally, a board or commission member may need to temporarily relocate out of the GMA. The board and commission member selection process requires administrative resources and Councilmember involvement. City staff believes allowing temporary relocation would enable contributing board or commission members to continue to serve when there is a need to temporarily relocate and lessen use of City resources to replace a member who temporarily relocates. This change would not alter a board or commission member's attendance obligations.

City staff recommends limiting the period during which a member may temporarily relocate to no more than 90 days. City staff further recommends that, upon the effective date of this Ordinance, the City Clerk update the administrative requirements for temporary vacancies in the Boards and Commissions Manual ("Manual").

On August 18, 2026, City Council approved Resolution 2026-104, which approved amendments to the Code of Conduct Policy recommended by the Ethics Review Board. The Code of Conduct Policy is an

exhibit to the Manual. The Manual should therefore be amended to incorporate the updated Code of Conduct Policy.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

First Reading attachments available in September 1, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 122, 2026

ORDINANCE NO. 122, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 2-76 OF THE CODE OF THE CITY OF
FORT COLLINS TO UPDATE THE BOARD AND COMMISSION
MEMBER RESIDENCY REQUIREMENT AND DIRECTING
AMENDMENTS TO THE BOARDS AND COMMISSIONS MANUAL

A. The City has 22 boards and commissions, created by the City Council by ordinance, that perform a wide range of functions from advising City staff and the City Council to making quasi-judicial decisions on a variety of topics. City Council, by City ordinance, establishes the terms of such membership in the Fort Collins Municipal Code, the Boards and Commissions Manual and the Code of Conduct.

B. Currently, Section 2-76 of the City Code requires City board and commission members to reside within the Fort Collins Growth Management Area ("GMA") while serving on a board or commission and must resign their membership if they relocate outside of the GMA.

C. Occasionally, a board or commission member may need to temporarily relocate out of the GMA. The board and commission member selection process requires administrative resources and Councilmember involvement. City staff believes allowing temporary relocation would enable contributing board or commission members to continue to serve when there is a need to temporarily relocate and lessen use of City resources to replace a member who temporarily relocates. This change would not alter a board or commission member's attendance obligations.

D. City staff has recommended limiting the period during which a member may temporarily relocate to no more than 90 days. City staff further recommends that, upon the effective date of this Ordinance, the City Clerk update the administrative requirements for temporary vacancies in the Boards and Commissions Manual ("Manual").

E. On August 18, 2026, City Council approved Resolution 2026-104, which approved amendments to the Code of Conduct Policy recommended by the Ethics Review Board. The Code of Conduct Policy is an exhibit to the Manual. The Manual should therefore be amended to incorporate the updated Code of Conduct Policy.

F. The City Council finds that the proposed changes to the City Code and Manual are in the best interests of the City and its residents.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 2-76 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 2-76. – Membership; vacancy.

(a) All persons appointed or reappointed to any board or commission shall reside within the Fort Collins Growth Management Area while serving on the board or commission. Any member serving on a board or commission who permanently or indefinitely relocates outside of the Growth Management Area during their term of service on a board or commission, regardless of their date of appointment or reappointment, shall resign their membership. Temporary relocation for no longer than ninety (90) days is permitted. These limitations shall not apply to applicants for, or members of, the General Employees Retirement Committee.

...

Section 2. The City Clerk is authorized and directed to make such adjustments to the Boards and Commission Manual, in consultation with the City Attorney, as necessary to effectuate administrative requirements related to this City Code amendment.

Section 3. The City Clerk is authorized and directed to amend the Boards and Commissions Manual to incorporate the updated Code of Conduct Policy adopted by Resolution 2026-104.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Jenny Lopez Filkins

Exhibit: None

File Attachments for Item:

12. Second Reading of Ordinance No. 123, 2026, Making a Supplemental Appropriation from the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund and Appropriating Wastewater Fund Reserves for the Septage Receiving Facility Project.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, will appropriate the grant award revenue from DOLA, as well as amounts from the Wastewater Fund reserves, to expend for the Septage Receiving Facility Project.

September 1, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Joe Wimmer, Utilities Finance Director
Matt Fater, Water Engineering, Senior Director

SUBJECT

Second Reading of Ordinance No. 123, 2026, Making a Supplemental Appropriation from the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund and Appropriating Wastewater Fund Reserves for the Septage Receiving Facility Project.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 1, 2026, will appropriate the grant award revenue from DOLA, as well as amounts from the Wastewater Fund reserves, to expend for the Septage Receiving Facility Project.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

Consistent with the Wastewater Utility's CIP and rate recommendations for the 2027-28 budget cycle, several critical capital projects are ready to begin ahead of a planned revenue bond issuance in Q2/Q3 2027. One of these critical capital projects is the Septage Receiving Facility Project to relocate the septage receiving station at the Drake Reclamation Facility (the "Project"). The estimated cost of the Project is \$3,000,000. Because of the critical need for this Project, it would need to be brought forward regardless of proposed rate adjustments.

In response to the DOLA request for applications for projects to protect public health and the environment, Utilities submitted an application for EIAF grant funds to support the Project. The City's application for the Project met the grant eligibility criteria because the application proposed a project which protects public health and the environment by safely continuing to provide septage receiving services to the greater Northern Colorado region. Utilities presented the Project proposal to the EIAF Advisory Committee in late spring 2026, and based on the City's application and Utilities presentation, the Committee recommended that the City receive a partial EIAF grant award of \$500,000. Pursuant to the recommendation of the EIAF Advisory Committee, DOLA awarded \$500,000 in support of the Project. (See AIS Attachment No. 1, May 26, 2026 EIAF Septage Project Grant Award Letter.) If the Council accepts this \$500,000 EIF grant award, remaining \$2,500,000 of the Project cost will funded by revenues generated by septage receiving fees and charges, pursuant to City Council adoption of Ordinance No. 044, 2026 (AIS Attachment No. 2).

Resolution 2026-107, if adopted by Council, would accept the EIAF grant and authorize the City manager to execute the Intergovernmental Grant Agreement with the State of Colorado for the EIAF 26-241 Fort Collins Septage Receiving Station Construction Project (the “Draft 2026 EIAF Septage Project Grant Agreement”), attached to the resolution as an exhibit, in the same general form as the draft, with the final Project specifics and other details, indicated in highlights in the draft, to be completed and filled out for the final agreement. City staff make their recommendation to Council to accept this award and bind the City to the final intergovernmental agreement based on (1) Utilities schedule for construction of the septage receiving station to align and begin with the intergovernmental agreement effective date (2) match requirements being met through the Ordinance to appropriate \$2,500,000 from the Wastewater Fund reserves.

Resolution 2026-106 authorizes Utilities to temporarily utilize available Wastewater Fund reserves to commence needed projects. Beginning projects before the issuance of revenue bonds is recommended to ensure project timelines are met, minimizing potential for cost escalations. Wastewater Fund reserves will be replenished from 2027 revenue bond proceeds, if the City Council decides to authorize the issuance of revenue bonds in 2027. In addition to the subject Septage Receiving Facility Project, there are other proposed wastewater reclamation projects anticipated to utilize the proposed reimbursement framework. Individual project appropriations will come forward for City Council approval before commencing and utilizing the bond reimbursement strategy.

CITY FINANCIAL IMPACTS

The Ordinance No.123, 2026 includes the following actions in support of the Septage Receiving Facility Project:

- Appropriate \$500,000 of unanticipated grant revenue from DOLA’s Energy and Mineral Impact Assistance Fund; and
- Appropriate \$2,500,000 from the Wastewater Fund reserves.

The award from DOLA is a reimbursement type award, meaning Wastewater Fund expenses will be reimbursed up to \$500,000. The \$500,000 is contingent upon execution of the associated grant agreement. In the event the agreement is not executed, this appropriation will sunset on December 31, 2026. This contingency ensures that the City is only obligated to expend funds once final grant terms are in place.

Wastewater Fund reserves are available to support the \$2,500,000 million for the Septage Receiving Facility Project, as well as initial costs for other proposed wastewater reclamation projects within the Utilities Capital Improvement Plan.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Utilities staff presented the proposed septage receiving fee increases related to the Project at the regular meeting of the Water Commission on March 19, 2026, and Council Finance Committee meeting on March 17, 2026. The Water Commission and Council Finance Committee were supportive of the fee increases and recommended Council formally adopt the updated septage receiving rates which went into effect July 1, 2026.

PUBLIC OUTREACH

Beginning July 2026, Utilities met with septage haulers to discuss the Project and associated fee increases, communicating the addition of the grant funds reducing rate increases that will be implemented in phases through 2028.

ATTACHMENTS / LINKS

First Reading attachments available in September 1, 2026, agenda materials at the following link:
<https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 123, 2026

ORDINANCE NO. 123, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING A SUPPLEMENTAL APPROPRIATION FROM THE COLORADO
DEPARTMENT OF LOCAL AFFAIRS ENERGY AND MINERAL IMPACT ASSISTANCE
FUND AND APPROPRIATING WASTEWATER FUND RESERVES FOR THE
SEPTAGE RECEIVING FACILITY PROJECT

A. Fort Collins Wastewater Utility has developed a Capital Improvement Plan ("Wastewater Utility CIP"), which identifies capital needs and assists in the planning, budgeting, and execution of necessary projects.

B. One of the critical projects identified in the Wastewater Utility CIP is the Septage Receiving Facility Project intended to relocate the septage receiving station at the Drake Reclamation Facility (the "Septage Receiving Facility Project").

C. In pursuit of funding opportunities, the City applied for and was awarded a partial grant of \$500,000 for the Project from the Energy/Mineral Assistance Impact Fund ("EIAF"), administered by the Colorado Department of Local Affairs ("DOLA").

D. This appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of providing funding for the Septage Receiving Facility Project, which will protect public health and the environment by safely continuing to provide septage receiving services to the greater Northern Colorado region.

E. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

F. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Wastewater Fund and that this appropriation will not cause the total amount appropriated in the Wastewater Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

G. Article V, Section 9 of the City Charter permits City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

H. The City Manager has recommended the appropriation described herein and determined that the funds to be appropriated are available and previously unappropriated from the Wastewater Fund and that this appropriation will not cause the total amount appropriated in the Wastewater Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

I. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

J. City Council wishes to designate the appropriation herein for EIAF grant and Wastewater Fund reserves, in support of the Septage Receiving Facility Project, as an appropriation that shall not lapse until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant. The award from DOLA is a reimbursement type award, meaning Wastewater Fund expenses will be reimbursed up to \$500,000. The \$500,000 is contingent upon execution of the associated Intergovernmental Grant Agreement for the EIAF 26-241 Fort Collins Septage Receiving Station Construction Project, approved by Council by its adoption of Resolution 2026-107, with details and specifics to be completed in the final presented by DOLA for execution by the City Manager. In the event the grant agreement is not executed, this appropriation will sunset on December 31, 2026.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the Wastewater Fund the sum of FIVE HUNDRED THOUSAND DOLLARS (\$500,000) to be expended in the Wastewater Fund for the DOLA Energy and Mineral Impact Assistance Fund grant in support of the Septage Receiving Facility Project.

Section 2. There is hereby appropriated from prior year reserves in the Wastewater Fund the sum of TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000) to be expended in the Wastewater Fund for the Septage Receiving Facility Project.

Section 3. The appropriation herein for the DOLA Energy and Mineral Impact Assistance Fund grant and Wastewater Fund reserves, in support of the Septage Receiving Facility Project, is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant. In the event the grant agreement is not executed, the

appropriation of FIVE HUNDRED THOUSAND DOLLARS (\$500,000) of new revenue from unanticipated grant funds will sunset on December 31, 2026.

Introduced, considered favorably on first reading on September 1, 2026, and approved on second reading for final passage on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 25, 2026

Approving Attorney: Dianne Criswell

Exhibit: None

File Attachments for Item:

13. First Reading of Ordinance No. 124, 2026, Appropriating Unanticipated Philanthropic Revenue Received Through City Give.

The purpose of this item is to request an appropriation of \$53,200.88 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.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Emily Land, Director of Philanthropy and Strategic Partnerships

SUBJECT

First Reading of Ordinance No. 124, 2026, Appropriating Unanticipated Philanthropic Revenue Received Through City Give.

EXECUTIVE SUMMARY

The purpose of this item is to request an appropriation of \$53,200.88 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.

STAFF RECOMMENDATION

Staff recommends the adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The City has long been the beneficiary of local generosity and has a valuable role in our community's philanthropic landscape. Generosity is demonstrated in both large and modest gifts, each appreciated for its investment in the mission and the range of services the City strives to deliver.

The City received several individual philanthropic donations in 2026 totaling \$53,200.88 to support various departments, and these funds are currently unappropriated. Both Section 2.2 of the City's Financial Management Policy 2 – Revenue, as approved by City Council, and the Administrative Philanthropic Governance Policy 6.04, adopted by the City Manager, (together the "City Give Policies"), provide the bases and processes for the responsible and efficient management of charitable donations to the City.

Gifts totaling \$53,200.88 have been received for various programs. These gifts include: \$3,750.00 to support the Summer Gardens Concert Series to support the Summer Gardens Concert Series, \$3,300.00 from the Audiology Group of Northern Colorado to support Arts & Culture, \$13,000.00 from Kentwood Real Estate to support Arts & Culture, \$2,000.00 from FoCo Snow Charities to benefit the Youth Golf Scholarship Fund, \$4,400.88 from various utility customers to support the Payment Assistance Fund, \$7,500.00 from Verizon Wireless to support the Police Leaders Summit, \$250.00 from the Ottercares Foundation to support Recreation, \$10,000.00 from Connexion in support of Open Streets, \$2,000 in support of Morning Fresh Dairy to support Kids in the Park, \$5,000.00 from Friends of FoCo Fondo in support of Safe Routes to

School, and \$2,000.00 from various individual donors to support various departments including forestry and visual arts.

CITY FINANCIAL IMPACTS

Upon adoption, this Ordinance will appropriate in the current fiscal year into the Funds as detailed in the table below in new philanthropic revenue received by City Give in the amount of \$53,200.88 and authorize expenditures against those revenues for the purposes and in the amounts as directed by donors to support various City departments to support a range of programs and services.

Fund	Project	Amount	Lapsing/Non-lapsing
Arts and Culture Fund	Lincoln Center	\$3,750.00	Lapsing
Arts and Culture Fund	Auracast tech at LC, GOSC, FCMoD & remote	\$3,300.00	Lapsing
Arts and Culture Fund	Lincoln Center Showstopper Series Sponsorship	\$13,000.00	Lapsing
General Fund	Tribute Trees	\$500.00	Non-Lapsing
General Fund	Artist Opportunity Grants	\$1,000.00	Lapsing
General Fund	Tribute Tree	\$500.00	Non-Lapsing
General Fund	Police Leaders Summit	\$7,500.00	Lapsing
Golf Fund	Youth Golf Scholarship Fund	\$2,000.00	Non-Lapsing
Light & Power Fund	Payment Assistance Fund	\$2,180.35	Non-Lapsing
Light & Power Fund	Payment Assistance Fund	\$2,220.53	Non-Lapsing
Recreation Fund	Funtime Preschool	\$250.00	Lapsing
Recreation Fund	Kids in the Park Sponsorship	\$2,000.00	Lapsing
Transportation Fund	Safe Routes To School	\$5,000.00	Lapsing
Transportation Fund	Open Streets	\$10,000.00	Lapsing

The donations will be spent from the designated fund solely for the donors' intended purpose. The funds have been received and accepted according to City Give Policies.

The City Manager has also determined that these appropriations are available and previously unappropriated from their designated City Fund and will not cause the total amount appropriated in those Funds to exceed the current estimate of actual and anticipated revenues.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

1. Ordinance No. 124, 2026

ORDINANCE NO. 124, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING UNANTICIPATED PHILANTHROPIC REVENUE
RECEIVED THROUGH CITY GIVE

A. The City has received generous donations in 2026 through its City Give program, both large and modest, as philanthropic gifts to the public and the City programs and activities to serve the community.

B. This appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of supporting programs or capital expenses throughout the city, including, but not limited to, public safety, cultural services and programs, forestry, parks and recreation, and utility payment assistance.

C. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

D. The City Manager has recommended the appropriations described in Section 1 of this Ordinance and determined that the funds to be appropriated are available and previously unappropriated from the respective funds named in Section 1 and that this appropriation will not cause the total amount appropriated in each fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in those funds during this fiscal year.

E. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

F. City Council wishes to designate the appropriation in the Light & Power Fund, which is for the Payment Assistance Fund; the appropriation in the Golf Fund, which is for the Youth Golf Scholarship Fund; and \$1,000.00 of the appropriations in the General Fund, which is for the Tribute Tree program, as appropriations that shall not lapse until the earlier of the expiration of the donation or the City's expenditure of all funds received from such donation.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from unanticipated philanthropic revenue received in this fiscal year in the following funds to be expended as designated by the donors in support of the various City programs and services as described in the Agenda Item Summary for this Ordinance.

Arts and Culture Fund	\$ 20,050.00
General Fund	\$ 9,500.00
Golf Fund	\$ 2,000.00
Light & Power Fund	\$ 4,400.88
Recreation Fund	\$ 2,250.00
Transportation Fund	\$ 15,000.00

Section 2. The \$4,400.88 appropriation in the Light & Power Fund, which is for the Payment Assistance Fund; the \$2,000.00 appropriation in the Golf Fund, which is for the Youth Golf Scholarship Fund; and \$1,000.00 of the appropriations in the General Fund, which is for the Tribute Tree program, are hereby designated, as authorized in Article V, Section 11 of the City Charter, as appropriations that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the donation or the City's expenditure of all funds received from such or donation.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026
Approving Attorney: Dianne Criswell

Exhibit: None

File Attachments for Item:

14. First Reading of Ordinance No. 125, 2026, Appropriating Unanticipated Grant Revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program.

The purpose of this item is to appropriate \$17,638.83 of unanticipated grant revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program. The funding will support Fort Collins Police Services as a partner agency of the Northern Colorado Drug Task Force with supplemental overtime and investigative resources necessary to conduct complex, multi-agency investigations targeting drug trafficking organizations.

Larimer County applied for and was awarded \$55,357 through the Edward Byrne Memorial Justice Assistance Grant (JAG) program in support of operating the Northern Colorado Drug Task Force (Attachment 1). Fort Collins Police Services, as a subrecipient, will receive \$17,638.83.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Adam Ruehlen, Police Lieutenant
Carisa Clinton, Manager, Grants Administration

SUBJECT

First Reading of Ordinance No. 125, 2026, Appropriating Unanticipated Grant Revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program.

EXECUTIVE SUMMARY

The purpose of this item is to appropriate \$17,638.83 of unanticipated grant revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program. The funding will support Fort Collins Police Services as a partner agency of the Northern Colorado Drug Task Force with supplemental overtime and investigative resources necessary to conduct complex, multi-agency investigations targeting drug trafficking organizations.

Larimer County applied for and was awarded \$55,357 through the Edward Byrne Memorial Justice Assistance Grant (JAG) program in support of operating the Northern Colorado Drug Task Force (Attachment 1). Fort Collins Police Services, as a subrecipient, will receive \$17,638.83.

STAFF RECOMMENDATION

Staff recommend adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The Northern Colorado Drug Task Force is comprised of members from the Larimer County Sheriff Office, Fort Collins Police Services, and Loveland Police Department. Funding will fill critical operational gaps by enabling sustained investigative capacity without diverting personnel from primary calls for service. Expected outcomes include increased disruption of drug trafficking organizations, enhanced interagency coordination, and improved case development for prosecution. The \$17,638.83 in JAG grant funds supports Fort Collins Police Services by covering some of the overtime costs and investigative resources incurred as a member of the Northern Colorado Drug Task Force.

CITY FINANCIAL IMPACTS

This item appropriates \$17,638.83 in unanticipated grant revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program to the General Fund (100) in Police Services. Grant funds will support supplemental overtime and investigative resources necessary to conduct complex, multi-agency investigations targeting drug trafficking organizations.

There is no match requirement under this grant.

This grant is a reimbursement type grant, meaning expenses will be reimbursed up to \$17,638.83.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

1. Grant Award Package
2. Amendment Number One to IGA with County
3. Ordinance No. 125, 2026



Department of Justice (DOJ)

Item 14.

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Name and Address of Recipient:	LARIMER COUNTY 2501 MIDPOINT DR
City, State and Zip:	FORT COLLINS, CO 80525
Recipient UEI:	TJTHWRMWHY5S1
Project Title: NCDTF to take a three prong approach to educate, police, and aid in drug treatment to help reduce the drug problem in America.	Award Number: 15PBJA-25-GG-03270-JAGX
Solicitation Title: BJA FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – Local Formula	
Federal Award Amount: \$55,357.00	Federal Award Date: 7/31/26
Awarding Agency:	Office of Justice Programs Bureau of Justice Assistance
Award Type:	Initial
Funding Instrument Type:	Grant
Opportunity Category: M	
Assistance Listing: 16.738 - Edward Byrne Memorial Justice Assistance Grant Program	
Project Period Start Date: 10/1/24	Project Period End Date: 9/30/28
Budget Period Start Date: 10/1/24	Budget Period End Date: 9/30/28
Project Description: The Larimer County Sheriff's Office (LCSO), serving as the fiscal agent for the Northern Colorado Drug Task Force (NCDTF), will use FY25 JAG funds to support intelligence-driven drug enforcement efforts across Larimer County, Colorado. The NCDTF is a multi-jurisdictional task force composed of LCSO, Fort Collins Police Department (FCPD), and Loveland Police Department (LPD), serving a population of over 370,000 residents across urban, suburban, and rural communities. JAG funding will support supplemental overtime and investigative resources necessary to conduct complex, multi-agency investigations targeting mid- to upper-level drug trafficking organizations. Primary activities include surveillance operations, confidential informant development, controlled purchases, and the use of advanced investigative tools such as pen registers and court-authorized wire intercepts. These efforts are coordinated with federal partners, including the Drug Enforcement Administration, to enhance intelligence sharing and case development. The project addresses increasing availability and distribution of fentanyl, methamphetamine, cocaine, and other illicit substances, which continue to drive overdose deaths and drug-related crime in the region. Funding will fill critical operational gaps by enabling sustained investigative capacity without diverting personnel from primary calls for service. Expected outcomes include increased disruption of drug trafficking organizations, enhanced interagency coordination, and improved case development for prosecution. The project serves all communities within Larimer County and supports broader criminal justice system goals through collaboration with prosecution, courts, and treatment partners, including the Larimer County Adult Drug Court.	
Award Letter July 31, 2026 Dear Brei Reed,	

On behalf of the Attorney General, it is my pleasure to inform you the Office of Justice Programs (OJP) has approved the application submitted by LARIMER COUNTY for an award under the funding opportunity entitled 2025 BJ Edward Byrne Memorial Justice Assistance Grant (JAG) Program – Local Formula. The approved award amount is \$55,357.

Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance. For COPS Office and OVW funding the Award Offer also includes any Other Award Documents.

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances and certifications, and the application as approved by OJP, so that they understand the award requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

Prior to accepting the award, your Entity Administrator must assign a Financial Manager, Grant Award Administrator, and Authorized Representative(s) in the Justice Grants System (JustGrants). The Entity Administrator will need to ensure the assigned Authorized Representative(s) is current and has the legal authority to accept awards and bind the entity to the award terms and conditions. To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

To access your funds, you will need to enroll in the Automated Standard Application for Payments (ASAP) system, if you haven't already completed the enrollment process in ASAP. The Entity Administrator should have already received an email from ASAP to initiate this process.

Congratulations, and we look forward to working with you.

Maureen A. Henneberg
Deputy Assistant Attorney General

Office for Civil Rights Notice for All Recipients

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) enforces federal civil rights laws and other provisions that prohibit discrimination by recipients of federal financial assistance from OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW).

Several civil rights laws, including Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, require recipients of federal financial assistance (recipients) to give assurances that they will comply with those laws. Taken together, these and other civil rights laws prohibit recipients from discriminating in the provision of services and employment because of race, color, national origin, religion, disability, and sex or from discriminating in the provision of services on the bases of age.

Some recipients of DOJ financial assistance have additional obligations to comply with other applicable nondiscrimination provisions like the Omnibus Crime Control and Safe Streets Act of 1968, which prohibits discrimination on the basis of religion in addition to race, color, national origin, and sex. Recipients may also have related requirements regarding the development and implementation of equal employment opportunity programs.

OCR provides technical assistance, training, and other resources to help recipients comply with civil rights obligations. Further, OCR administratively enforces civil rights laws and nondiscrimination provisions by investigating DOJ recipients that are the subject of discrimination complaints. In addition, OCR conducts compliance reviews of DOJ recipients based on regulatory criteria. These investigations and compliance reviews permit OCR to evaluate whether DOJ recipients are providing services to the public and engaging in employment practices in a nondiscriminatory manner.

For more information about OCR, your civil rights and nondiscrimination responsibilities, how to notify your employer or beneficiaries of their civil rights protections and responsibilities and how to file a complaint, as well as technical assistance, training, and other resources, please visit www.ojp.gov/program/civil-rights-office/outreach. If you would like OCR to assist you in fulfilling your civil rights or nondiscrimination responsibilities, please contact us at askOCR@ojp.usdoj.gov or www.ojp.gov/program/civil-rights-office/about#ocr-contacts.

Memorandum Regarding NEPA

NEPA Letter Type

OJP - Ongoing NEPA Compliance Incorporated into Further Developmental Stages

NEPA Letter

All BJA awards are subject to the National Environmental Policy Act (NEPA, 42 U.S.C. 4321 et seq.) and other related federal laws (including the National Historic Preservation Act), if applicable. Award recipients (and subrecipients, as applicable) must support BJA's compliance with NEPA by providing details about their project, its location, and any resources that might be affected. BJA complies with NEPA (and other related federal laws) for an award-funded activity by evaluating the environmental impacts of the activity in one of three levels of analysis: a Categorical Exclusion (CATEX), an Environmental Assessment (EA), or an Environmental Impact Statement (EIS). See <https://bja.ojp.gov/funding/nepa-guidance> for additional information regarding NEPA implementation.

Carefully review the conditions on this award for information about any requirements specific to NEPA compliance for this award.

After completion of any required environmental analysis, throughout the term of this award the recipient must inform BJA of (1) any change(s) that it is considering making to the previously assessed activity that may be relevant to environmental impact; or (2) any proposed new activities or changed circumstances that may require assessment as to environmental impact, such as new activities that involve the use of chemicals or involve construction or major renovation. The recipient may not implement a proposed change or new activity until BJA, with the assistance of the recipient, has determined whether the proposed change or new activity (or changed circumstances) will require additional review under NEPA. Approval for implementation will not be unreasonably withheld as long as any requested modification(s) is consistent with eligible program purposes and found acceptable under an approved environmental impact review process.

Questions about NEPA compliance may be directed to your grant manager.

NEPA Coordinator

First Name

Chris

Middle Name

no value

Last Name

Casto

Award Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Recipient Information

Recipient Name

UEI

Street 1

2501 MIDPOINT DR

Street 2**City**

FORT COLLINS

State/U.S. Territory

Colorado

Zip/Postal Code

80525

Country

United States

County/Parish**Province****Award Details****Federal Award Date**

7/31/26

Award Type

Initial

Award Number

15PBJA-25-GG-03270-JAGX

Supplement Number

00

Federal Award Amount

\$55,357.00

Funding Instrument Type

Grant

Assistance Listing**Number**

16.738

Assistance Listings Program Title

Edward Byrne Memorial Justice Assistance Grant Program

Statutory Authority

Pub. L. No. 90-351, Title I, Part E, subpart 1 (codified at 34 U.S.C. 10151-10158); see also 28 U.S.C. 530C(a)

[] I have read and understand the information presented in this section of the Federal Award Instrument.

Project Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Solicitation Title

2025 BJA FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – Local Formula

Awarding Agency

OJP

Program Office

BJA

Application Number

GRANT14610147

Grant Manager Name

Ashley Gardner

Phone Number

202-880-7398

E-mail Address

Ashley.Gardner@usdoj.gov

Project Title

NCDTF to take a three prong approach to educate, police, and aid in drug treatment to help reduce the drug problem in America.

Performance Period Start**Date**

10/01/2024

Performance Period End Date

09/30/2028

Budget Period Start Date

10/01/2024

Budget Period End Date

09/30/2028

Project Description

The Larimer County Sheriff's Office (LCSO), serving as the fiscal agent for the Northern Colorado Drug Task Force (NCDTF), will use FY25 JAG funds to support intelligence-driven drug enforcement efforts across Larimer County, Colorado. The NCDTF is a multi-jurisdictional task force composed of LCSO, Fort Collins Police Department (FCPD), and Loveland Police Department (LPD), serving a population of over 370,000 residents across urban, suburban, and rural communities. JAG funding will support supplemental overtime and investigative resources necessary to conduct complex, multi-agency investigations targeting mid- to upper-level drug trafficking organizations. Primary activities include surveillance operations, confidential informant development, controlled purchases, and the use of advanced investigative tools such as pen registers and court-authorized wire intercepts. These efforts are coordinated with federal partners, including the Drug Enforcement Administration, to enhance intelligence sharing and case development. The project addresses increasing availability and distribution of fentanyl, methamphetamine, cocaine, and other illicit substances, which continue to drive overdose deaths and drug-related crime in the region. Funding will fill critical operational gaps by enabling sustained investigative capacity without diverting personnel from primary calls for service. Expected outcomes include increased disruption of drug trafficking organizations, enhanced interagency coordination, and improved case development for prosecution. The project serves all communities within Larimer County and supports broader criminal justice system goals through collaboration with prosecution, courts, and treatment partners, including the Larimer County Adult Drug Court.

☐ I have read and understand the information presented in this section of the Federal Award Instrument.

Financial Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

☐ I have read and understand the information presented in this section of the Federal Award Instrument.

Award Conditions

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Condition 1

Compliance with general appropriations-law restrictions on the use of federal funds (FY 2025)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions that may be set out in applicable appropriations acts are indicated at <https://ojp.gov/funding/Explore/FY25AppropriationsRestrictions.htm>, and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might

fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

Item 14.

Condition 2

Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38.

Among other things, 28 C.F.R. Part 38 states that recipients may not use direct Federal financial assistance from the Department of Justice to support or engage in any explicitly religious activities except when consistent with the Establishment Clause of the First Amendment to the U.S. Constitution and any other applicable requirements. An organization receiving Federal financial assistance also may not, in providing services funded by the Department of Justice or in outreach activities related to such services, discriminate against a program beneficiary or prospective program beneficiary on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations. In addition, Part 38 states that a faith-based organization that participates in a Department of Justice funded program retains its independence from the Government and may continue to carry out its mission consistent with religious freedom and conscience protections in Federal law.

Recipients and subrecipients that provide social services under this award must give written notice to beneficiaries and prospective beneficiaries prior to the provision of services (if practicable) which shall include language substantially similar to the language in 28 CFR Part 38, Appendix C, sections (1) through (4). A sample written notice may be found at <https://www.ojp.gov/program/civil-rights-office/partnerships-faith-based-and-other-neighborhood-organizations>.

In certain instances, a faith-based or religious organization may be able to take religion into account when making hiring decisions, provided it satisfies certain requirements. For more information, see "Nondiscrimination provisions and the Religious Freedom Restoration Act," accessible at <https://www.ojp.gov/funding/explore/legaloverview2025/civilrightsrequirements>.

Condition 3

Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients ("subgrantees"), or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subrecipient.

The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at <https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm> (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

Condition 4

All subawards ("subgrants") must have specific federal authorization

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a "subaward" (and therefore does not consider a procurement "contract").

The details of the requirement for authorization of any subaward are posted on the OJP website at <https://ojp.gov/funding/Explore/SubawardAuthorization.htm> (Award condition: All subawards ("subgrants") must have specific federal authorization), and are incorporated by reference here.

Condition 5

Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold, as set forth in the Federal Acquisition Regulations (FAR). See the definition of simplified acquisition threshold in the FAR at 48 CFR part 2, subpart 2.1. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a procurement "contract" (and therefore does not consider a subaward).

The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP website at <https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm> (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed Simplified Acquisition Threshold)), and are incorporated by reference here.

Condition 6

Federal Civil Rights and Nondiscrimination Laws (certification)

The recipient agrees that its compliance with all applicable Federal civil rights and nondiscrimination laws is material to the government's decision to make this award and any payment thereunder, including for purposes of the False Claims Act (31 U.S.C. 3729-3730 and 3801-3812), and, by accepting this award, certifies that it does not operate any programs (including any such programs having components relating to diversity, equity, and inclusion) that violate any applicable Federal civil rights or nondiscrimination laws.

Condition 7

Requirements of the award; remedies for non-compliance or for materially false statements

The conditions of this award are material requirements of the award. Compliance with any assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Limited Exceptions. In certain special circumstances, the U.S. Department of Justice ("DOJ") may determine that a legal notice regarding award requirements is necessary or that it will not enforce, or enforce only in part, one or more requirements otherwise applicable to the award. Any such notice or exception regarding enforcement, including any such notice or exception made during the period of performance, is (or will be during the period of performance) set out through the Office of Justice Programs ("OJP") webpage entitled "Legal Notices: Special circumstances as to particular award conditions" (ojp.gov/funding/Explore/LegalNotices-AwardReqs.htm), and incorporated by reference into the award.

By signing and accepting this award on behalf of the recipient, the authorized recipient official accepts all material requirements of the award, and specifically adopts, as if personally executed by the authorized recipient official, all assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance.

Failure to comply with one or more award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or an assurance or certification related to conduct during the award period -- may result in OJP taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. DOJ, including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held,

instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from the award.

Item 14.

Condition 8

Effect of failure to address audit issues

The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

Condition 9

Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements"), including, without limitation, the provisions regarding termination in 2 C.F.R. 200.340, apply to this award from OJP.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at <https://ojp.gov/funding/Part200UniformRequirements.htm>.

Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.334.

In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

Condition 10

Reporting potential fraud, waste, and abuse, and similar misconduct

The recipient, and any subrecipients ("subgrantees") at any tier, must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this award-- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by--(1) online submission accessible via the OIG webpage at <https://oig.justice.gov/hotline/contact-grants.htm> (select "Submit Report Online"); (2) mail directed to: U.S. Department of Justice, Office of the Inspector General, Investigations Division, ATTN: Fraud Detection Office, 950 Pennsylvania Ave., NW, Washington, DC 20530; and/or (3) by facsimile directed to the DOJ OIG Investigations Division (Attn: Grantee Reporting) at (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at <https://oig.justice.gov/hotline>.

Condition 11

Requirements related to "de minimis" indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

Condition 12

Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

Condition 13

Requirement for data on performance and effectiveness under the award

The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

Condition 14

Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at <https://ojp.gov/financialguide/DOJ/index.htm>), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

Condition 15

Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including 28 C.F.R. § 42.106(d), 28 C.F.R. § 42.405(c), and 28 C.F.R. § 42.505(f), which contain notice requirements that covered recipients must follow regarding the dissemination of information regarding federal nondiscrimination requirements.

Condition 16

Determination of suitability to interact with participating minors

SCOPE. This condition applies to this award if it is indicated -- in the application for the award (as approved by DOJ)(or in the application for any subaward, at any tier), the DOJ funding announcement (solicitation), or an associated federal statute -- that a purpose of some or all of the activities to be carried out under the award (whether by the recipient, or a subrecipient at any tier) is to benefit a set of individuals under 18 years of age.

The recipient, and any subrecipient at any tier, must make determinations of suitability before certain individuals may interact with participating minors. This requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP web site at <https://ojp.gov/funding/Explore/Interact-Minors.htm> (Award condition: Determination of suitability required, in advance, for certain individuals who may interact with participating minors), and are incorporated by reference here.

Condition 17

Requirement to disclose whether recipient is designated "high risk" by a federal grant-making agency outside of DOJ

If the recipient is designated "high risk" by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain

related information to OJP by email at OJP.ComplianceReporting@ojp.usdoj.gov. For purposes of this disclosure, risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

Condition 18

Employment eligibility verification for hiring under the award

1. The recipient (and any subrecipient at any tier) must--

A. Ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with award funds, the recipient (or any subrecipient) properly verifies the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1).

B. Notify all persons associated with the recipient (or any subrecipient) who are or will be involved in activities under this award of both--

(1) this award requirement for verification of employment eligibility, and

(2) the associated provisions in 8 U.S.C. 1324a(a)(1) that, generally speaking, make it unlawful, in the United States, to hire (or recruit for employment) certain aliens.

C. Provide training (to the extent necessary) to those persons required by this condition to be notified of the award requirement for employment eligibility verification and of the associated provisions of 8 U.S.C. 1324a(a)(1).

D. As part of the recordkeeping for the award (including pursuant to the Part 200 Uniform Requirements), maintain records of all employment eligibility verifications pertinent to compliance with this award condition in accordance with Form I-9 record retention requirements, as well as records of all pertinent notifications and trainings.

2. Monitoring

The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions designed to ensure compliance with this condition.

4. Rules of construction

A. Staff involved in the hiring process

For purposes of this condition, persons "who are or will be involved in activities under this award" specifically includes (without limitation) any and all recipient (or any subrecipient) officials or other staff who are or will be involved in the hiring process with respect to a position that is or will be funded (in whole or in part) with award funds.

B. Employment eligibility confirmation with E-Verify

For purposes of satisfying the requirement of this condition regarding verification of employment eligibility, the recipient (or any subrecipient) may choose to participate in, and use, E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the recipient (or subrecipient) uses E-Verify (and follows the proper E-Verify procedures, including in the event of a "Tentative Nonconfirmation" or a "Final Nonconfirmation") to confirm employment eligibility for each hiring for a position in the United States that is or will be funded (in whole or in part) with award funds.

C. "United States" specifically includes the District of Columbia, Puerto Rico, Guam, the Virgin Islands of the United States, and the Commonwealth of the Northern Mariana Islands.

D. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

E. Nothing in this condition, including in paragraph 4.B., shall be understood to relieve any recipient, any subrecipient at any tier, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1).

Questions about E-Verify should be directed to DHS. For more information about E-Verify visit the E-Verify website (<https://www.e-verify.gov/>) or email E-Verify at E-Verify@dhs.gov. E-Verify employer agents can email E-Verify at E-VerifyEmployerAgent@dhs.gov.

Questions about the meaning or scope of this condition should be directed to OJP, before award acceptance.

Condition 19

Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

Condition 20

Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified (that is, moved and renumbered) to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

Condition 21

Restrictions and certifications regarding non-disclosure agreements and related matters

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written

notification to the federal agency making this award, and will resume (or permit resumption of) such obligations expressly authorized to do so by that agency.

Item 14.

2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

Condition 22

OJP Training Guiding Principles

Any training or training materials that the recipient -- or any subrecipient ("subgrantee") at any tier -- develops or delivers with OJP award funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at <https://www.ojp.gov/funding/implement/training-guiding-principles-grantees-and-subgrantees>.

Condition 23

Requirement to report potentially duplicative funding

If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate) in writing of the potential duplication, and, if so requested by the DOJ awarding agency, must seek a budget-modification or change-of-project-scope Grant Award Modification (GAM) to eliminate any inappropriate duplication of funding.

Condition 24

Required training for Grant Award Administrator and Financial Manager

The Grant Award Administrator and all Financial Managers for this award must have successfully completed an "OJP financial management and grant administration training" by 120 days after the date of the recipient's acceptance of the award. Successful completion of such a training on or after January 1, 2022, will satisfy this condition.

In the event that either the Grant Award Administrator or a Financial Manager for this award changes during the period of performance, the new Grant Award Administrator or Financial Manager must have successfully completed an "OJP financial management and grant administration training" by 120 calendar days after the date the Entity Administrator enters updated Grant Award Administrator or Financial Manager information in JustGrants. Successful completion of such a training on or after January 1, 2022, will satisfy this condition.

A list of OJP trainings that OJP will consider "OJP financial management and grant administration training" for purposes of this condition is available at <https://onlinegfmt.training.ojp.gov/>. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

The recipient should anticipate that OJP will immediately withhold ("freeze") award funds if the recipient fails to comply with this condition. The recipient's failure to comply also may lead OJP to impose additional appropriate conditions on this award.

Condition 25

Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

Condition 26

Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this award, if the recipient is designated as "high-risk" for purposes of the DOJ high-risk grantee list.

Condition 27

Requirement to report actual or imminent breach of personally identifiable information (PII)

The recipient (and any "subrecipient" at any tier) must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it (or a subrecipient) -- (1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "Personally Identifiable Information (PII)" (2 CFR 200.1) within the scope of an OJP grant-funded program or activity, or (2) uses or operates a "Federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

Condition 28

Requirements related to System for Award Management and Universal Identifier Requirements

The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at <https://www.sam.gov/>. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The recipient also must comply with applicable restrictions on subawards ("subgrants") to first-tier subrecipients (first-tier "subgrantees"), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the recipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at <https://ojp.gov/funding/Explore/SAM.htm> (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

This condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

Condition 29

Restrictions on "lobbying"

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

Condition 30

Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

Among other items, 28 C.F.R. § 54.140 contains notice requirements that covered recipients must follow regarding the dissemination of information regarding federal nondiscrimination requirements.

Condition 31

The recipient understands that, in accepting this award, the Authorized Representative declares and certifies, among other things, that he or she possesses the requisite legal authority to accept the award on behalf of the recipient entity and, in so doing, accepts (or adopts) all material requirements that relate to conduct throughout the period of performance under this award. The recipient further understands, and agrees, that it will not assign anyone to the role of Authorized Representative during the period of performance under the award without first ensuring that the individual has the requisite legal authority.

Condition 32

Verification and updating of recipient contact information

The recipient must verify its Grant Award Administrator, Financial Manager, and Authorized Representative contact information in JustGrants, including telephone number and e-mail address. If any information is incorrect or has changed, the award recipient's Entity Administrator must make changes to contact information through DIAMD. Instructions on how to update contact information in JustGrants can be found at <https://justicegrants.usdoj.gov/training/training-entity-management>.

Condition 33

FFATA reporting: Subawards and executive compensation

The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of \$30,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are set forth in 2 C.F.R. part 170, Appendix A ("Award Term") and are incorporated by reference here.

This condition, including its reporting requirement, does not apply to-- (1) an award of less than \$30,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

Note: In early March 2025, the reporting system that had been used for subaward reporting, the FFATA (Federal Funding Accountability and Transparency Act) Subaward Reporting System (FSRS) was retired and functionality moved to SAM.gov. For more information, including steps on how to connect your FSRS account to SAM.gov, visit

Condition 34

The recipient agrees to comply with OJP grant monitoring guidelines, protocols, and procedures, and to cooperate with BJA and OCFO on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide to BJA and OCFO all documentation necessary to complete monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set by BJA and OCFO for providing the requested documents. Failure to cooperate with BJA's/OCFO's grant monitoring activities may result in sanctions affecting the recipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the recipient's access to grant funds; referral to the Office of the Inspector General for audit review; designation of the recipient as a DOJ High Risk grantee; or termination of an award(s).

Condition 35

Any publication (e.g., curricula, training materials, publications, reports, videos, or any other written, web-based, or audio-visual, or other materials) funded in whole or in part under this award, (with the exception of press releases, websites, and mobile applications), shall contain the following statement: "This project was supported by Grant No. <Award_Number> awarded by the Bureau of Justice Assistance, Office of Justice Programs, U.S. Department of Justice. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice."

Any website or mobile application that is funded in whole or in part under this award must include the following statement where most practicable: "This website [or application] was supported by Grant No. <Award_Number> awarded by the Bureau of Justice Assistance, Office of Justice Programs, U.S. Department of Justice. Neither the U.S. Department of Justice nor any of its components operate, control, are responsible for, or necessarily endorse, this website [or application] (including, without limitation, its content, technical infrastructure, and policies, and any services or tools provided)." The full text of the foregoing statement must be clearly visible. The statement may also be included through a link, entitled "Notice of Federal Funding and Federal Disclaimer," to the full text of the statement.

Upon specific request by BJA, the recipient must submit to BJA for review and approval (or, for recipients or subrecipients that are institutions of higher education, review and comment) any publication or product developed under this award at least 30 working days prior to the targeted dissemination date.

The current edition of the DOJ Grants Financial Guide provides additional guidance on allowable printing and publication activities.

Condition 36

Confidentiality of data

The recipient (and any subrecipient at any tier) must comply with all confidentiality requirements of 34 U.S.C. 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23 for any applicable project.

Condition 37

The recipient agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this project.

Condition 38

Protection of human research subjects

The recipient (and any subrecipient at any tier) must comply with the requirements of 28 C.F.R. Part 46 and all OJP policies and procedures regarding the protection of human research subjects, including obtaining of Institutional Review Board approval, if appropriate, and subject informed consent.

Condition 39

Compliance with 28 C.F.R. Part 23

With respect to any information technology system funded or supported by funds under this award, the recipient (and any subrecipient at any tier) must comply with 28 C.F.R. Part 23, Criminal Intelligence Systems Operating Policies, if OJP determines this regulation to be applicable. Should OJP determine 28 C.F.R. Part 23 to be applicable, OJP may, at its discretion, perform audits of the system, as per the regulation. Should any violation of 28 C.F.R. Part 23 occur, the recipient may be fined as per 34 U.S.C. 10231(c)-(d). The recipient may not satisfy such a fine with federal funds.

Condition 40

Justice Information Sharing

Information sharing projects funded under this award must comply with DOJ's Global Justice Information Sharing Initiative (Global) guidelines. The recipient (and any subrecipient at any tier) must conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at: <https://bja.ojp.gov/program/it/gsp-grant-condition>. The recipient (and any subrecipient at any tier) must document planned approaches to information sharing and describe compliance with the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

Condition 41

Avoidance of duplication of networks

To avoid duplicating existing networks or IT systems in any initiatives funded by BJA for law enforcement information sharing systems that involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the recipient can demonstrate to the satisfaction of BJA that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

Condition 42

Law enforcement task forces - required training

Within 120 days of award acceptance, each current member of a law enforcement task force funded with award funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, must complete required online task force training. Additionally, all future task force members must complete this training once during the period of performance for this award, or once every four years if multiple OJP awards include this requirement.

The required training is available free of charge online through the BJA-funded Center for Task Force Integrity and Leadership (www.ctfli.org). The training addresses task force effectiveness, as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability. If award funds are used to support a task force, the recipient must compile and maintain a task force personnel roster, along with course completion certificates.

Additional information regarding the training is available through BJA's web site and the Center for Task Force Integrity and Leadership (www.ctfli.org).

Condition 43

Compliance with National Environmental Policy Act and related statutes

Upon request, the recipient (and any subrecipient at any tier) must assist BJA in complying with the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and other related federal environmental requirements in the use of these award funds, either directly by the recipient or by a subrecipient. Accordingly, the recipient agrees to determine if any of the following activities will be funded by the grant prior to obligating funds for any of these purposes. If it is determined that any of the following activities will be funded by the award, the recipient agrees to contact BJA, and follow instructions regarding NEPA compliance.

The activities covered by this condition are:

- a. New construction;
- b. Minor renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
- c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
- d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments;
- e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories; and
- f. Any extraordinary or unusual project with potential to have a significant environmental impact.

The recipient understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA.

Condition 44

The recipient shall ensure that each DNA analysis conducted under this award will be performed either (1) by accredited government-owned laboratories, or (2) through an accredited fee-for-service vendor. The accreditation must be by an accrediting body that is a signatory to an internationally recognized arrangement and that offers accreditation to forensic science conformity assessment bodies using an accreditation standard that is recognized by that internationally recognized arrangement. Any laboratory conducting STR, Y-STR, or mitochondrial DNA testing undergo external audits not less than once every 2 years that demonstrate compliance with the DNA Quality Assurance Standards established by the Director of the Federal Bureau of Investigation.

If award funds are used for DNA testing of evidentiary materials, recipients shall ensure that any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System ("CODIS," the DNA database operated by the FBI) by a government DNA laboratory with access to CODIS, and, where applicable, uploaded to the National DNA Index System (NDIS). Award funds may be used for forensic genetic genealogy in accordance with United States Department of Justice Interim Policy Forensic Genealogical DNA Analysis and Searching and program requirements. With the exception of Forensic Genetic Genealogy, no profiles generated under this award may be entered or uploaded into any non-governmental DNA database without prior express written approval from BJA. Award funds may not be used for the purchase of DNA equipment and supplies unless the resulting DNA profiles may be accepted for entry into CODIS. Booking agencies should work with their state CODIS agency to ensure all requirements are met for participation in Rapid DNA (see National Rapid DNA Booking Operational Procedures Manual).

The recipient shall ensure that each DNA analysis conducted and each DNA profile generated under this award, and each stored DNA sample that results from this award, are maintained in accordance with any applicable federal privacy requirements and restrictions on disclosure.

Condition 45

Recipients utilizing award funds for forensic genealogy testing must adhere to the United States Department of Justice Interim Policy Forensic Genealogical DNA Analysis and Searching (<https://www.justice.gov/olp/page/file/1204386/download>), and must collect and report the metrics identified in Section IX of that document to BJA.

Condition 46

Establishment of trust fund

If award funds are being drawn down in advance, the recipient (or a subrecipient, with respect to a subaward) is required to establish a trust fund account. Recipients (and subrecipients) must maintain advance payments of federal awards in interest-bearing accounts, unless regulatory exclusions apply (2 C.F.R. 200.305(b)(11)). The trust fund, including any interest, may not be used to pay debts or expenses incurred by other activities beyond the scope of the Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The recipient also agrees to obligate the award funds in the trust fund (including any interest earned) during the period of performance for the award and expend within 90 days thereafter. Any unobligated or unexpended funds, including interest earned, must be returned to OJP at the time of closeout.

Condition 47

As of the first day of the period of performance for the award, the recipient may choose to incur project costs using non-federal funds, but any such project costs are incurred at the recipient's risk until, at a minimum-- (1) the recipient makes a valid acceptance of the award, and (2) all applicable withholding conditions are removed by OJP (via an Award Condition Modification (ACM)). (A withholding condition is a condition in the award document that precludes the recipient from expending or drawing down all or a portion of the award funds until the condition is removed.)

Except to the extent (if any) that an award condition expressly precludes reimbursement of project costs incurred "at-risk," if and when the recipient makes a valid acceptance of this award and OJP removes each applicable withholding condition through an Award Condition Modification (ACM), the recipient is authorized to obligate (federal) award funds to reimburse itself for project costs incurred "at-risk" earlier during the period of performance (such as project costs incurred prior to award acceptance or prior to removal of an applicable withholding condition), provided that those project costs otherwise are allowable costs under the award.

Condition 48

Submission of eligible records relevant to the National Instant Background Check System

Consonant with federal statutes that pertain to firearms and background checks -- including 18 U.S.C. 922 and 34 U.S.C. ch. 409 -- if the recipient (or any subrecipient at any tier) uses this award to fund (in whole or in part) a specific project or program (such as a law enforcement, prosecution, or court program) that results in any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the National Instant Background Check System (NICS), or that has as one of its purposes the establishment or improvement of records systems that contain any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS, the recipient (or subrecipient, if applicable) must ensure that all such court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS are promptly made available to the NICS or to the "State" repository/database that is electronically available to (and accessed by) the NICS, and -- when appropriate -- promptly must update, correct, modify, or remove such NICS-relevant "eligible records".

In the event of minor and transitory non-compliance, the recipient may submit evidence to demonstrate diligent monitoring of compliance with this condition (including subrecipient compliance). DOJ will give great weight to any such evidence in any express written determination regarding this condition.

Condition 49

Compliance with trauma kit standards

If the recipient uses funds under this award to purchase trauma kits or trauma kit components, the recipient must ensure that the trauma kits purchased meet the performance standards established consistent with 34 U.S.C. § 10202(d), as such standards are in effect at the time of purchase.

Condition 50

Initial period of performance; requests for extension.

The recipient understands that for award amounts of less than \$25,000 under JAG, the initial period of performance of the award will be less than four years. The recipient further understands that any requests for an extension of the period of performance for an award of less than \$25,000 will be approved automatically for up to a total period of performance of four years, pursuant to 34 U.S.C. 10152(f) and in accordance with the Notice of Funding Opportunity (NOFO) associated with this award.

Any request for an extension of the period of performance beyond a four-year award period will require approval, and the approval (if any) will be at the discretion of OJP.

Condition 51

Noninterference (with award funds and within the funded "program or activity") with federal law enforcement: No public disclosure of certain law-enforcement-sensitive information

SCOPE. This condition applies throughout the entire award period of performance. Its provisions must be among those included in any subaward (at any tier).

1. No use of funds to interfere: No public disclosure of federal law-enforcement information in order to conceal, harbor,

or shield.

Consistent with the purposes and objectives of federal law enforcement statutes and federal criminal law (including 18 U.S.C. 1324 and 18 U.S.C. chs. 1, 49, 227), no State or local government entity, agency, or official (including a government-contracted correctional facility) may use funds under this award to make any public disclosure of any federal law-enforcement information in a direct or indirect attempt to conceal, harbor, or shield from detection any fugitive from justice under 18 U.S.C. ch. 49, or any alien who has come to, entered, or remains in the United States in violation of 8 U.S.C. ch. 12—without regard to whether such disclosure would constitute (or could form a predicate for) a violation of 18 U.S.C. 1071 or 1072 or of 8 U.S.C. 1324(a).

2. Noninterference: No public disclosure of federal law-enforcement information in order to conceal, harbor, or shield within the funded "program or activity."

With respect to the "program or activity" funded in whole or part under this award (including any such program or activity of any subrecipient at any tier), and consistent with federal law as cited in para. 1 of this condition, no State or local government entity, agency, or official (including a government-contracted correctional facility) within the funded program or activity may make any public disclosure of any federal law-enforcement information in a direct or indirect attempt to conceal, harbor, or shield from detection any fugitive from justice under 18 U.S.C. ch. 49, or any alien who has come to, entered, or remains in the United States in violation of 8 U.S.C. ch. 12—without regard to whether such disclosure would constitute (or could form a predicate for) a violation of 18 U.S.C. 1071 or 1072 or of 8 U.S.C. 1324(a).

3. Monitoring. The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

4. Allowable costs. To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions (e.g., training) designed to ensure compliance with this condition.

5. Rules of construction.

A. For purposes of this condition—

(1) the term "alien" means what it means under section 101 of the Immigration and Nationality Act (see 8 U.S.C. 1101(a)(3));

(2) the term "federal law-enforcement information" means law-enforcement-sensitive information communicated or made available, by the federal government, to a State or local government entity, agency, or official, through any means, including, without limitation—

(a) through any database,

(b) in connection with any law enforcement partnership or task-force,

(c) in connection with any request for law enforcement assistance or -cooperation, or

(d) through any deconfliction (or courtesy) notice of planned, imminent, commencing, continuing, or impending federal law enforcement activity;

(3) the term "law-enforcement-sensitive information" means records or information compiled for any law-enforcement purpose; and

(4) the term "public disclosure" means any communication or release other than one—

(a) within the recipient, or

(b) to any subrecipient (at any tier) that is a government entity.

B. This condition shall be enforceable to the extent that it does not otherwise contravene any express requirement of any federal law, or of any judicial ruling, governing or applicable to the award.

C. The "Rules of Construction" set out in the "Noninterference (with award funds and within the funded "program or activity") with federal law enforcement: information-communication restrictions; ongoing compliance" award condition are incorporated by reference as though set forth here in full.

Condition 52

Noninterference (with award funds and within the funded "program or activity") with federal law enforcement: information-communication restrictions

SCOPE. This condition applies throughout the entire award period of performance. Its provisions must be among those included in any subaward (at any tier).

1. Throughout the entire award period of performance, no State or local government entity, -agency, or -official may use funds under this award (including under any subaward, at any tier) to prohibit or in any way restrict—

(1) any government entity or -official from sending or receiving information regarding citizenship or immigration status to or from DHS; or

(2) a government entity or agency from sending, requesting or receiving, or exchanging information regarding immigration status to, from, or with DHS, or from maintaining such information.

Any prohibition (or restriction) that violates this condition is an "information-communication restriction" under this award.

2. With respect to the "program or activity" funded in whole or part under this award (including any such program or

activity of any subrecipient at any tier), throughout the entire award period of performance, no State or local government entity, agency, or official may implement an "information-communication restriction."

3. The recipient's monitoring responsibilities include monitoring of subrecipient compliance with the requirements of this condition.

4. Allowable costs. Compliance with these requirements is an authorized and priority purpose of this award. To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) that the recipient, or any subrecipient at any tier that is a State or local government incurs to implement this condition.

5. Rules of Construction.

A. For purposes of this condition:

(1) "State" and "local government" include any agency or other entity thereof, but not any public institution of higher education or Indian tribe.

(2) "Program or activity" means what it means under title VI of the Civil Rights Act of 1964 (see 42 U.S.C. 2000d-4a).

(3) "Immigration status" means what it means under 8 U.S.C. 1373 and 8 U.S.C. 1644; and terms that are defined in 8 U.S.C. 1101 mean what they mean under that section 1101, except that "State" also includes American Samoa.

(4) "DHS" means the U.S. Department of Homeland Security.

B. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, any State or local government, or any other entity (or individual) to violate any federal law, including any applicable civil rights or nondiscrimination law.

C. This condition shall be enforceable to the extent that it does not otherwise contravene any express requirement of any federal law, or of any judicial ruling, governing or applicable to the award.

Condition 53

Noninterference (with award funds and within the funded "program or activity") with federal law enforcement: Notice of scheduled release

SCOPE. This condition applies throughout the entire award period of performance. Its provisions must be among those included in any subaward at any tier.

1. No use of funds to interfere with "removal" process: Notice of scheduled release date and time.

Consonant with federal law enforcement statutes—including 8 U.S.C. 1231 (for an alien incarcerated by a State or local government, a 90-day "removal period" during which the federal government "shall" detain and then "shall" remove an alien from the U.S. "begins" no later than "the date the alien is released from ... confinement"; also, the federal government is expressly authorized to make payments to a "State or a political subdivision of the State ... with respect to the incarceration of [an] undocumented criminal alien"); 8 U.S.C. 1226 (the federal government "shall take into custody" certain criminal aliens "when the alien is released"); and 8 U.S.C. 1366 (requiring an annual report to Congress on "the number of illegal alien[felons] in Federal and State prisons" and programs underway "to ensure the prompt removal" from the U.S. of removable "criminal aliens")—no State or local government entity, agency, or official (including a government-contracted correctional facility) may use funds under this award to interfere with the "removal" process by failing to provide (as early as practicable (see para. 5.B. below)) advance notice to DHS of the scheduled release date and time for a particular alien, if a State or local government (or government-contracted) correctional facility receives from DHS a formal written request pursuant to the INA that seeks such advance notice.

2. Noninterference with "removal" process: Notice of scheduled release date and time within the funded "program or activity."

With respect to the "program or activity" funded in whole or part under this award (including any such program or activity of any subrecipient at any tier), and consonant with federal law enforcement statutes as cited in para. 1 of this condition, no State or local government entity, agency, or official (including a government-contracted correctional facility) within the funded program or activity may interfere with the "removal" process by failing to provide (as early as practicable (see para. 4.B. below)) advance notice to DHS of the scheduled release date and time for a particular alien, if a State or local government (or government-contracted) correctional facility receives from DHS a formal written request pursuant to the INA that seeks such advance notice.

3. Monitoring. The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

4. Allowable costs. To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions (e.g., training) designed to ensure compliance with this condition.

5. Rules of construction

A. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, any State or local government, or any other entity or individual to maintain (or detain) any individual in custody beyond the date and time the individual otherwise would have been released.

B. Applicability.

(1) Current DHS practice is ordinarily to request advance notice of scheduled release "as early as practicable (at least 48 hours, if possible)." (See DHS Form I-247A (3/17)). If (e.g., in light of the date DHS made such request) the scheduled release date and time for an alien are such as not to allow for the advance notice that DHS has requested, it shall NOT be a violation of this condition to provide only as much advance notice as, in fact, practicable.

(2) Current DHS practice is to use the same form for a second, distinct purpose—to request that an individual be detained for up to 48 hours AFTER the scheduled release. This condition does NOT encompass such DHS requests for detention.

C. This condition shall be enforceable to the extent that it does not otherwise contravene any express requirement of any federal law, or of any judicial ruling, governing or applicable to the award.

D. The "Rules of Construction" set out in the "Noninterference (with award funds and within the funded "program or activity") with federal law enforcement: Interrogation of certain aliens" award condition are incorporated by reference as though set forth here in full.

Condition 54

Noninterference (with award funds and within the funded "program or activity") with federal law enforcement:

Interrogation of certain aliens

SCOPE. This condition applies throughout the entire award period of performance. Its provisions must be among those included in any subaward (at any tier).

1. No use of funds to interfere with statutory law enforcement access to correctional facilities.

Consonant with federal law enforcement statutes and regulations—including 8 U.S.C. 1357(a) (under which certain federal officers and employees "have power without warrant ... to interrogate any alien or person believed to be an alien as to his right to be or to remain" in the United States), and 8 C.F.R. 287.5(a) (under which that power may be exercised "anywhere in or outside" the United States)—no State or local government entity, agency, or official within the funded program or activity may use funds under this award to interfere with the exercise of that power to interrogate "without warrant" (by agents of the United States acting under color of federal law) by impeding access to any State or local government (or government-contracted) correctional facility by such agents for the purpose of "interrogat[ing] any alien or person believed to be an alien as to his [or her] right to be or to remain in the United States."

2. Noninterference with statutory law enforcement access to correctional facilities within the funded "program or activity."

With respect to the "program or activity" funded in whole or part under this award (including any such program or activity of any subrecipient at any tier), and consonant with federal law enforcement statutes and regulations as cited in para. 1 of this condition, no State or local government entity, agency, or official within the funded program or activity may interfere with the exercise of that power to interrogate "without warrant" (by agents of the United States acting under color of federal law) by impeding access to any State or local government (or government-contracted) correctional facility by such agents for the purpose of "interrogat[ing] any alien or person believed to be an alien as to his [or her] right to be or to remain in the United States."

3. Monitoring. The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

4. Allowable costs. To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions (e.g., training) designed to ensure compliance with this condition.

5. Rules of construction

A. For purposes of this condition:

(1) The term "alien" means what it means under sec. 101 of the Immigration and Nationality Act (INA) (8 U.S.C. 1101(a)(3)), except that, with respect to a juvenile offender, it means "criminal alien."

(2) The term "juvenile offender" means what it means under 28 C.F.R. 31.304(f) (as in effect on Jan. 1, 2026.)

(3) The term "criminal alien" means, with respect to a juvenile offender, an alien who is deportable on the basis of—

(a) conviction described in 8 U.S.C. 1227(a)(2), or

(b) conduct described in 8 U.S.C. 1227(a)(4).

(4) The term "conviction" means what it means under 8 U.S.C. 1101(a)(48). (Adjudication of a juvenile as having committed an offense does not constitute "conviction" for purposes of this condition.)

(5) The term "correctional facility" means what it means under 34 U.S.C. 10251(a)(7)) as of Jan. 1, 2026.

(6) The term "impede" includes taking or continuing any action, or implementing or maintaining any law, policy, rule, or practice, that—

(a) is designed to prevent or to significantly delay or complicate, or

(b) has the effect of preventing or of significantly delaying or complicating.

(7) "State" and "local government" include any agency or other entity thereof, but not any public institution of higher education or Indian tribe.

- (8) "Program or activity" means what it means under title VI of the Civil Rights Act of 1964 (see 42 U.S.C. 2000e-2).
- B. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, any State or local government, or any other entity (or individual) to violate any federal law, including any applicable civil rights or nondiscrimination law.
- C. This condition shall be enforceable to the extent that it does not otherwise contravene any express requirement of any federal law, or of any judicial ruling, governing or applicable to the award.

Condition 55

The recipient understands and agrees that no award funds may be used for any expenses related to public awareness campaigns for an extreme risk protection program.

Condition 56

Extreme risk protection order (ERPO) programs funded under this award must include, at a minimum: pre-deprivation and post-deprivation due process rights that prevent any violation or infringement of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive or procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). Such programs must include, at the appropriate phase to prevent any violation of constitutional rights, at minimum, notice, the right to an in-person hearing, an unbiased adjudicator, the right to know opposing evidence, the right to present evidence, and the right to confront adverse witnesses; the right to be represented by counsel at no expense to the government; pre-deprivation and post-deprivation heightened evidentiary standards and proof which mean not less than the protections afforded to a similarly situated litigant in Federal court or promulgated by the State's evidentiary body, and sufficient to ensure the full protections of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive and procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). The heightened evidentiary standards and proof under such programs must, at all appropriate phases to prevent any violation of any constitutional right, at minimum, prevent reliance upon evidence that is unsworn or unaffirmed, irrelevant, based on inadmissible hearsay, unreliable, vague, speculative, and lacking a foundation; and penalties for abuse of the program.

Recipients who plan to use funding to support ERPO programs must submit a Certification Relating to Pub. L. No. 90-351, Title I, Sec. 501(a)(1)(I)(iv), signed by the principal legal officer, certifying that the ERPO program to be funded satisfies each of the listed requirements prior to the use of award funds for ERPO programs. Funds proposed for ERPO programs may be withheld, pending confirmation of compliance with the terms of this award.

Condition 57

No funds may be used for C-UAS except with express prior approval from BJA. To request such approval, the recipient (or subrecipient, at any tier) must submit to BJA a written certification that, among other things, certifies that any C-UAS purchased with award funds will only be procured and used in compliance with all applicable federal, state, and local laws and regulations, including criminal, surveillance, aviation, and communications laws. Any C-UAS purchased with award funds will be included on the list of technologies established by subsection (d)(2)(A)(iii) section 210G of the Homeland Security Act of 2002 (6 U.S.C. 124n(d)(2)(A)(iii)) to exercise the authority granted under subsection (a)(2) of such section. The certification also requires that the award recipient consult qualified legal counsel to review the proposed purchase and operation of C-UAS, and that the recipient will complete required trainings and obtain all required approvals, certifications, licenses, and authorizations prior to deployment, and will coordinate with relevant authorities as required. The recipient (or subrecipient) also must assure BJA that it has sufficient policies and procedures regarding privacy, civil liberties, and information technology cybersecurity related to the operation of the C-UAS. Finally, the recipient (or subrecipient) may be required to provide additional documentation to verify purchase and the related policies for the C-UAS. Funds proposed for the purchase of C-UAS may be withheld, pending confirmation of compliance with the terms of this award. Additional information and the required certification form may be found here: <https://bj.a.ojp.gov/funding/uas>.

Condition 58

Expenditures prohibited without waiver

No funds under this award may be expended on the purchase of items prohibited by the JAG program statute, unless, as set forth at 34 U.S.C. 10152, the BJA Director certifies that extraordinary and exigent circumstances exist, making such expenditures essential to the maintenance of public safety and good order. Funds proposed for the purchase of

prohibited items may be withheld, pending confirmation of compliance with the terms of this award.

Item 14.

Condition 59

No funds may be used for UAS except with express prior approval from BJA. To request such approval, the recipient (or subrecipient, at any tier) must submit to BJA a written certification that, among other things, certifies that only UAS verified by the Defense Contract Monitoring Agency's "Blue UAS Cleared List" or any successor list (available at <https://bluelist.appsplatformportals.us/>) as not manufactured by a "covered foreign entity" may be purchased or operated under the federal award and, further, that no modifications or additional accessories may be introduced to the UAS funded by the award. The purchased UAS may not be used to process, store, or transmit Federal information. The recipient (or subrecipient) also must assure BJA that it has sufficient policies and procedures regarding privacy, civil liberties, and information technology cybersecurity related to the operation of the UAS. Finally, the recipient (or subrecipient) may be required to provide additional documentation to verify purchase and the related policies for the UAS. Funds proposed for the purchase of UAS may be withheld, pending confirmation of compliance with the terms of this award. Additional information and the required certification form may be found here: <https://bj.a.ojp.gov/funding/uas>.

Condition 60

In accepting this award, the recipient agrees not to use award funds for purchases of body-worn cameras (BWCs) or related expenses for any agency unless that agency has submitted a certification to BJA that it has policies and procedures in place that reinforce appropriate agency Use of Force policies and training and address technology usage, evidence acquisition, data storage and retention, as well as privacy issues, accountability and discipline. The recipient must keep signed certifications on file for any subrecipients planning to utilize funds from this award for BWCs or related expenses. Funds proposed for the purchase of BWCs or related expenses may be withheld, pending confirmation of compliance with the terms of this award.

Condition 61

Certification of body armor "mandatory wear" policies, and compliance with NIJ standards

If the recipient uses funds under this award to purchase body armor, the recipient must submit a signed certification that each law enforcement agency receiving body armor purchased with funds from this award has a written "mandatory wear" policy in effect. The recipient must keep signed certifications on file for any subrecipients planning to utilize funds from this award for ballistic-resistant and stab-resistant body armor purchases. This policy must be in place for at least all uniformed officers before any funds from this award may be used by an agency for body armor. There are no requirements regarding the nature of the policy other than it be a mandatory wear policy for all uniformed officers while on duty. Funds proposed for the purchase of body armor may be withheld, pending confirmation of compliance with the terms of this award.

Ballistic-resistant and stab-resistant body armor purchased with award funds may be purchased at any threat level, make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice (NIJ) ballistic or stab standards, and is listed on the NIJ Compliant Body Armor Model List. In addition, ballistic-resistant and stab-resistant body armor purchased must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information and the NIJ Compliant Body Armor List may be found by following the links located on the NIJ Body Armor page: <https://nij.ojp.gov/topics/equipment-and-technology/body-armor>

Condition 62

Withholding of funds for Required certification from the chief executive of the applicant government

The recipient may not expend or draw down any award funds until the recipient submits the required "Certifications and Assurances by the Chief Executive of the Applicant Government," properly-executed (as determined by OJP), and an Award Condition Modification (ACM) has been issued to remove this condition.

Condition 63

Withholding of funds for Memorandum of Understanding

The recipient may not expend or draw down any award funds until BJA has reviewed and approved the required Memorandum of Understanding (MOU), and an Award Condition Modification (ACM) has been issued to remove this condition.

Condition 64

Withholding of funds for Budget narrative or information

The recipient may not expend or draw down any award funds until the recipient submits, and BJA reviews and accepts, the required budget information or narrative for the award, and an Award Condition Modification (ACM) has been issued to remove this condition.

[] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Award Acceptance**Declaration and Certification to the U.S. Department of Justice as to Acceptance**

By checking the declaration and certification box below, I--

A. Declare to the U.S. Department of Justice (DOJ), under penalty of perjury, that I have authority to make this declaration and certification on behalf of the applicant.

B. Certify to DOJ, under penalty of perjury, on behalf of myself and the applicant, to the best of my knowledge and belief, that the following are true as of the date of this award acceptance: (1) I have conducted or there was conducted (including by applicant's legal counsel as appropriate and made available to me) a diligent review of all terms and conditions of, and all supporting materials submitted in connection with, this award, including any assurances and certifications (including anything submitted in connection therewith by a person on behalf of the applicant before, after, or at the time of the application submission and any materials that accompany this acceptance and certification); and (2) I have the legal authority to accept this award on behalf of the applicant.

C. Accept this award on behalf of the applicant.

D. Declare the following to DOJ, under penalty of perjury, on behalf of myself and the applicant: (1) I understand that, in taking (or not taking) any action pursuant to this declaration and certification, DOJ will rely upon this declaration and certification as a material representation; and (2) I understand that any materially false, fictitious, or fraudulent information or statement in this declaration and certification (or concealment or omission of a material fact as to either) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies under the federal False Claims Act (including under 31 U.S.C. §§ 3729-3730 and/or §§ 3801-3812) or otherwise.

Agency Approval**Title of Approving Official**

Deputy Assistant Attorney General

Name of Approving Official

Maureen A. Henneberg

Signed Date And Time

7/27/26 7:51 PM

Authorized Representative

☐ Declaration and Certification

Entity Acceptance**Title of Authorized Entity Official**

no value

Signed Date And Time

no value

FAIN # 15PBJA9-24-GG-05085-JAGX

**AMENDMENT ONE TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN ("IGA")
LARIMER COUNTY
AND
THE CITY OF FORT COLLINS, CO AND CITY OF LOVELAND, CO
REGARDING THE 2023 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

- I. **Parties.** This Amendment is made and entered into by and between Larimer County (hereinafter, "the County"), the City of Fort Collins, a municipal corporation, (hereinafter referred to as "Fort Collins"), and the City of Loveland, a municipal corporation (hereinafter referred to as "Loveland").
- II. **Purpose of Amendment.** The original IGA, dated June 25, 2025 extended a previous IGA providing for the formation and operation of the Northern Colorado Drug Task Force; and the IGA was entered into as a requirement of the Edward Byren Memorial Justice Assistance Grant ("JAG"). Following an audit by the federal government, the sub-recipients, Fort Collins and Loveland, were required to agree to JAG requirements in order for funding to continue. This Amendment shall constitute the First Amendment of the IGA. The purpose of this amendment is to adopt the conditions contained within the JAG in order to comply with federal requirements and continue funding.
- III. **Term of the Amendment.** This Amendment shall commence upon the date the last required signature is affixed hereto, whichever is later (Effective Date), and shall remain in full force and effect through the term of the IGA, as amended, unless terminated at an earlier date pursuant to the provisions of the IGA, or pursuant to federal or state statute, rule, or regulation.
- IV. **Amendments.**
1. Section 1 of the June 25, 2025 IGA extension is amended with the addition of the following second provision:

The parties agree to adopt, abide, comply with and perform the following JAG conditions:

1 Compliance with restrictions on the use of federal funds--prohibited and controlled equipment under OJP awards Consistent with Executive Order 14074, "Advancing Effective, Accountable Policing and Criminal Justice Practices To Enhance Public Trust and Public Safety," OJP has prohibited the use of federal funds under this award for purchases or transfers of specified equipment by law enforcement agencies. In addition, OJP requires the recipient, and any subrecipient ("subgrantee") at any tier, to put in place specified controls prior to using federal funds under this award to acquire or transfer any property identified on the "controlled equipment" list. The details of the requirement are posted on the OJP web site at <https://www.ojp.gov/funding/explore/prohibited-and-controlled-equipment> (Award condition: Compliance with restrictions on the use of federal funds--prohibited and controlled equipment under OJP awards), and are incorporated by reference here.

2 Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54 The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

3 Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of

information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant. The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712. Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

4 Applicability of Part 200 Uniform Requirements The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this FY 2022 award from OJP.

The Part 200 Uniform Requirements were first adopted by DOJ on December 26, 2014. If this FY 2022 award supplements funds previously awarded by OJP under the same award number (e.g., funds awarded during or before December 2014), the Part 200 Uniform Requirements apply with respect to all funds under that award number (regardless of the award date, and regardless of whether derived from the initial award or a supplemental award) that are obligated on or after the acceptance date of this FY 2022 award. For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at <https://ojp.gov/funding/Part200UniformRequirements.htm>. Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.334. In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

5 Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences. Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

6 Requirement for data on performance and effectiveness under the award The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

7 Compliance with DOJ Grants Financial Guide References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at <https://ojp.gov/financialguide/DOJ/index.htm>), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

8 Compliance with general appropriations-law restrictions on the use of federal funds (FY 2022) The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, including from

various "general provisions" in the Consolidated Appropriations Act, 2022, are set out at <https://www.ojp.gov/funding/Explore/FY22AppropriationsRestrictions.htm>, and are incorporated by reference here. Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

9 Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38 The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38 (as may be applicable from time to time), specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries. Currently, among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38, currently, also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations. The text of 28 C.F.R. Part 38 is available via the Electronic Code of Federal Regulations (currently accessible at <https://www.ecfr.gov/cgi-bin/ECFR?page=browse>), by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR "current" data.

10 Effect of failure to address audit issues The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

11 Requirements of the award; remedies for non-compliance or for materially false statements The conditions of this award are material requirements of the award. Compliance with any assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award. Limited Exceptions. In certain special circumstances, the U.S. Department of Justice ("DOJ") may determine that it will not enforce, or enforce only in part, one or more requirements otherwise applicable to the award. Any such exceptions regarding enforcement, including any such exceptions made during the period of performance, are (or will be during the period of performance) set out through the Office of Justice Programs ("OJP") webpage entitled "Legal Notices: Special circumstances as to particular award conditions" ([ojp.gov/funding/Explore/LegalNotices-AwardReqs.htm](https://www.ojp.gov/funding/Explore/LegalNotices-AwardReqs.htm)), and incorporated by reference into the award. By signing and accepting this award on behalf of the recipient, the authorized recipient official accepts all material requirements of the award, and specifically adopts, as if personally executed by the authorized recipient official, all assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance. Failure to comply with one or more award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or an assurance or certification related to conduct during the award period -- may result in OJP taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. DOJ, including OJP, also may take other legal action as appropriate. Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812). Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

12 Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42 The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

13 Requirements related to "de minimis" indirect cost rate A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

14 Employment eligibility verification for hiring under the award 1. The recipient (and any subrecipient at any tier) must-- A. Ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with award funds, the recipient (or any subrecipient) properly verifies the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1). B. Notify all persons associated with the recipient (or any subrecipient) who are or will be involved in activities under this award of both--(1) this award requirement for verification of employment eligibility, and (2) the associated provisions in 8 U.S.C. 1324a(a)(1) that, generally speaking, make it unlawful, in the United States, to hire (or recruit for employment) certain aliens. C. Provide training (to the extent necessary) to those persons required by this condition to be notified of the award requirement for employment eligibility verification and of the associated provisions of 8 U.S.C. 1324a(a)(1). D. As part of the recordkeeping for the award (including pursuant to the Part 200 Uniform Requirements), maintain records of all employment eligibility verifications pertinent to compliance with this award condition in accordance with Form I-9 record retention requirements, as well as records of all pertinent notifications and trainings.

2. Section 1 of the June 25, 2025 IGA extension is amended with the addition of the following third provision:

The parties agree to adopt, abide, comply with, provide and perform the following JAG conditions:

- (i) Subrecipient's name (must match the name associated with its unique entity identifier);
- (ii) Subrecipient's unique entity identifier;
- (iii) Federal Award Identification Number (FAIN);
- (iv) Federal Award Date;
- (v) Subaward Period of Performance Start and End Date;
- (vi) Subaward Budget Period Start and End Date;
- (vii) Amount of Federal Funds Obligated in the subaward;
- (viii) Total Amount of Federal Funds Obligated to the subrecipient by the pass-through entity, including the current financial obligation;
- (ix) Total Amount of the Federal Award committed to the subrecipient by the pass-through entity;
- (x) Federal award project description, as required by the Federal Funding Accountability and Transparency Act (FFATA);
- (xi) Name of the Federal agency, pass-through entity, and contact information for awarding official of the pass-through entity;
- (xii) Assistance Listings title and number; the pass-through entity must identify the dollar amount made available under each Federal award and the Assistance Listings Number at the time of disbursement;

V. Special Provisions.

1.

Same Terms and Conditions. With the exception of items explicitly delineated in this Amendment, all terms and conditions of the original Contract, and any previous amendments, between the County and the Contractor, including but not limited to sovereign immunity, shall remain unchanged and in full force and effect.
2.

Counterparts. This Amendment may be executed in counterparts. Each counterpart, when executed and delivered, shall be deemed an original and all counterparts together shall constitute one and the same Amendment. Delivery by the Contractor of an originally signed counterpart of this Amendment by facsimile or PDF shall be followed up immediately by delivery of the originally signed counterpart to the County.

VI.

Signatures. The parties to this Amendment, through their duly authorized representatives, have executed this Amendment on the dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this Amendment.

CITY OF FORT COLLINS, COLORADO
UEI # VEJ3BS5GK5G1

City Manager

Date

City Clerk

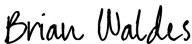
Date

APPROVED AS TO FORM:

Deputy City Attorney

Date

CITY OF LOVELAND, COLORADO
UEI # EJKMMHAX3VU6

Signed by:


City Manager

August 22, 2026 | 10:39 AM MDT

Date

Signed by:


Deputy City Clerk

August 24, 2026 | 11:00 AM MDT

Date

Signed by:


APPROVED AS TO FORM:

Signed by:

Assistant City Attorney

August 21, 2026 | 9:26 AM MDT
Date

LARIMER COUNTY, COLORADO
UEI # TJTHWRMWY5S1


County Manager, Lorenda Volker

08/20/2026
Date

APPROVED AS TO FORM:
reviewed and advised


Deputy County Attorney

08/19/2026
Date

ORDINANCE NO. 125, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING UNANTICIPATED GRANT REVENUE FROM
THE DEPARTMENT OF JUSTICE OFFICE OF JUSTICE
PROGRAMS FOR THE EDWARD BYRNE MEMORIAL JUSTICE
ASSISTANCE GRANT PROGRAM

A. The Northern Colorado Drug Task Force (the “Drug Task Force”) is managed by the Larimer County Sheriff Department, with both Fort Collins Police Services and Loveland Police being members. These member agencies support a broad range of activities to prevent and control drug-related crimes.

B. Larimer County applied for and was awarded \$55,357 through the 2026 Edward Byrne Memorial Justice Assistance Grant (JAG) program in support of operating the Drug Task Force.

C. The City of Fort Collins, City of Loveland, and Larimer County have entered into an intergovernmental agreement demonstrating the allocation of the \$55,357 in total awarded under JAG in support of the Drug Task Force. Fort Collins Police Services received \$17,638.83 to reimburse personnel costs directly attributed to the Drug Task Force in 2025.

D. The \$17,638.83 in JAG grant funds supports Fort Collins Police Services covering some of the personnel costs incurred as a member of the Drug Task Force.

E. This appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of keeping Northern Colorado communities safer through work to prevent and control drug-related crimes.

F. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

G. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

H. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the

appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from.

I. City Council wishes to designate the appropriation herein for Department of Justice Office of Justice Programs (JAG) Grant as an appropriation that shall not lapse until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the General Fund the sum of SEVENTEEN THOUSAND SIX HUNDRED THIRTY-EIGHT DOLLARS AND EIGHTY-THREE CENTS (\$17,638.83) to be expended in the General Fund for the JAG Grant Program to supplement overtime and investigative resources necessary to conduct complex, multi-agency investigations targeting drug trafficking organizations.

Section 2. The appropriation herein for Department of Justice Office of Justice Programs (JAG) Grant is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant or donation.

Section 3. Subject to the appropriation of funds by City Council, City Council hereby authorizes the City Manager to execute any agreements necessary to implement the funding allocations described herein on terms and conditions consistent with this Ordinance, along with such additional terms and conditions as the City Manager, in consultation with the City Attorney, deems necessary or appropriate to protect the interests of the City.

Section 4. This Ordinance shall not be construed as constituting City Council approval, support for approval, or waiver of any City regulatory requirement, including any application process whether in administrative or quasi-judicial review, for any grant referenced herein.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026
Approving Attorney: Andrew Trevino

Exhibit: None

File Attachments for Item:

15. Items Relating to Appropriating Additional Funds for 2026.

A. First Reading of Ordinance No. 126, 2026, Making Supplemental Appropriations in Various City Funds.

B. First Reading of Ordinance No. 127, 2026, Appropriating Prior Year Reserves in Various City Funds.

C. First Reading of Ordinance No. 128, 2026, Approving a Transfer of an Appropriation in the Conservation Trust Fund.

The purpose of this item is to combine dedicated and unanticipated revenues or reserves that need to be appropriated before the end of the year to cover the related expenses that were not anticipated and therefore not included in the 2026 annual budget appropriation. The unanticipated revenue is primarily from fees, charges, rents, contributions and grants that have been paid to City departments to offset specific expenses.

These were reviewed with the Council Finance Committee favorably in the August 31, 2026, meeting.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Caleb Weitz, Chief Financial Officer
Victoria Shaw, Budget Director

SUBJECT

Items Relating to Appropriating Additional Funds for 2026.

EXECUTIVE SUMMARY

- A. First Reading of Ordinance No. 126, 2026, Making Supplemental Appropriations in Various City Funds.
- B. First Reading of Ordinance No. 127, 2026, Appropriating Prior Year Reserves in Various City Funds.
- C. First Reading of Ordinance No. 128, 2026, Approving a Transfer of an Appropriation in the Conservation Trust Fund.

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These were reviewed with the Council Finance Committee favorably in the August 31, 2026, meeting.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinances on First Reading.

BACKGROUND / DISCUSSION

These Ordinances appropriate unanticipated revenue and prior year reserves in various City funds and authorize the transfer of appropriated amounts between funds and/or projects.

The City Charter permits Council to appropriate unanticipated revenue received as a result of rate or fee increases or new revenue sources, such as grants and reimbursements. The Charter also permits Council to provide, by ordinance, for payment of any expense from prior year reserves.

Additionally, the Charter authorizes Council to transfer any unexpended appropriated amounts from one fund to another upon recommendation of the City Manager, provided: that the purpose for which the transferred funds are to be expended remains unchanged; the purpose for which they were initially appropriated no longer exists; or the proposed transfer is from a fund or capital project account in which

the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

If these appropriations are not approved, the City will have to reduce expenditures even though revenue and reimbursements have been received to cover those expenditures.

The table below is a summary of the expenses in each fund that make up the increase in requested appropriations. Also included are transfers between funds and/or projects which do not increase net appropriations, but per the Charter, require Council approval to make the transfer. A table with the specific use of prior year reserves appears at the end of the AIS.

Funding	Additional Revenue	Prior Year Reserves	Transfers*	TOTAL
General Fund	\$ 2,236,827	\$ 385,280	\$ -	\$ 2,622,107
Transportation CEF Fund	\$ -	\$ 150,982	\$ -	\$ 150,982
Transportation Fund	\$ 4,500	\$ 109,000	\$ -	\$ 113,500
Self-Insurance Fund	\$ -	\$ 1,329,157	\$ -	\$ 1,329,157
Utility CS&A Fund	\$ -	\$ 655,780	\$ -	\$ 655,780
Light & Power Fund	\$ 3,111,499	\$ -	\$ -	\$ 3,111,499
Water Fund	\$ 335,000	\$ 752,148	\$ -	\$ 1,087,148
Wastewater Fund	\$ 30,000	\$ -	\$ -	\$ 30,000
Golf Fund	\$ 450,000	\$ 294,575	\$ -	\$ 744,575
2050 Tax Parks Transit Rec OCF	\$ -	\$ 280,121	\$ -	\$ 280,121
Parking Fund	\$ 45,000	\$ 195,000	\$ -	\$ 240,000
Benefits Fund	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000
Transit Services Fund	\$ 7,677	\$ 3,750	\$ -	\$ 11,427
Conservation Trust Fund	\$ -	\$ -	\$ 50,000	\$ 50,000
GRAND TOTAL	\$ 6,220,503	\$ 6,155,793	\$ 50,000	\$12,426,296

*Conservation Trust Fund transfer request is to transfer appropriated but unspent funds from a non-lapsing project budget to a lapsing project budget.

A. GENERAL FUND

1. **Fort Collins Police Services (FCPS)** has received revenue from various sources. A listing of these items follows:

- a. \$50,000 – Opioid Use Disorder: Police Services is managing a growing population of individuals whose opioid use disorder intersects simultaneously with the criminal justice system, behavioral health crisis services, homelessness, and repeat emergency responses. This program incorporates a Resource Navigator, Hybrid Position, and partnership with UC Health for a comprehensive, solutions forward approach to address the crisis.
- b. \$184,267 – Police Miscellaneous Revenue: Police Services receives revenue from the sale of Police reports along with other miscellaneous revenue, like restitution payments, evidence revenue and SWAT training.
- c. \$646,577 – Police Reimbursable Overtime: Police Services help schedule security and traffic control for large events. Since these events are staffed by officers outside of their normal duties, officers are paid overtime. The organization who requested officer presence is then billed for the costs of the officers' overtime. For example, FCPS partners with Larimer County to staff events at The Ranch. Police receive reimbursement from Larimer County for officers' hours worked at Ranch events.

- d. \$96,178– Police School Resource Officers: Police Services has a contract with Police School District (PSD) to provide Officers on location at a majority of schools for safety and support. PSD pays Police Services based on a predetermined contract amount and also by partially reimbursing for overtime incurred. This request is for the previously billed overtime and anticipated overtime for the remaining year.
- e. \$67,057– Police DUI Enforcement: Proceeds that have been received for DUI enforcement.

TOTAL APPROPRIATION

FROM: General Fund Reserves (Opioid Use Disorder)	\$50,000
FROM: Unanticipated Revenue (Police Miscellaneous Revenue)	\$184,267
FROM: Unanticipated Revenue (Police Reimbursable Overtime)	\$646,577
FROM: Unanticipated Revenue (School Resource Officers)	\$96,178
FROM: Unanticipated Revenue (DUI Enforcement)	<u>\$67,057</u>
TOTAL:	<u>\$1,044,079</u>

FOR: Opioid Use Disorder	\$50,000
FOR: Police Miscellaneous Revenue	\$184,267
FOR: Police Reimbursable Overtime for Events	\$646,577
FOR: Overtime for School Resource Officers	\$96,178
FOR: DUI Enforcement	<u>\$67,057</u>
TOTAL:	<u>\$1,044,079</u>

2. Forestry Payment In Lieu

The Forestry Division receives Payment in Lieu (PIL) revenue when a developer cannot plant enough trees on a development site to meet City requirements. These funds are used to support planting trees elsewhere in the City.

FROM: Unanticipated PIL Revenue	\$17,660
FOR: Citywide Tree Planting	\$17,660

3. Forestry- Arborist Licensing and Rooted in Community Unanticipated Revenue

The Forestry Department collected higher than anticipated revenues from their Rooted in Community Tree Sale and from arborist licensing.

FROM: Unanticipated Revenue	\$30,975
FOR: Forestry Expenses	\$30,975

4. Manufacturing Equipment Use Tax

Finance requests the appropriation of \$47,190 to cover the amount due for the 2025 Manufacturing Equipment Use Tax Rebate program as established in Chapter 25, Article II, Division 5, of the Municipal Code. The rebate program was established to encourage investment in new manufacturing equipment by local manufacturing firms. This item appropriates the use tax funds to cover the payment of the rebates.

FROM: General Fund Reserves (Manufacturing Rebate reserve within the General Fund)	\$47,190
FOR: Manufacturing Equipment Use Tax	\$47,190

5. Cap Adjustment for Poudre Fire Authority Services

With Sales tax, use tax, and property tax revenues projected to outperform the 2026 adopted budget, the City is subject to provisions outlined in the Intergovernmental Agreement with Poudre Fire Authority (PFA). The provisions establish the level of tax revenues that are subject to allocation to PFA when actual or projected collections exceed the adopted 2026 Budget.

FROM:	Unanticipated Revenue	\$1,085,837
FOR:	Poudre Fire Authority	\$1,085,837

6. 2026 ERP Project Expenses

This Annual Adjustment request is for 2026 expenses for pre-work and due diligence needed to build the RFP, evaluate vendor responses, and sign a contract, targeted for Q1 2027. That work was primarily comprised of staff time and consulting costs that were not previously budgeted. Those costs weren't included in the 2025-26 Budget because the timing of the ERP Project was not yet known. \$25,000 of the amount appropriated from General Fund Reserves will be transferred to be expended within the Data & Communications Fund.

FROM:	General Fund Reserves	\$263,090
FOR:	2026 ERP Project Expenses (To be expensed in General Fund)	\$263,090
FROM:	General Fund Reserves	\$25,000
FOR:	2026 ERP Project Expenses (To be expensed in Data & Communications Fund)	\$25,000

7. Sales and Use Tax Audit Revenue

This annual adjustment request is for 2026 unanticipated revenue from sales and use tax audit revenue. The additional audit revenue will be used to cover third party audit costs.

FROM:	Unanticipated Revenue	\$64,540
FOR:	Sales and Use Tax 3 rd Party Audit Cost	\$64,540

8. Radon Kits Sales

Environmental Services sells radon test kits at a discounted rate as part of its program to reduce lung-cancer risk from in-home radon exposure. This appropriation recovers kit sales revenue for the purpose of restocking radon test kits annually.

FROM:	Unanticipated Revenue (Radon Kits)	\$1,704
FOR:	Radon Kits	\$1,704

9. Conflict Transformation Works Program – Revenue Recovery

Conflict Transformation Works (CTW), which includes restorative justice and community mediation programs, receives payment for work it does for other City departments through its workplace mediation program and also has program fees for parts of its programming. CTW would like to recover and appropriate these funds to use for expenses related to volunteer training, support and appreciation as well as completing materials related to the re-branding project underway supporting the name change and new program offerings. Also a small portion of the funding will be used to pay victim restitution for victims of restorative justice cases in the CTW programs. Youth in the program do volunteer work to earn the victim restitution. This is provided for families unable to pay the restitution their youth owes and for youth too young or otherwise unable to do paid work for the restitution. This assures the victim receives restitution despite a family's inability to pay. Program staff cannot predict how many youth will request this support and will qualify.

FROM:	Unanticipated Revenue (CTW)	\$8,382
FOR:	Conflict Transformation Works Program	\$8,382

10. Historic Property Surveys

This request is intended to cover the 2026 Historic Survey Expenses. Revenue is collected from the development applicants and then paid to the 3rd party contractors to complete the survey. This request captures revenue captured YTD plus anticipated revenue through year-end.

FROM:	Unanticipated Revenue	\$7,650
FOR:	Historic Property Survey Expenses	\$7,650

11. Land Bank Operating Expenses

This request is intended to cover expenses related to the land bank property operation costs for 2026. Because expenses vary year to year, funding is requested annually through the Clean Up process to cover these costs. Expenses in 2026 include general maintenance of properties, raw water and sewer expenses, electricity, repairs, pest control, and other as applicable.

FROM:	Unanticipated Revenue	\$20,000
FOR:	Land Bank Operational Expenses	\$20,000

12. Landmark Rehab Loan Program – Annual Servicing Fees

This request is intended to cover the 2026 Servicing Fees for managing the Landmark Preservation Loan Portfolio. Annual fees are based on portfolio size and are paid from revolving revenue generated from the program.

FROM:	Unanticipated Revenue	\$6,000
FOR:	Landmark Rehab Loan Program	\$6,000

B. TRANSPORTATION CEF FUND RESERVE FOR TRANSFER TO CAPITAL PROJECTS FUND

1. Payment in lieu for Vine Bridge Replacement Project

The City received a development payment in lieu within a lapsing business unit in the Transportation CEF Fund. The funds have not been appropriated. The department is requesting an appropriation of the Transportation CEF Reserve funds to the Capital Projects Fund to be used for the non-lapsing capital project: Vine Bridge Replacement Project.

FROM:	Transportation CEF Reserves	\$111,860
TO:	Capital Projects Fund (Vine Bridge Replacement)	
FOR:	Vine Bridge Replacement Project	\$111,860

2. Payment in lieu for Drake and College Capital Project

This is a development payment in lieu for the Drake & College capital project. It will be appropriated to complete the landscaping work, which is part of the development agreement.

FROM:	Transportation CEF Reserves	\$39,122
TO:	Capital Projects Fund (Drake & College)	
FOR:	Drake & College Capital Project	\$39,122

C. TRANSPORTATION SERVICES FUND

1. Open Streets Vendor Fees

Open Streets is an annual FC Moves event that promotes active modes of transportation and invites folks to experience streets without cars. At Open Streets, participants can expect 1-2 miles of car-free, family-friendly streets. Participants are encouraged to Ride the Route and explore areas called "Activity Hubs"- temporary clusters of activity provided by local businesses and organizations. Vendors for Open Streets are charged \$50 if they are a non-profit, \$100 if they are a private

business. This request includes \$4,500 of unanticipated revenue from vendor fees.

FROM:	Unanticipated Revenue (Vendor Fees)	\$4,500
FOR:	Open Streets Program	\$4,500

2. **FC Moves Personnel Salaries**

This request appropriates \$109,000 from fund reserves for personnel and is in the same amount as a previous appropriation in 2026 of \$109,000 for related purposes. The context of that prior appropriation is that FC Moves received a grant in 2026 for which the City's matching obligation for personnel expenses, over a four-year period from 2026-2029, is \$109,000. To meet this obligation, the City must have sufficient funds appropriated for the entire four-year period, even though the expenses are incurred annually. This second appropriation from fund reserves will ensure that the full amount of \$109,000 will be in place for the 2026-2029 period of the grant for the lapsing personnel budget in 2026. The purpose of this appropriation is to address, on the accounting side, the lapsing and non-lapsing grant funds; this appropriation does not change or increase the City's obligations for this grant. If unused, this amount will lapse and be reflected as fund reserves.

FROM:	Transportation Services Fund Reserves	\$109,000
FOR:	FC Moves Personnel Salaries	\$109,000

D. SELF-INSURANCE FUND

1. **Self-Insurance Fund Revenue**

City insurance premiums and claim settlements are projected to exceed the 2026 budget within the Self Insurance Fund. Prior year reserves in the amount of \$1,329,157 are requested to cover excess insurance expenditures.

FROM:	Self-Insurance Fund Reserves	\$1,329,157
FOR:	City Insurance Premiums and Claim Settlements	\$1,329,157

E. UTILITY CS&A FUND

1. **Banking & Credit Card Fee Appropriation**

Appropriate additional banking and credit card fees based on an increased number of customers utilizing online banking services to pay utility bills via eCheck or credit card. Utilities absorbs transaction fees for online payments (1) \$0.50 per eCheck and (2) Debit/Credit Cards are 1.15% up to \$1,500, increasing to 2.75% for transactions over \$1,500. Additional fee budget is offset by the increase in fund revenues attributed to customer transaction growth and utility rate increases.

FROM:	CS&A Fund Reserves	\$655,780
FOR:	Utilities Banking & Credit Card Fees	\$655,780

F. LIGHT & POWER FUND

1. Light & Power System Additions for Development Revenue

This request will appropriate additional Light & Power development fee revenue to cover the related electric infrastructure costs to serve new and/or upgraded residential and commercial developments.

Expenses for electric system additions are development-dependent and are anticipated to end the year over the original budgeted amounts. Through July 2026, revenues generated from development are over budget by \$2,446,499.

FROM:	L&P Development Fee Revenue	\$2,446,499
FOR:	Electric Infrastructure Costs	\$2,446,499

2. Utilities Payment in Lieu of Taxes (PILOT) - Part 1 of 3

This request will appropriate additional PILOT revenue to cover associated PILOT expenses for Utilities funds. PILOT revenues (6% of electric, water, and wastewater charges) collected by Utilities are a direct pass-through expense to the City's General Fund. Fund PILOT revenues and expenses are exceeding budgeted 2026 amounts.

FROM:	Unanticipated Revenue PILOT	\$665,000
FOR:	PILOT Expenses	\$665,000

G. WATER FUND

1. Utilities Payment in Lieu of Taxes (PILOT) - Part 2 of 3

This request will appropriate additional PILOT revenue to cover associated PILOT expenses for Utilities funds. PILOT revenues (6% of electric, water, and wastewater charges) collected by Utilities are a direct pass-through expense to the City's General Fund. Fund PILOT revenues and expenses are exceeding budgeted 2026 amounts.

FROM:	Unanticipated Revenue PILOT	\$335,000
FOR:	PILOT Expenses	\$335,000

2. Utilities Water Distribution

This revision will appropriate additional funding to cover increased water main break repair costs across affected accounts. One Water's Water Distribution department has seen substantial increase in number of water main breaks year-over year. Combine increased quantity with increased unit cost, which is associated with both internal City service charges and external vendor costs, Water Distribution has historic overspend.

FROM:	Water Fund Reserves	\$752,148
FOR:	Water main break repair costs	\$752,148

H. WASTEWATER FUND

1. Utilities Payment in Lieu of Taxes (PILOT) - Part 3 of 3

This request will appropriate additional PILOT revenue to cover associated PILOT expenses for Utilities funds. PILOT revenues (6% of electric, water, and wastewater charges) collected by Utilities are a direct pass-through expense to the City's General Fund. Fund PILOT revenues and expenses are exceeding budgeted 2026 amounts.

FROM:	Unanticipated Revenue PILOT	\$30,000
FOR:	PILOT Expenses	\$30,000

I. GOLF FUND**1. Banking & Contract Labor Expenses**

Golf has seen record revenue and rounds over the past couple of years which has resulted in higher banking fees and contract labor expenses. The requested annual adjustment is to account for this increased revenue (\$450,000) and related increased expenses (\$35,000 for banking fees and \$415,000 for contract labor).

FROM:	Unanticipated Revenue	\$450,000
FOR:	Contract Labor and Banking Fees	\$450,000

2. Capital Projects and City Park 9 Fairway Damages

Golf experienced unforeseen expenses related to minor capital repairs, payments, and improvements. This request seeks adjustments to cover additional costs totaling \$199,575, including \$11,000 for repair refrigeration units, \$8,000 for floor repairs in the Southridge Equipment Storage Building, \$18,075 for lease repayments, \$12,500 for the Cottonwood Glen Pipeline Watter Carriage project, and \$150,000 for Southridge Hole 12 course improvements.

FROM:	Golf Fund Reserves	\$199,575
FOR:	Minor capital projects, lease repayment, and Southridge	\$199,575

3. Golf Water Adjustment

The City of Fort Collins experienced a notably dry first half of 2026 along with the warmest spring on record and historically low snowpack at 30% of average. Because of the warm, dry winter and spring and low snowpack, along with significantly rising costs, the Golf Department has incurred significantly higher than budgeted water costs. Total 2026 water costs over budget are estimated to be \$95k. These costs are comprised of increases in domestic water usage, purchases of CBT (Colorado Big Thompson) rentals and higher than budgeted assessment costs.

FROM:	Golf Fund Reserves	\$95,000
FOR:	Golf water usage during drought	\$95,000

J. 2050 TAX PARKS REC TRANSIT OCF**1. Clean Fleet Grant Match**

This request appropriates the \$280,121 from 2050 Tax Parks Rec Transit OCF for transfer as grant match to the 2026 Clean Fleet Grant. \$144,871 will be used for Parks, \$74,250 for Forestry, and \$61,000 for Operation Services.

FROM:	2050 Tax Parks Rec Transit OCF Reserves	\$280,121
FOR:	Clean Fleet Grant Match	\$280,121

K. PARKING FUND**1. Parking Services Additional Enforcement Officer Compensation**

This annual adjustment appropriation request is needed to account for the additional salary expense associated with an additional Parking Enforcement Officer Position in 2026. The expense is expected to be offset by increased citation revenue, helping to ensure the department does not exceed its appropriation while maintaining the staffing necessary to support downtown parking management.

FROM:	Parking Services Increased Citation Revenue	\$45,000
FOR:	Parking Services Enforcement Officer Compensation	\$45,000

2. **Parking Services HVAC Replacement Project**

This request will replace the existing HVAC system serving the Parking Services office area, which is currently nonfunctional and unable to provide adequate temperature control. The lack of a functioning system results in excessively hot conditions for staff and an uncomfortable environment for customers. Replacement is needed to restore reliable climate control and provide a safe, functional, and comfortable space for employees and customers.

FROM:	Parking Fund Reserves	\$195,000
FOR:	Parking Services HVAC Replacement	\$195,000

L. **BENEFITS FUND**

1. **Medical Claims Adjustment**

The purpose of this Adjustment request is to appropriate \$2,000,000 from the Benefits Fund reserves to cover unanticipated Medical claims expenses that could potentially exceed 2026 budgeted appropriations.

FROM:	Benefits Fund Reserves	\$2,000,000
FOR:	Medical Claims Adjustment	\$2,000,000

M. **TRANSIT SERVICES FUND**

1. **FY21 ARPA Project 5307**

This award was originally appropriated via 2021 ORD 73. This is an ARPA grant that is 100% reimbursed with Federal dollars. The expense appropriation should match the award amount. This trues up the expense appropriations.

FROM:	Transit Services Fund ARPA	\$7,617
FOR:	FY21 ARPA Project 5307	\$7,617

2. **FY20 Award 5310**

This award was slightly under-appropriated initially. This request trues up the award amount with the expense appropriations.

FROM:	Transit Services Fund	\$60
FOR:	FY20 Award 5310	\$60

3. **FY23 CPF LM Adjustment**

The budget was loaded incorrectly when this was appropriated. The local match requirement on this grant is \$375,000.00. APP was assessed against this, as opposed to on top of it. The local match BU should contain \$375,000.00 of local match expense appropriations, and then \$3,750.00 of APP transfers, for a total of \$378,750.00.

FROM:	Transit Services Fund Reserves	\$3,750
FOR:	FY23 CPF LM Adjustment	\$3,750

N. **CONSERVATION TRUST FUND**

1. **Transfer of Appropriations for Poudre River Trail Culvert Replacement Project**

Park Planning budgets most of their capital spend in non-lapsing Parent accounts as they are not certain of allocations to individual projects at the time the biannual budgets are created. The Poudre River Trail Culvert Replacement Project does not meet the accounting criteria for a capital project. Park Planning is requesting permission to move \$50,000 from the non-lapsing parent business unit into the lapsing project business unit. The requested move does not change the intent of the use of funds but is a mechanical adjustment to ensure adherence to accounting guidelines.

FROM:	Conservation Trust Fund non-lapsing project budget	\$50,000
TO:	Conservation Trust Fund lapsing project budget	\$50,000

CITY FINANCIAL IMPACTS

These Ordinances increase the total City 2026 appropriations by \$12,376,296. Of that amount, these Ordinances increase General Fund 2026 appropriations by \$2,622,107, including the use of \$385,280 of prior year reserves. Funding for the total increase to City appropriations in these Ordinances is \$6,220,503 from unanticipated revenue, \$6,155,793 from prior year reserves, including \$25,000 of General Fund Reserves for transfer to the Data & Communications Fund. Ordinance No. 128, 2026, transfers \$50,000 of previously appropriated funds.

The following is a summary of the prior-year reserves items in Ordinance No. 127, 2026:

Item #	Fund	Use	Amount
A1a	General Fund	Police- Opioid Use Disorder	\$50,000
A4	General Fund	Manufacturing Equipment Use Tax	\$47,190
A6	General Fund	ERP Project Expenses	\$288,090
B1	Transportation CEF Fund	PIL- Vine Bridge Replacement Project	\$111,860
B2	Transportation CEF Fund	PIL- Drake & College	\$39,122
C2	Transportation Fund	FC Moves Personnel Salaries	\$109,000
D1	Self-Insurance Fund	Self-Insurance Operations	\$1,329,157
E1	Utility CS&A Fund	Banking and Credit Card Fee	\$655,780
G2	Water Fund	Utilities Water Distribution	\$752,148
I2	Golf Fund	Golf repairs, lease repayment, water carriage, and Southridge improvements	\$199,575
I3	Golf Fund	Golf water usage	\$95,000
J1	2050 Tax Parks Transit OCF	Clean Fleet Grant Match Appropriation	\$280,121
K2	Parking Fund	Parking Services HVAC Replacement Project	\$195,000
L1	Benefits Fund	Medical Claims Adjustment	\$2,000,000
M3	Transit Services Fund	FY23 CPF LM Adjustment	\$3,750
Total Use of Prior Year Reserves:			\$6,155,793

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

1. Presentation to Council Finance Committee
2. Ordinance No. 126, 2026
3. Ordinance No. 127, 2026
4. Ordinance No. 128, 2026



2026 Annual Adjustment Ordinances

Council Finance Committee

Caleb Weitz, Chief Financial Officer and Victoria Shaw, Budget Director

The recommended 2026 Annual Adjustment Ordinances are intended to address:

- 2026 unanticipated revenues (e.g., grants & reimbursements)
- Appropriation of unassigned reserves to fund unanticipated expenditures associated with approved 2026 appropriations
- Should be routine and non-controversial
- Items approved by the ordinance need to be spent within fiscal / calendar year 2026, unless non-lapsing in nature



2026 Annual Adjustment Ordinances



- **City-wide Ordinances No. , 2026 increase total City 2026 appropriations by \$12,376k**
- These Ordinances increase General Fund 2026 appropriations by \$2,622K, including the use of \$385K in prior year reserves. Those reserves and their uses are:
 - \$50K for Police Opioid Use Disorder
 - \$47K for Manufacturing Equipment Use Tax Rebate
 - \$288K for 2026 ERP Project Expenses
- Funding for the total City appropriation of \$12,426K is:
 - \$6,221K from Unanticipated Revenue
 - \$6,156K from Prior Year Reserves
 - \$50K Transfer of Previously Appropriated Funds

Summary of 2026 Adjustments by Fund

Funding	Additional Revenue	Prior Year Reserves	Transfers*	TOTAL
General Fund	\$ 2,236,827	\$ 385,280	\$ -	\$ 2,622,107
Transportation CEF Fund	\$ -	\$ 150,982	\$ -	\$ 150,982
Transportation Fund	\$ 4,500	\$ 109,000	\$ -	\$ 113,500
Self-Insurance Fund	\$ -	\$ 1,329,157	\$ -	\$ 1,329,157
Utility CS&A Fund	\$ -	\$ 655,780	\$ -	\$ 655,780
Light & Power Fund	\$ 3,111,499	\$ -	\$ -	\$ 3,111,499
Water Fund	\$ 335,000	\$ 752,148	\$ -	\$ 1,087,148
Wastewater Fund	\$ 30,000	\$ -	\$ -	\$ 30,000
Golf Fund	\$ 450,000	\$ 294,575	\$ -	\$ 744,575
2050 Tax Parks Transit Rec OCF	\$ -	\$ 280,121	\$ -	\$ 280,121
Parking Fund	\$ 45,000	\$ 195,000	\$ -	\$ 240,000
Benefits Fund	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000
Transit Servics Fund	\$ 7,677	\$ 3,750	\$ -	\$ 11,427
Conservation Trust Fund	\$ -	\$ -	\$ 50,000	\$ 50,000
GRAND TOTAL	\$ 6,220,503	\$ 6,155,793	\$ 50,000	\$ 12,426,296

*Conservation Trust Fund transfer request is from a non-lapsing project budget to a lapsing project budget within the same fund. No additional appropriation.

Larger Adjustments

Item (in \$k)	General Fund	Self Insurance Fund	Utility CS&A Fund	Light & Power Fund	Water Fund	Golf Fund	2050 Tax	Parking Fund	Benefits Fund	Other	TOTAL
Police - Miscellaneous Revenue	\$184.3										\$184.3
Police - Reimbursable Overtime	\$646.6										\$646.6
Cap Adjustment for PFA Services	\$1,085.8										\$1,085.8
2026 ERP Project Expenses	\$288.1										\$288.1
Self-Insurance Fund Operations		\$1,329.2									\$1,329.2
Banking & Credit Card Fees			\$655.8								\$655.8
Light & Power System Additions for Development Revenue				\$2,446.5							\$2,446.5
Utilities Payment in Lieu of Taxes (PILOT)				\$665.0	\$335.0						\$1,000.0
Utilities Water Distribution					\$752.1						\$752.1
Golf- Repairs, lease payment, water carriage, and Southridge improvements						\$199.6					\$199.6
Golf- Banking fees and contract labor						\$450.0					\$450.0
Clean Fleet Grant Match							\$280.1				\$280.1
Parking Services HVAC Replacement								\$195.0			\$195.0
Medical Claims Adjustment									\$2,000.0		\$2,000.0
Sub-Total	\$2,204.8	\$1,329.2	\$655.8	\$3,111.5	\$1,087.1	\$649.6	\$280.1	\$195.0	\$2,000.0	\$0.0	\$11,513.1
All Other Recommended Items (individual items less than \$150k)	\$417.3	\$0.0	\$0.0	\$0.0	\$0.0	\$95.0	\$0.0	\$45.0	\$0.0	\$355.9	\$913.2
TOTAL	\$2,622	\$1,329	\$656	\$3,111	\$1,087	\$745	\$280	\$240	\$2,000	\$356	\$12,426

- **What questions or feedback does the Council Finance Committee have on the 2026 Annual Adjustment Ordinances?**
- **Does the Council Finance Committee support moving forward with bringing the 2026 Annual Adjustment Ordinances to the full City Council on the Consent Agenda?**

ORDINANCE NO. 126, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING SUPPLEMENTAL APPROPRIATIONS IN VARIOUS
CITY FUNDS

A. The City has received additional revenue and other funds this fiscal year that were not anticipated.

B. The City has also received revenue and other funds that have been anticipated but which were not appropriated in the 2026 annual appropriation or previous supplemental appropriations.

C. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriations, in combination with all previous appropriations for that fiscal year, does not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

D. The City Manager has recommended the appropriations described herein and determined that these appropriations are available and previously unappropriated from the funds named within Section 1 of this Ordinance and will not cause the total amount appropriated in each fund named within Section 1 of this Ordinance to exceed the current estimate of actual and anticipated revenues and all other funds to be received in each such fund during this fiscal year.

E. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a capital project or for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until completion of the capital project or the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

F. City Council wishes to designate the appropriations described herein within Section 1 of this Ordinance, \$17,660 of Citywide Tree Planting, for the capital projects and the federal, state or private grants as appropriations that shall not lapse until completion of the capital project and the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

G. The City Council finds and determines that the adoption of this Ordinance is necessary for the public's health, safety, and welfare, and therefore, wishes to authorize the expenditures described in this Ordinance and that such expenditures will serve the public purposes for which they are designated.

In light of the foregoing Recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from the following funds the amounts of additional revenue and other funds existing appropriations as described below, to be expended for the public purposes stated below.

GENERAL FUND

FROM: Unanticipated Revenue (Police Miscellaneous Revenue)	\$184,267
FOR: Police Miscellaneous Revenue	\$184,267
FROM: Unanticipated Revenue (Police Reimbursable Overtime)	\$646,577
FOR: Police Reimbursable Overtime for events	\$646,577
FROM: Unanticipated Revenue (School Resource Officers)	\$96,178
FOR: Overtime for School Resource Officers	\$96,178
FROM: Unanticipated Revenue (DUI Enforcement)	\$67,057
FOR: DUI enforcement	\$67,057
FROM: Unanticipated PIL Revenue	\$17,660
FOR: Citywide Tree Planting (non-lapsing)	\$17,660
FROM: Unanticipated Revenue (Arborist Licensing & Rooted in Community)	\$30,975
FOR: Forestry Expenses	\$30,975
FROM: Unanticipated Revenue (Sales, Use, & Property Tax)	\$1,085,837
FOR: Poudre Fire Authority Cap Adjustment	\$1,085,837
FROM: Unanticipated Revenue (Sales & Use Tax Audit)	\$64,540
FOR: Sales & Use Tax 3 rd Party Audit Cost	\$64,540
FROM: Unanticipated Revenue (Radon Kits)	\$1,704
FOR: Radon Kits	\$1,704
FROM: Unanticipated Revenue (CTW)	\$8,382
FOR: Conflict Transformation Works Program	\$8,382
FROM: Unanticipated Revenue	\$7,650
FOR: Historic Property Survey Expenses	\$7,650
FROM: Unanticipated Revenue	\$20,000
FOR: Land Bank Operational Expenses	\$20,000
FROM: Unanticipated Revenue	\$6,000

FOR: Landmark Rehab Loan Program	\$6,000
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TRANSPORTATION SERVICES FUND

FROM: Unanticipated Revenue (Vendor Fees)	\$4,500
FOR: Open Streets Program	\$4,500

LIGHT & POWER FUND

FROM: L&P Development Fee Revenue	\$2,446,499
FOR: Electric Infrastructure Costs	\$2,446,499
FROM: Unanticipated Revenue PILOT	\$665,000
FOR: PILOT Expenses	\$665,000

WATER FUND

FROM: Unanticipated Revenue PILOT	\$335,000
FOR: PILOT Expenses	\$335,000

WASTEWATER FUND

FROM: Unanticipated Revenue PILOT	\$30,000
FOR: PILOT Expenses	\$30,000

GOLF FUND

FROM: Unanticipated Revenue Banking Fees	\$450,000
FOR: Contract Labor and Banking Fees	\$450,000

PARKING FUND

FROM: Parking Services Increased Citation Revenue	\$45,000
FOR: Parking Services Enforcement Officer Compensation	\$45,000

TRANSIT SERVICES FUND

FROM: Transit Services Fund ARPA	\$7,617
FOR: FY21 ARPA Project 5307 (non-lapsing)	\$7,617
FROM: Transit Services Fund	\$60
FOR: FY20 Award 5310 (non-lapsing)	\$60

Section 2. The appropriations identified above as non-lapsing in Section 1 of this Ordinance, the \$17,660 of Citywide Tree Planting, for the capital projects and the federal, state or private grants, as authorized in Article V, Section 11 of the City Charter,

as appropriations that shall not lapse until completion of the capital projects and the earlier of the expiration of the grants or the City's expenditure of all funds received from such grants.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026

Approving Attorney: Dianne Criswell

Exhibit: None

ORDINANCE NO. 127, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PRIOR YEAR RESERVES
IN VARIOUS CITY FUNDS

A. The City has prior year-reserves available for appropriation for current City projects and programs, as described below.

B. City Council finds and determines that the adoption of this Ordinance is necessary for the public's health, safety, and welfare, and therefore, wishes to authorize the expenditures described in this Ordinance and that such expenditures will serve the public purposes for which they are designated in Section 1 below.

C. Article V, Section 9 of the City Charter permits City Council, upon recommendation of the City Manager, to appropriate by ordinance at any time during the fiscal year such funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such funds were not previously appropriated.

D. The City Manager has recommended the appropriations described herein and has determined that these appropriations are available and previously unappropriated from the funds named within Sections 1 and 2 of this Ordinance and will not cause the total amount appropriated in each fund named within Sections 1 and 2 of this Ordinance to exceed the current estimate of actual and anticipated revenues and all other funds to be received in each such fund during this fiscal year.

E. Article V, Section 10 of the City Charter authorizes City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

F. Article V, Section 11 of the City Charter authorizes City Council to designate in the ordinance when appropriating funds for a capital project, for a federal, state, or for a private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the completion of the capital project or until the earlier of the expiration of the federal, state or private grant or donation or the City's expenditure of all funds received from such grant or donation.

G. Article V, Section 4 of the City Charter authorizes City Council to appropriate, but not itemize, further than by fund with the exception of capital projects and federal or state grants which must be summarized by individual project or grant; such

itemized summary of capital project appropriations are set forth in Section 2 of this Ordinance.

H. City Council wishes to designate the appropriations identified herein Section 1 as appropriations that shall not lapse until the completion of the project or until the earlier of the expiration of the grant or donation, or the City's expenditure of all funds received from such grant or donation.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from the following funds the amounts of prior year reserves set forth below to be expended for the public purposes stated below.

GENERAL FUND

FROM:	General Fund Reserves	\$50,000
FOR:	Opioid Use Disorder	\$50,000
FROM:	General Fund Reserves	\$47,190
FOR:	Manufacturing Equipment Use Tax	\$47,190
FROM:	General Fund Reserves	\$263,090
FOR:	2026 ERP Project Expenses	\$263,090

TRANSPORTATION SERVICES FUND

FROM:	Transportation Services Fund Reserves	\$109,000
FOR:	FC Moves Personnel Salaries	\$109,000

SELF-INSURANCE FUND

FROM:	Self-Insurance Fund Reserves	\$1,329,157
FOR:	City Insurance Premiums and Claim Settlements	\$1,329,157

UTILITY CS&A FUND

FROM:	CS&A Fund Reserves	\$655,780
FOR:	Utilities Banking & Credit Card Fees	\$655,780

WATER FUND

FROM:	Water Fund Reserves	\$752,148
FOR:	Water Main Break Repair Costs	\$752,148

GOLF FUND

FROM:	Golf Fund Reserves	\$199,575
FOR:	Minor Capital Projects, including:	
	Refrigeration unit repair	\$11,000
	Southridge Equipment Storage Building floor repair	\$8,000

Lease repayments	\$18,075
Cottonwood Glen Pipeline Watter Carriage project	\$12,500
Southridge Hole 12 Course improvements	\$150,000

FROM: Golf Fund Reserves	\$95,000
FOR: Golf water usage during drought	\$95,000

2050 TAX PARKS REC TRANSIT OCF

FROM: 2050 Tax Parks Rec Transit OCF Reserves	\$280,121
FOR: Clean Fleet Grant Match	\$280,121

PARKING FUND

FROM: Parking Fund Reserves	\$195,000
FOR: Parking Services HVAC Replacement	\$195,000

BENEFITS FUND

FROM: Benefits Fund Reserves	\$2,000,000
FOR: Medical Claims Adjustment	\$2,000,000

TRANSIT SERVICES FUND

FROM: Transit Services Fund Reserves	\$3,750
FOR: FY23 CPF LM Adjustment (non-lapsing)	\$3,750

Section 2. There is hereby authorized for transfer from prior years reserves in the following funds to the following funds and appropriated therein as detailed below to be expended for the public purposes stated below.

DATA & COMMUNICATIONS FUND

FROM: Transfer from General Fund Reserves	\$25,000
FOR: 2026 ERP Project Expenses	\$25,000

CAPITAL PROJECTS FUND

FROM: Transfer from Transportation CEF Reserves	\$111,860
FOR: Vine Bridge Replacement Project	\$111,860

CAPITAL PROJECTS FUND

FROM: Transfer from Transportation CEF Reserves	\$39,122
FOR: Drake & College Capital Project	\$39,122

Section 3. The appropriations identified above as non-lapsing in Section 1 of this Ordinance, for the capital projects, and the federal, state or private grants, are hereby designated, as authorized in Article V, Section 11 of the City Charter, as appropriations that shall not lapse until completion of the capital projects and the earlier of the expiration of the grants or the City's expenditure of all funds received from such grants.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026
Approving Attorney: Dianne Criswell

Exhibit: None

ORDINANCE NO. 128, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROVING A TRANSFER OF AN APPROPRIATION IN THE
CONSERVATION TRUST FUND

A. Staff has recommended the transfer of funds from the non-lapsing project budget in the Conservation Trust Fund to the lapsing project budget in the Conservation Trust Fund for the Poudre River Trail Culvert Replacement Project in order to better align with appropriate accounting practices.

B. City Council finds and determines that the adoption of this Ordinance is necessary for the public's health, safety, and welfare, and therefore, wishes to authorize the expenditures described in this Ordinance and that such expenditures will serve the public purposes described herein.

C. Article V, Section 10 of the City Charter authorizes City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

D. The City Manager has recommended the transfer of \$50,000, in Section 1 of this Ordinance, from the non-lapsing project budget in the Conservation Trust Fund to the lapsing project budget in the Conservation Trust Fund for the Poudre River Trail Culvert Replacement Project and determined that the purpose for which the transferred funds are to be expended remains unchanged.

E. City Council wishes to authorize the transfer of funds for the Poudre River Trail Culvert Replacement Project from the non-lapsing project budget to the lapsing project budget, as provided herein, and finds that the purpose for which the transferred funds are to be expended remains unchanged.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the unexpended and unencumbered appropriated amount of FIFTY THOUSAND DOLLARS (\$50,000) is authorized for transfer from the non-lapsing project budget in the Conservation Trust Fund to the lapsing project budget in the Conservation Trust Fund and appropriated therein to be expended for the Poudre River Trail Culvert Replacement project.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026
Approving Attorney: Dianne Criswell

Exhibit: None

File Attachments for Item:

16. First Reading of Ordinance No. 129, 2026, Amending the Landmark Designation of the J.M. Morrison House and Carriage House, 718 West Mountain Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Carriage House and Rename the Landmark as the J.M. Morrison Property.

The purpose of this item is to request amendments to the landmark designation of the J.M. Morrison House and Carriage House at 718 West Mountain Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of references to significance Standard 1 (Events) in the area of community planning and development, the removal of the carriage house as a contributing building on the historic property, and the related change of the historic property name to the J.M. Morrison Property.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Yani Jones, Historic Preservation Planner

SUBJECT

First Reading of Ordinance No. 129, 2026, Amending the Landmark Designation of the J.M. Morrison House and Carriage House, 718 West Mountain Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Carriage House and Rename the Landmark as the J.M. Morrison Property.

EXECUTIVE SUMMARY

The purpose of this item is to request amendments to the landmark designation of the J.M. Morrison House and Carriage House at 718 West Mountain Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of references to significance Standard 1 (Events) in the area of community planning and development, the removal of the carriage house as a contributing building on the historic property, and the related change of the historic property name to the J.M. Morrison Property.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Staff has undertaken a project to review existing landmark nominations to improve their accuracy. In some cases, that might mean adding new areas of significance based on supplementary research, removing an area of significance that is not well supported, adjusting landmark boundary descriptions, or determining and clarifying if different structures on the property are "contributing" or "not contributing" to the historic property's significance.

The J.M. Morrison House and Carriage House located at 718 West Mountain Avenue was designated as a Fort Collins landmark on February 21, 2006, via Ordinance No. 019, 2006, under City Code Section 14-22(a) Standard (1) Events in the area of community planning and development and under Standard (3) (Design/Construction) for the house's Edwardian architecture, with both the house and carriage house listed as contributing resources on the historic property.

This property's original landmark nomination argues that because the house is over 100 years old and has changed over time, it is a significant reflection of Fort Collins's growth and development patterns and the ways buildings change over time. The National Park Service *Best Practices Review* feature "Area of

Significance: Community Planning and Development” states: “Acts of planning and development are not sufficient to demonstrate the *significance* required” for designation, the “property’s specific associations must be considered important as well.” For this reason, it is rare for an individual property to be significant under the area of community planning and development. The J.M. Morrison House and Carriage House located at 718 West Mountain Avenue lacks those specific associations, and so is not considered significant under City Code Section 14-22(a) Standard (1) in this way.

For an outbuilding to be considered a historic resource eligible for designation, it must meet either or both of the following criteria outlined by the National Park Service in the guidance document “Evaluating Garages and Outbuildings in Historic Districts”: (1) It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; and/or (2) It independently meets the criteria for designation. The carriage house at 718 West Mountain Avenue does not meet either of these criteria, because it does not reflect the Edwardian architecture for which the property is significant and it also is not individually eligible for landmark designation because it has the same historical associations and information potential as the house, which disqualifies it for designation under City Code Section 14-22(a) Standards (1), (2), and (4), and because it is not considered a significant example of a carriage house from this time period after comparative analysis.

CITY FINANCIAL IMPACTS

Designation as a Fort Collins landmark qualifies property owners for certain financial incentives for repairs and modifications that meet national preservation standards. These include the Colorado State Historic Tax Credits and any additional support programs that may be available from the City when funding is available.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At its August 19, 2026, regular meeting, the Commission passed a resolution on a vote of 7-0 to recommend that City Council adopt an ordinance amending the landmark designation of the J.M. Morrison House and Carriage House at 718 West Mountain Avenue to remove references to significance related to community planning or development, to remove references to the carriage house as a contributing building on the property, and to change the historic property name to the J.M. Morrison Property.

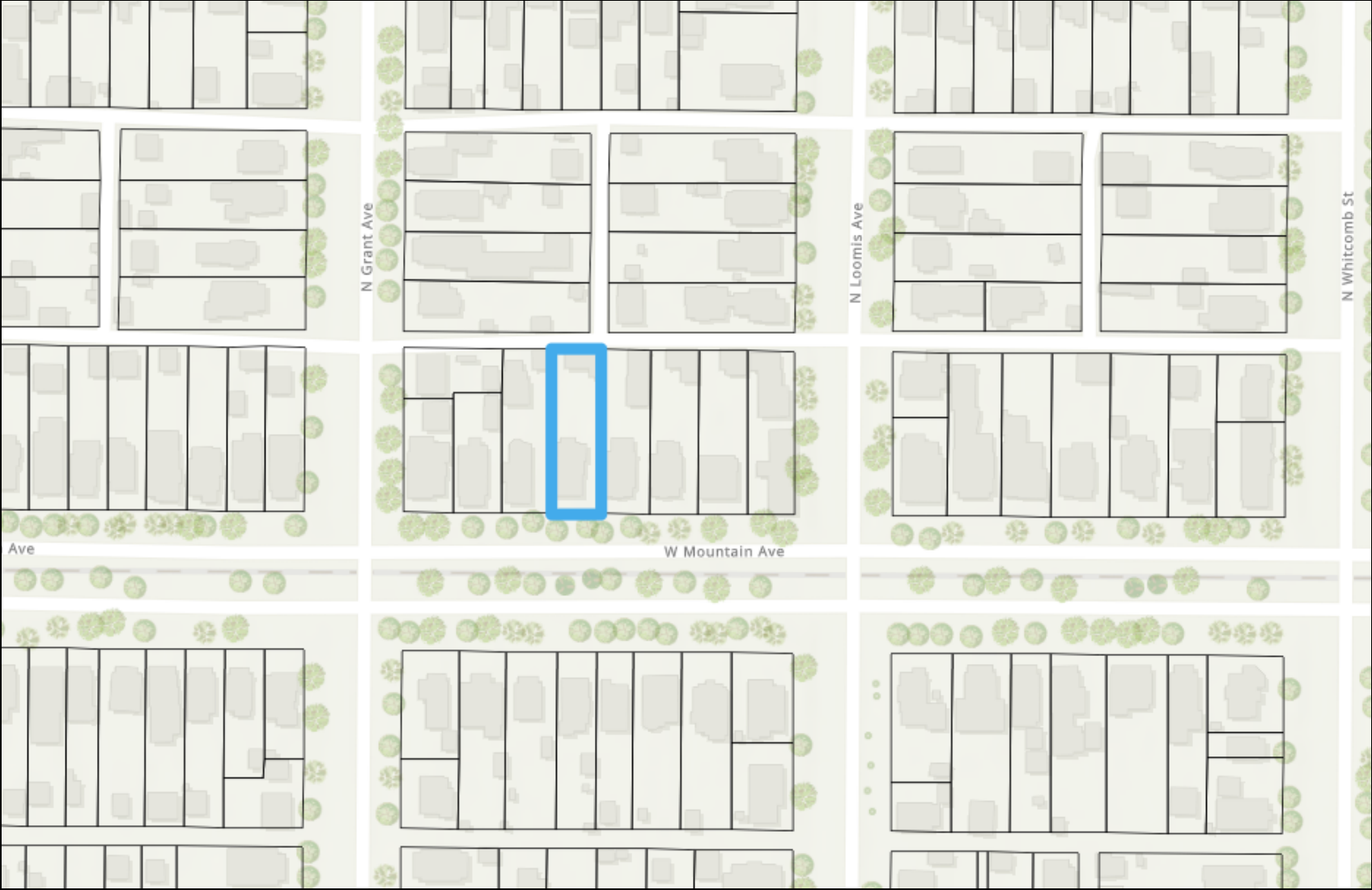
PUBLIC OUTREACH

Because this designation amendment was supported by the property owners, public notice described under City Code Section 14-34 was not required. However, to inform members of the public of this proposal, a sign was posted at the property, and the agenda item was also shared through the monthly Historic Preservation Matters e-newsletter.

ATTACHMENTS / LINKS

1. Vicinity Map
2. Historic Preservation Commission Resolution 1, 2026
3. Historic Preservation Commission Meeting Minutes, August 19, 2026 (excerpt, draft)
4. Acknowledgement of 2026 Amendment and 2006 Landmark Nomination Form
5. Presentation
6. Ordinance No. 129, 2026

**J.M. Morrison House and Carriage House
(718 W. Mountain Ave.)**





RESOLUTION 1, 2026
OF THE CITY OF FORT COLLINS
HISTORIC PRESERVATION COMMISSION
RECOMMENDING AMENDMENT OF THE LANDMARK DESIGNATION OF THE
J.M. MORRISON HOUSE AND CARRIAGE HOUSE,
718 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO,
PURSUANT TO CHAPTER 14 OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, it is a matter of public policy that the protection, enhancement, and perpetuation of sites, structures, objects, and districts of historic, architectural, archeological, or geographic significance, located within the City, are a public necessity and are required in the interest of the prosperity, civic pride, and general welfare of the people; and

WHEREAS, it is the policy of the City Council that the economic, cultural, and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historic, architectural, archeological, and geographical heritage of the City and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the J.M. Morrison House and Carriage House, located at 718 West Mountain Avenue in Fort Collins, was designated as a Fort Collins Landmark by Ordinance No. 019, 2006, adopted on February 21, 2006, under Municipal Code Section 14-22(a) Standard 1 (Events), for the property's reflection of growth and development patterns in Fort Collins, and Standard 3 (Design/Construction), for its Edwardian architecture, with the carriage house noted for its integrity and significance but not particularly defined; and

WHEREAS, City of Fort Collins Historic Preservation Division staff have found it necessary to amend some Landmark designations to better reflect historic preservation best practices in the evaluation of historic properties, particularly the evaluation of outbuildings, the reassessment of applicable significance standards, or other amendments based on supplemental historical or architectural research; and

WHEREAS, the property owners have requested or agreed to amendments to the existing designation, specifically: removing the carriage house from the structures named in the Landmark Ordinance, removing the carriage house from the property name, and removing references to significance Standard 1 (Events) under the area of community planning and development; and

WHEREAS, the Historic Preservation Commission has determined that the amendment to the property's Landmark designation is consistent with the City's Policies in Municipal Code Section 14-1 and Purposes in Municipal Code Section 14-2 and would not result in adverse effects to the property's significance or integrity.

NOW, THEREFORE, be it resolved by the Historic Preservation Commission of the City of Fort Collins as follows:

City of Fort Collins Historic Preservation Commission
Resolution No. 1, 2026

Section 1. That the Historic Preservation Commission hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Historic Preservation Commission hereby incorporates the following findings of fact:

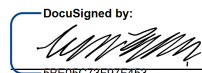
- a. That the amendment proposed will continue to advance the City of Fort Collins Policies and Purposes for Historic Preservation; and
- b. That the property is significant under Municipal Code Section 14-22(a) and will continue to convey that significance after this amendment; and.
- c. That the property possesses integrity under Municipal Code Section 14-22(b) and will continue to possess integrity after this amendment.

Section 3. That references to the carriage house should be stricken from the Landmark designation of 718 West Mountain Avenue, including amending the name of the historic property to the "J.M. Morrison Property."

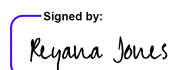
Section 4. That the description of the significance in the Landmark designation of 718 West Mountain Avenue be updated to remove references to significance under Standard 1 for community planning or development.

Section 5. That the criteria contained in Chapter 14, Article IV of the Municipal Code will continue to serve as the standards by which alterations, additions and other changes to buildings and structures located upon the above described property will be reviewed.

Passed and adopted at a regular meeting of the Historic Preservation Commission of the City of Fort Collins held August 19, 2026.

DocuSigned by:

98E05C73F97F453
Michael Thomas, Vice Chair

ATTEST:

Signed by:

9819833C41894B0
Secretary/Staff

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



Historic Preservation Commission REGULAR MEETING

[August 19, 2026 – 5:30 PM](#)

[Council Chambers, City Hall 300 Laporte Ave](#)

[Also via Zoom](#)

- **CALL TO ORDER**

Vice Chair Thomas called the meeting to order at 5:30 p.m.

- **ROLL CALL**

- Commission Members Present –
 - Michael Thomas (Vice Chair)
 - Jeff Gaines
 - Jerry Gavaldon
 - Jim Rose
 - David Woodlee
 - Gretchen Farrell
 - Aaron Hull
- Commission Members Absent –
 - Bonnie Gibson (Chair)
 - Jenna Edwards
- Staff Members Present –
 - Maren Bzdek, Historic Preservation Division Manager
 - Jim Bertolini, Senior Historic Preservation Planner
 - Heather Jarvis, Assistant City Attorney
 - Yani Jones, Historic Preservation Planner
 - Krista Kidwell, PZC Admin
 - Rebecca Bayetti, Assistant City Attorney
- Guest(s) –
 - None

- **AGENDA REVIEW**

Maren Bzdek, Historic Preservation Manager, reviewed the published agenda.

- **COMMUNITY PARTICIPATION ON ITEMS ON OR NOT ON THE AGENDA**

None.

- **CONSENT AGENDA REVIEW**

No items were pulled from consent.

- **CONSENT AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF MAY 20, 2026.

The purpose of this item is to approve the minutes from the May 20, 2026 regular meeting of the Historic Preservation Commission.

The Commission moved directly to a roll call vote to approve the Consent Agenda. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.

- **STAFF REPORTS ON ITEMS NOT ON THE AGENDA**

None.

- **COMMISSIONER REPORTS ON ITEMS NOT ON THE AGENDA**

None.

- **CONSENT AGENDA FOLLOW UP**

None.

- **DISCUSSION AGENDA**

2. REPORT ON STAFF ACTIVITIES SINCE THE LAST MEETING

Staff is tasked with an array of different responsibilities including code-required project review decisions on historic properties, support to other standing and special work groups across the City organization, and education & outreach programming. This report will provide highlights for the benefit of Commission members and the public, and for transparency regarding decisions made without the input of the Historic Preservation Commission (HPC).

Yani Jones, Historic Preservation Planner, provided a design review highlight for 259 South College Avenue, the Armstrong Hotel, for its installation of a ductless mini-split heat pump to provide cooling for the building.

Jim Bertolini, Senior Historic Preservation Planner, provided a development design charette for the Montezuma Fuller House and neighboring apartment buildings. He also provided some historic survey highlights.

Jones showed some images from some recent educational and outreach programs, including the Pride Month proclamation and Juneteenth table set up. She announced some upcoming education and outreach events, including a walking tour hosted by Historic Larimer County related to the impact of the iron horse on the early development of Larimer County, the Poudre Landmark Foundation's Historic Homes Tour and associated pre-tour lecture on September 12th, the continuing Year of Conversations events, and Women's Equality Day presentation and virtual walking tour. She also provided a reminder about the monthly Historic Preservation newsletter.

Commissioner Gavaldon noted the Museo de las Tres Colonias and other homes will be on the Historic Homes Tour and encouraged people to attend.

3. LANDMARK DESIGNATION AMENDMENT PROPOSALS – 718 WEST MOUNTAIN AND 1006 LAPORTE

Item 16.

DESCRIPTION: Proposed amendments to Landmark designations for 718 W. Mountain Ave. and 1006 Laporte Ave. to correct content.

APPLICANT/
OWNER: Shawn and Bo Bowman (owners 718 W. Mountain Ave.)
Nicole and Matt Ross (owners 1006 Laporte Ave.)

STAFF: Yani Jones, Historic Preservation Planner

STAFF PRESENTATION

Yani Jones, Historic Preservation Planner, stated this item would make amendments to the landmark designations for the properties at 718 West Mountain Avenue and 1006 Laporte Avenue to correct some errors in the original nominations. She stated some of the amendments may include adding an area of significance based on staff research, removing an area of significance, which is not well supported, reevaluating out buildings to designate them as contributing or non-contributing, or correcting factual errors.

Jones outlined the role of the Commission and provided information about each of the properties, beginning with 718 West Mountain Avenue, which was dedicated as a landmark in 2006 as being a reflection of Fort Collins' development and building use changes and as a great example of Edwardian architecture. Jones stated the proposed amendments to this designation include removing references to the carriage house from the designation, including changing the historic property name to the J.M. Morrison Property, removing references to significance under standard one in the area of community planning and development, and keeping references to significance under standard three for the home's architecture.

Jones noted the National Park Service provides some best practices for evaluating outbuildings for historic eligibility, and one or both of the criteria must apply: the outbuilding must have been present during the period of significance of the property, relate to its significance, and possess integrity, or the outbuilding could be independently eligible under one of the four significance standards. She noted the outbuilding was present during the period of significance, though it does not reflect the characteristics of Edwardian architecture, and it has lost some of its original materials and changes have been made to the design. Additionally, one structurally significant wall was removed from the interior. In terms of the carriage house's independent eligibility for designation, it has the same historical significance as the house under standards one and two, and the same likelihood of archeological significance under standard four; however, there are issues with integrity related to materials and design.

Jones stated the other amendment to the designation of 718 West Mountain that staff is proposing is the removal of significance under standard one in the area of community planning and development as it is quite rare for an individual property to be eligible under this standard as it must be specifically connected to the history of the community's development, per the National Park Service.

Jones stated staff is recommending approval of the proposed amendments to the designation of 718 West Mountain Avenue.

Jones provided information regarding 1006 Laporte Avenue, which was designated in 2000 under standard three for its Craftsman Architecture. She stated the proposed designation amendment requests include the removal of references to the garage from the designation, changing the historic property name to the Walker/Geist Property, which staff is recommending, and keeping the designation for the house's Craftsman Architecture.

Jones noted the same criteria outlined by the National Park Service mentioned earlier would apply to the garage. In terms of the period of significance, Jones stated it is likely the garage matches that of the house; however, the garage does not reflect the Craftsman Architecture of the house, and it has lost some historic materials, including the entire south wall. She noted the existing landmark nomination does not assert the garage is independently eligible, and staff concurs with that assessment.

Jones stated staff is recommending approval of the proposed amendments to the designation of 1006 Laporte Avenue.

Jones discussed questions from the work session, noting staff is initiating these amendments, and it is likely more of these will be coming forward in the future. Additionally, she noted staff did not have the resources for in-depth analysis when the original landmark nominations were written and generally considered outbuildings as being contributing structures. She stated research and work is now being done to properly evaluate outbuildings. Jones noted it could be possible for designations to be split if there is a significant difference between the two resources on a property, though that would most likely not apply to accessory structures.

APPLICANT PRESENTATION

None.

COMMISSION QUESTIONS/COMMENTS

Commissioner Gavaldon asked about the condition of the carriage house at the 718 West Mountain property when it was designated in 2006. Jones replied that it was in similar condition based on the description and photos included in the landmark nomination, though there was a bracket on the alley-facing side above the door which suggested the former presence of a door hood, which was the main change observed between the nomination condition and current condition. She noted the structural condition of the carriage house was not described in the nomination materials, but there have been few changes in terms of integrity.

Commissioner Gavaldon stated there was a reason to bring the carriage house into the designation in 2006 and he believes it should remain as it seems to hold a level of significance greater than the Laporte property as that outbuilding is a garage. He expressed concern about setting a precedent regarding carriage houses.

Jones stated the reason staff brought the amendment forward to remove the carriage house as a contributing structure is to conform with the aforementioned best practices from the National Park Service, and the determining factor is whether the carriage house or outbuilding reflects the significance of the historic property, or if it is independently eligible as a historic structure. She noted the carriage house does not reflect the Edwardian Architecture of the house, which is why the property was designated, it does not meet the first criterion, and due to the loss of historic material and changes to the historic design, the carriage house is not independently eligible. She noted there are other better examples of carriage houses.

Commissioner Gavaldon asked if the criteria for designating outbuildings includes character, extent, condition, and historical presence. Jones replied the first consideration is the reason for designation of the historic property from its existing nomination, then the outbuilding is considered within that context and as an individual building to look for additional or alternative significance. Additionally, integrity and the ability to convey significance is also considered.

Commissioner Gavaldon stated he could be inclined to change his position based on the explanation, but noted concerns about removing buildings from historic designation. He commended Jones on her work.

Commissioner Farrell stated the home at 718 West Mountain is a pristine example of Edwardian Architecture; however, that architecture is not present in the carriage house structure; therefore, she is inclined to approve the proposed amendment. She noted there was a structural engineering report done on the carriage house in 2023 to see if it could be moved, and that report showed the structural integrity of the building to be quite compromised. She asked if there could possibly be a resource for donation of the materials that could be of value to other projects. Bo Bowman, 718 West Mountain owner, thanked the Commission for its consideration and commented on the upgrades he has made to the property since purchasing it about five years ago. He commented on concerns that a large weather event could cause the carriage house to come apart and stated he would be open to reuse or donation of the materials.

Commissioner Farrell stated it is important to consider the name change for the 1006 Laporte Property to honor the original owners. She also commented on the integrity issues with the garage and stated she would also support the proposed amendments for that property.

None.

COMMISSION DISCUSSION

Commissioner Gavaldon made a motion, seconded by Commissioner Farrell, that the Fort Collins Historic Preservation Commission adopt the resolution recommending that City Council adopt an ordinance to amend the designation of the J.M. Morrison house and carriage house at 718 West Mountain Avenue to strike the landmark designation from the carriage house, change the historic property name to J.M. Morrison Property, and strike the references to significance standard one related to community planning and development. Further, the Commission finds that the proposed amendment is supported by the analysis provided in the staff report and the presented evidence at the meeting that such a modification would not diminish the historical significance or historical integrity of the property, and finding that the amendment design would allow for preservation of the property and remain consistent with the policies and purposes of the City as specified in Chapter 14 of the Municipal Code. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.

Commissioner Gavaldon made a motion, seconded by Commissioner Farrell, that the Fort Collins Historic Preservation Commission adopt the resolution recommending that City Council adopt an ordinance to amend the designation of the Marsh/Geist house and carriage house at 1006 Laporte Avenue to strike the landmark designation from the garage, change the historic property name to Walker/Geist Property. Further, the Commission finds that the proposed amendment is supported by the analysis provided in the staff report and the presented evidence at the meeting that such a modification would not diminish the historical significance or historical integrity of the property, and finding that the amendment design would allow for preservation of the property and remain consistent with the policies and purposes of the City as specified in Chapter 14 of the Municipal Code. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.

4. DESIGN REVIEW POLICY DRAFT REVIEW – WINDOWS AND DOORS

DESCRIPTION: Discussion and opportunity for public input related to a draft design review policy for window and door projects on designated historic buildings.

STAFF: Yani Jones, Historic Preservation Planner

STAFF PRESENTATION

Yani Jones, Historic Preservation Planner, stated the design review policy considerations are intended to help applicants through their project planning and to increase predictability and clarity of historic preservation regulations. She stated the Commission's role would be to pass a motion approving the policy as written, to pass a motion approving the policy with modifications, or to continue to the item to direct staff to make more substantial revisions or to request more information. Jones reviewed the past discussions on this design review policy.

Jones stated this policy is important for several reasons, including improving customer service, aligning with other City policies related to climate action, supporting property owners' right to repair, providing flexibility while maintaining historic character, and presenting an opportunity for education. She discussed the existing policy noting it does not acknowledge doors at all.

ACKNOWLEDGEMENT

Property: 718 W. Mountain Ave. (J.M. Morrison Property)

The undersigned owner, or owners, of the Property hereby submit the Property for an amendment to its designation as a Fort Collins landmark pursuant to the Fort Collins Landmark Preservation Ordinance and Chapter 14 of the Code of the City of Fort Collins. The undersigned owner, or owners, certify that all signatures necessary to consent to the amendment of the designation of the Property are affixed below.

I understand that upon designation, I or my successors will continue to be required to receive approval from the City of Fort Collins Historic Preservation staff prior to the occurrence of any of the following:

- Demolition of the existing carriage house
- Construction of any new structure
- Any other exterior alterations on the property

DATED this 22 day of July, 2026.

Rudolph Bowman
Owner Name (please print)

[Signature]
Owner Signature

DATED this 22 day of July, 2026.

Shawn Gascoyne-Bowman
Owner Name (please print)

[Signature]
Owner Signature

State of Colorado) ss.

County of Larimer)

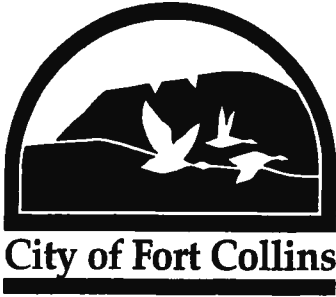
Subscribed and sworn before me this 22 day of July, 2026,

by Krista Kidwell

Witness my hand and official seal. My commission expires July 22, 2029.

[Signature]
Notary

Krista Nicole Kidwell
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254027977
MY COMMISSION EXPIRES July 22, 2029



Community Planning and Environmental Services

Advance Planning Department

Historic Preservation Office
PO Box 580
Fort Collins, CO 80522-0580
970-221-6376

Historic Landmark Designation Nomination Form

DATE: January 12, 2006

LOCATION INFORMATION:

Address: 718 West Mountain Avenue

Legal Description: Lot 32, Block 281, Loomis Addition, Fort Collins

Property Name (historic and/or common): J.M. Morrison House and Carriage House

OWNER INFORMATION:

Name: John P. Gascoyne

Phone: 970-221-4316

Address: 718 West Mountain Avenue, Fort Collins, CO 80521

CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
☒ Building	☐ Public	☒ Occupied	☐ Commercial	☐ National Register
☐ Structure	☒ Private	☐ Unoccupied	☐ Educational	☐ State Register
☐ Site			☐ Religious	
☐ Object			☒ Residential	
☐ District			☐ Entertainment	
			☐ Government	
			☐ Other	

FORM PREPARED BY:

Name and Title: Karen McWilliams, Preservation Planner

Address: City of Fort Collins Advance Planning Department, P.O. Box 580, Fort Collins, CO 80522-0580

Phone: 970-224-6078

Relationship to Owner: None

TYPE OF DESIGNATION and BOUNDARIES

☒ Individual Landmark Property

☐ Landmark District

Explanation of Boundaries:

The boundaries of the property being designated as a Fort Collins Landmark correspond to the legal description of the property, above. The property contains a historic residence and a historic carriage house/barn.

SIGNIFICANCE

Properties that possess exterior integrity are eligible for designation as Fort Collins Landmarks or Fort Collins Landmark Districts if they meet one (1) or more of the following standards for designation:

☒ Standard 1: The property is associated with events that have made a significant contribution to the broad patterns of history;

☐ Standard 2: The property is associated with the lives of persons significant in history;

☒ Standard 3: The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

☐ Standard 4: The property has yielded, or may be likely to yield, information important in prehistory or history.

STATEMENT OF SIGNIFICANCE

(Please describe why the property is significant, relative to the Standard(s) above.)

The J.M. Morrison House and Carriage House is eligible for individual designation as a Fort Collins Landmark under Landmark Standards (1) and (3). Built in 1904 by J.M. Morrison for his own residence, the home is a nice example of Edwardian residential architectural, with many stylistic details. A fixture in its West Mountain Avenue location for over 100 years, the property contributes to a better understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. A notable, 1½ story carriage house is located at the rear of the property, parallel to the alley. Built in 1905, this carriage house exhibits very good integrity. It has retained all of its architecturally defining components, and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

HISTORICAL INFORMATION

This charming home on West Mountain Avenue was constructed in 1904 by James M. Morrison as his own home. A carpenter and contractor by trade, the following year Morrison also built the existing wood-sided carriage house/barn at the rear of the property, adjacent to the alley. According to the 1906 Fort Collins City Directory, Morrison, his wife, Mary A. and children Wallace K. and Loris L., shared the home with Oskar and Lizzie Beringer. Oskar Beringer worked as a plasterer, and the two may have been in partnership. It is possible that much of the plaster work in this home was done by Mr. Beringer. By 1908, the Beringers had moved to their own home, at 117 S. Meldrum. James, Loris and Wallace continued to live in the home through at least nineteen fifteen, but after 1908, Mary A. Morrison is no longer listed in the city directories, suggesting that she had passed away.

By the early 1920s, the property had changed hands, and was owned by Jacob and Helen Klein. The Klein family, which consisted of brothers Herman B. and Emmanuel W. Klein, along with son or brother Jacob, had arrived in Fort Collins soon after the start of the twentieth century. By 1908, the enterprising family operated a shoe shinning business at 208 Linden Street, expanding it the next year to include the selling of cigars and tobacco products. By 1913, the store, now relocated to 245 Linden Street, sold "cold drinks, cigars, & tobacco." No mention was made of shining shoes. Emmanuel's presence in the firm had, by this time, been supplanted by Jacob, who continued the partnership with Herman. Jacob and Helen were, at this time, living at 524 West Magnolia. In the early 1920s, the couple purchased the home at 718 West Mountain. At about the same time, Jacob's career transformed, and he became the manager of the Leader (also spelled Laeder) Clothing Company, located at 171 North College Avenue. By 1927, Jacob's first wife, Helen, may have passed away, as the directory for that year lists his wife's name as Rose B. Klein. After the late 1920s, the Klein's no longer appear in the city directories, and apparently the family left Fort Collins.

By 1931, the home on West Mountain Avenue had been sold to Ray E. Anderson. On October 2, 1931, Mr. Anderson received a permit to remodel the dwelling into two apartments, at an expected cost of \$300. It is unknown if this work ever took place, as the next city directory, published in 1933, shows that the home was occupied by just one family, the Osments. John E. Osment was a watch repairman for the Leonard Jewelry store, located at 141 North College Avenue and owned by Leonard I. Hoffman. A few years later, the house became the residence of Ernest A. and Delia Selch. Ernest was the son of Fort Collins residents E. Porter and Dora E. Selch, and had grown up in his parent's home at 321 Garfield Street. Following his marriage, he supported his young wife as an Assistant Manager at the Consolidated Motor establishment, while renting this home.

In the mid-1940s, ownership of the Morrison House and Carriage House was transferred to Henry C. and Josephine A. Blum. Henry Blum was a tailor, and for many years, operated a small but thriving business from the home. It was during the Blum's ownership that the home's front porch was enclosed, to provide more interior living space. Following Henry's death on March 25, 1977, Josephine Blum sold the home. In the early- to mid-1980s, Ann and William T. Nicholl owned the property. Ann operated an interior design firm, Prima Facia, from the address, and extensively decorated and refurbished the home's interior. In 1986 and 1987, Ronald S. and Judith M. Graham owned the property, before selling it in August 1987 to its current owner, John P. Gascoyne. Mr. Gascoyne is a retired attorney and an active writer and substitute teacher in the Poudre School District. He uses the carriage house as a wood shop and as a studio for his conceptual sculpture work. Noted visitors to Mr. Gascoyne's home have included former Governor Roy Romer and former U.S. Senator Tim Wirth.

ARCHITECTURAL INFORMATION

Construction Date: 1904

Architect/Builder: James M. Morrison, Builder

Building Materials: Wood frame on sandstone foundation

Architectural Style: Edwardian

Description:

This attractive 1½ story wood frame dwelling sits upon a coursed sandstone foundation. It is clad with narrow horizontal wood lap siding, with painted white 1-inch by 4-inch corner boards. The corner boards feature an interesting and unusual “cap” or “cornice” architectural detail. The home’s roof is a fairly steeply pitched hipped roof, with intersecting gables on the south (façade) and east elevations. Gables details include eave returns and multicolored variegated wood shingles in the upper gable ends, pierced by a beautiful leaded glass windows. The roofs eaves are boxed. The roof’s finishing touch is a very nice brick chimney with corbelled cap, located on or near the ridge line.

On the façade, a distinctive single hung sash window, with leaded glass lights in its upper sash, draws the eye, as does the carved wood front entry door, with beveled oval glass light. Additional sash and transom windows with leaded upper panels are located at the east side of the façade and on the south side of the east elevation. Windows elsewhere appear to be predominately 1-over-1 double hung sash, with painted wood frames and surrounds. A lap-sided and beadboard paneled “mud-porch,” with a fairly shallow hipped roof, is located at the northeast corner of the home. It is accessed from the outside by a single paneled entry door, with upper panel lights, with windows to its west.

A 1948 photograph shows that the home’s front porch was originally open, with a balustrade railing and Tuscan columns and pilasters, recessed under the intersecting front gable. The porch was enclosed to provide more interior living space sometime in the twenty years between 1948 and 1968. The work, obviously done by a professional, matched the home’s existing sandstone foundation and lap siding perfectly, and utilized historic leaded glass windows (possibly the original front windows), to create a seamless addition. A portico entry with gabled canopy (with eave returns) was then added to the east side of the façade, supported by what may have been the home’s original Tuscan columns. The porch is approached by 4 stone steps with flanking black wrought iron rails.

A notable, 1½ story carriage house is located at the rear of the property, parallel to the alley. Built in 1905, this barn is constructed of horizontal weatherboard siding (now a faded white color), with painted 1 x 4 inch corner boards. The steeply pitched roof is covered with asphalt shingles. A vertical wood plank hay loft door, side hinged with metal strap hinges, is located on the north (alley) elevation. This elevation also contains a vertical wood plank door with metal strap hinges, providing access to the building from the alley. Triangular shaped braces originally supported a hood over this door, but the hood roof is missing and only the braces remain. The west elevation contains an old widow in the loft consisting of two vertical semi-elliptical lights, separated by a narrow muntin, in a squared wood frame and surround. The window partially fills a taller opening; the upper part of the opening is filled in with weatherboard that matches the siding. A four light wood slider, in wood surrounds, pierces the lower wall of this elevation. While likely not original, both of these windows appear old. The east elevation contains a single story hipped roof addition, appearing to date to the 1940s, with drop or weatherboard siding. Extending from this addition further to the south is a second, small, shed roofed enclosed addition, with a fixed pane window. This addition was done relatively recently. The carriage house’s south elevation is its most defining. On the east side

of this elevation is a vertical wood paneled sliding garage door, with the original hardware. A narrow, horizontal three light window is inset into this door. Centrally located on this elevation is a wood paneled single entry door, missing two of the upper panels, which may have been replaced with glass. On the elevation's north side is located a pair of side-hinged barn doors with metal strap hinges, each door with a window. These awning windows are each two vertical lights, with wood frames and surrounds, inset into the doors' upper panels. They appear to be quite old. The carriage house exhibits very good integrity, despite the two additions attached to the east elevation. It has retained all of its architecturally defining components, and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Fort Collins City Directories (1902 -1999).

Fort Collins Public Library, Local History Archive Image Database.

Fort Collins Public Library, Local History Archive: Various records, including building permit records.

Larimer County Assessor Property Records.

Marmor, Jason. Westside Neighborhood Survey Project Inventory Form for 718 W. Mountain Avenue, June 25, 1998.

FOR OFFICE USE ONLY

Date Determined "Eligible" _____

Ordinance # _____

Application within last 12 months? ☐ Yes ☐ No

Date Recorded _____

AGREEMENT

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins prior to the occurrence of any of the following:

1. Preparation of plans for reconstruction or alteration of the exterior of the improvements on the property, or;
2. Preparation of plans for construction of, addition to, or demolition of improvements on the property
3. I further understand that if I apply for a building permit for any one of the following:
 - a. Alteration or reconstruction of, or an addition to, the exterior of any improvement which constitutes all or part of a landmark structure or landmark district;
 - b. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district;
 - c. Construction or erection of, or an addition to, any improvement upon any land included in a landmark district;
 - d. Or if I proceed with any work not requiring a building permit as set forth in Section 14-47;

The Building Inspector and the Landmark Preservation Commission shall be under the time constraints and other requirements as outlined in Chapter 14, Article III of the Code of the City of Fort Collins.

DATED this 18th day of January, 2006.

John P. Gascoyne
Owner Name (please print)

John P. Gascoyne
Owner Signature

State of Colorado)
County of Larimer) ss.

Subscribed and sworn before me this 18th day of January, 2006,
by Stephanie Sydorko

Witness my hand and official seal. My commission expires November 22, 2009

STEPHANIE SYDORKO
Notary Public
State of Colorado

My Commission Expires November 22, 2009

**City of Fort Collins Architectural Inventory Form
Westside Neighborhood Survey Project**

Page 1

Item 16.

Address: 718 W Mountain Av

Site Number: 5LR8049

Parcel Number:

Architectural Style: Folk Victorian

Stories: 1 .5

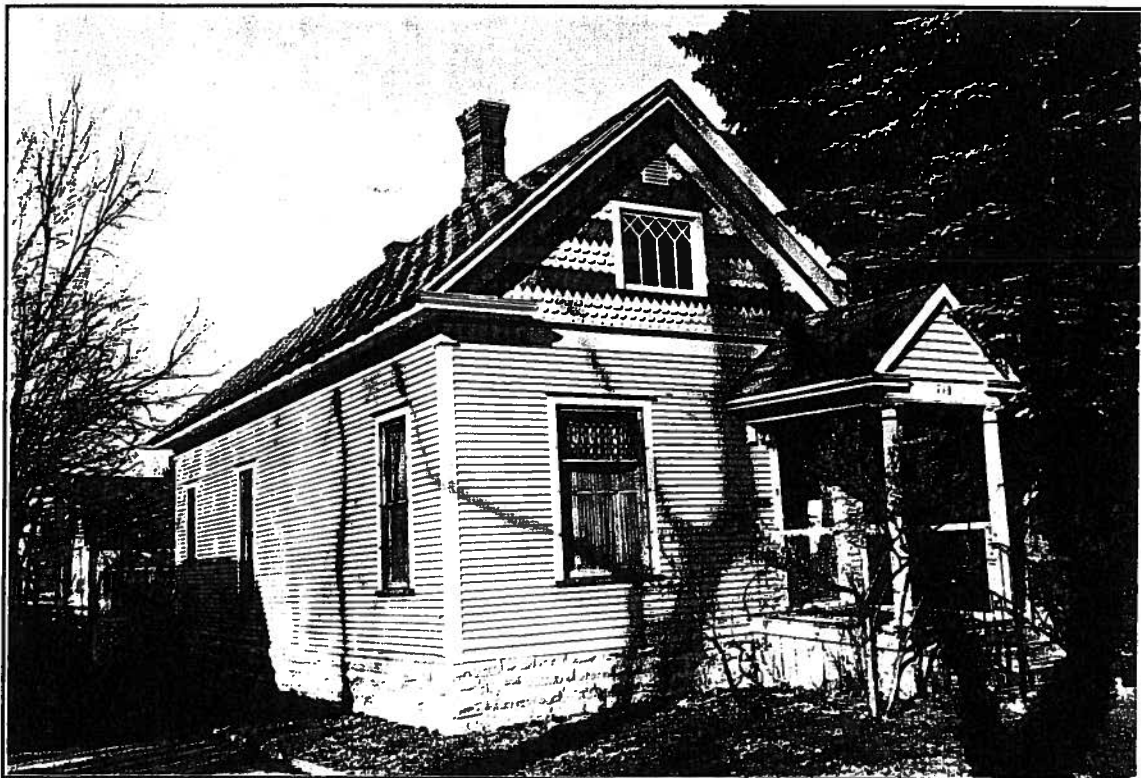
Est Construction Date: 1875-1900

Landmark Status:

Individually Eligible for NRHP: ☐

Individually Eligible for Local Landmarking: ☒

Contributing to a District/Potential District: ☒



Primary Roof Form: Hip w/Gable (Gable/Hip)

Other:

Comment

Foundation: Sandstone

Other:

Comment

Exterior Wall Covering: Lapped Board

Other:

Comment: Narrow lapped board siding

**City of Fort Collins Architectural Inventory Form
Westside Neighborhood Survey Project**

Page 2

Item 16.

Address: 718 W Mountain Av

Distinctive Features: Imbricated Shingles Beneath Gables

Comment:

Roof Attributes:

Other:

Comment

Window Attributes: Sash and Transom w/ diamond

Other:

Comment

Porches: ☒ Front Porch

☒ Open porch

Porch Attributes: Open Front Porch

Classical Columns

Comment:

Other Distinctive Features Gables with cornice returns; portico over front porch with gabled canopy (with cornice returns) supported by Tuscan columns. Front gable contains diamond light pattern attic window. Original front door stained oak with large oval pane. Interior chimneys with corbelled collars.

Alterations: None noted.

Condition:

Integrity:

Garages: None

Contributing? Yes ☐

Other Outbuildings: Carriage house

Contributing? Yes ☒

Comments:

Remarks: This is a very attractive detailed wood frame Folk Victorian home, with good integrity.

Date Recorded: 06/25/98

Recorder: Jason Marmor



CITY OF FORT COLLINS ARCHITECTURAL INVENTORY FORM WESTSIDE NEIGHBORHOOD SURVEY PROJECT

Address: 718 W. Mountain Avenue Site #: SLR
 Legal Description: _____ Parcel #: _____
 Architectural Style: Folk Victorian No. of Stories: 1 1/2
 Est. Construction Date: 1875-1900 Source: Visual Inspection - Stylistic or Construction Traits ☒
 Other Dating Source: _____

Architectural Significance (Field Assessment):

Individually Eligible for Local Landmarking? ☒ Y ☐ N Individually Eligible for NRHP? ☐ Y ☒ N
 Contributing to a District/Potential District? ☒ Y ☐ N

Primary Roof Form:

- ☐ Front Gabled ☐ Side Gabled
☐ Intersecting Gables ☐ Hipped
☒ Hip w/ Gable(s) ☐ Flat
☐ Other _____

Foundation:

- ☐ Concrete ☒ Sandstone ☐ Concrete Block
☐ Rockfaced Concrete Block

Walls:

- ☒ Wood Frame ☐ Brick ☐ Stone ☐ Concrete Block

Exterior Wall Covering: narrow

- ☒ Lapped Board Siding ☐ Drop Siding ☐ Wood/Shake Shingles ☐ Asbestos Shingles ☐ Lapped Pressboard
☐ Brick Veneer ☐ Stone Veneer ☐ Stucco ☐ Aluminum/Vinyl ☐ Other _____

CITY OF FORT COLLINS ARCHITECTURAL INVENTORY FORM
WESTSIDE NEIGHBORHOOD SURVEY PROJECT - PAGE 2

Address: 718 W. MountainSite No.: SLR**Distinctive Features:**

☒ Imbricated Shingles Beneath Gables ☐ Decorative Brickwork ☐ Dormers - Type(s): ☐ Gabled ☐ Hipped ☐ Shed
☐ Bay Window(s) - Type(s): ☐ Canted ☐ Curved ☐ Exterior Chimney(s) ☐ Dressed Stone Sills/Lintels

☒ Front Porch (☒ Open or ☐ Enclosed) with: ☐ Closed Rail ☐ Balustrade Railing ☐ Gable

☒ Classical Columns or Pilasters ☐ Turned Spindle Posts ☐ Massive or Battered Piers

Roof Attributes:

☐ Low Pitched Roof(s) ☐ Steeply Pitched Roof(s) ☐ Bellcast Hip or Gable ☐ Wide Overhanging Eaves and/or Rake
☐ Negligible Rake Overhang ☐ Exposed Rafters ☐ Exposed Purlins or Beams ☐ Boxed Eaves

Window Attributes:

☒ Sash and Transom Window(s) w/ diamond light pattern transom(s) ☐ Narrow 1-over-1 Double-Hung Windows
☐ Windows with Multi-Light Upper Sash (e.g. Craftsman) ☐ Oculus Window(s) ☐ Casement Windows

Other Distinctive Features: Gables w/ cornice returns; portico over front porch w/
gabled canopy (w cornice returns) supported by Tuscan columns. Front gable
contains diamond-light pattern attic window. Original front door -
stained oak w/ large oval pane. Interior chimneys w/ corbelled collars.

Alterations: None noted

Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor **Overall Integrity:** ☒ Excellent ☐ Good ☐ Fair ☐ Poor

Garages/Outbuildings: ☐ Attached Garage ☐ Detached Garage -- Contributing? Y N

☒ Other Outbuildings: Carriage house Contributing? ☒ Y ☐ N

Contributing? Y N

Contributing? Y N

Remarks: This is a very attractively detailed wood frame Folk Victorian
home, w/ good integrity.

Date Recorded: 6-25-98Recorded By: Jason Marmor

718WMt48

-- Photographic Image Details Record

[Photo Orders](#)**Image Caption:** 718 W. Mountain, 1948**Image Date:** Unknown**Approximate Date:** 1948 c.**Library Reference Number:****Creator:** Tax Assessor's Office**Image Content Type:** buildings**Contexts:** World War II & Post War 1942-1955**Image Source:** [Tax Assessor Records](#)**Collection:** Tax Assessor Records**Image File Location:** N/A**Description:** 718 W. Mountain, 1948. Two-story, frame residence, built c.1903.**Type:** Tax Assessor Print**Thumbnail:** [/thumbnails/7_1700Mountain/718WMt48](#)**Largeview:** [/photos/7_1700Mountain/718WMt48](#)**Format:** HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi[Open This Record in a New Window to Print or Bookmark](#)

People, Buildings, and Structures directly associated with this Photograph:

No people found directly linked to this Photograph.

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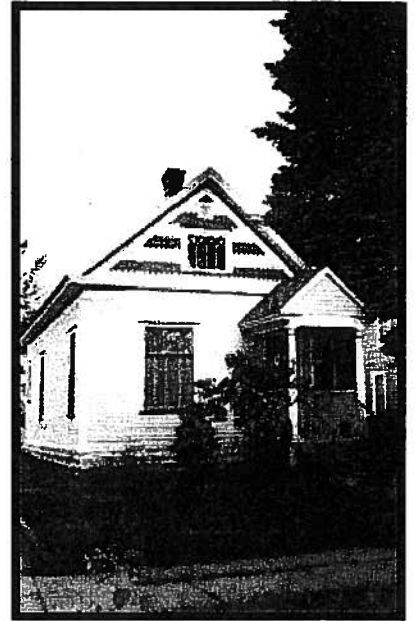
Fort Collins Public Library Local History Archive

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Detail Page for Photographs in the Image Database

Page Item 16.**T00440**

- - Photographic Image Details Record

[Photo Orders](#)**Image Caption:** 718 West Mountain Avenue**Image Date:** Unknown**Approximate Date:** 1990 c.**Library Reference Number:** T00440**Creator:** Unknown**Image Content Type:** buildings**Contexts:** Urban Growth & Technology 1970-Present**Image Source:** [Triangle Review Collection](#)**Collection:** Triangle Review**Image File Location:** Triangle Box 1, back room storage**Description:** Residence at 718 West Mountain Avenue, Fort Collins, Colorado**Type:** Print**Thumbnail:** [/thumbnails/triangle/T00440](#)**Largeview:** [/photos/triangle/T00440](#)**Format:** HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi[Open This Record in a New Window to Print or Bookmark](#)

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No buildings or structures found directly linked to this Photograph.

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Detail Page for Building Records

Page

Item 16.

Morrison, J. M. -- Building Record**Owner:** Morrison, J. M.**Address:** 718 W. Mountain**Date:** 1904**Description:** 6 room frame cottage**Location Description:** N/A**Group:** West**Architect:** N/A**Builder:** N/A**Cost:** \$3500**Other information:** N/A**Primary Source:** 1904 Building Sum. in Courier, Vol. XXVII. No. 30**Secondary Source:** N/A

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Detail Page for Building Records

Page

Item 16.

Morrison, J. M. -- Building Record**Owner:** Morrison, J. M.**Address:** 718 W. Mountain Avenue**Date:** 1905**Description:** Frame barn**Location Description:** N/A**Group:** N/A**Architect:** N/A**Builder:** Morrison & Madden**Cost:** \$275**Other information:** N/A**Primary Source:** Fort Collins Weekly Courier 12/27/1905**Secondary Source:** N/A

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Anderson, Ray E. -- Building Permit Record

Permit Number: 3125

Owner: Anderson, Ray E.

Address: 718 W. Mountain Ave

Date: 1931-10-02 00:00:00.0

Addition: N/A

Lot Modifier: N/A

Lot: 22

Block: 281

Description: Remodel dwelling into two apartments

Type Code: 0

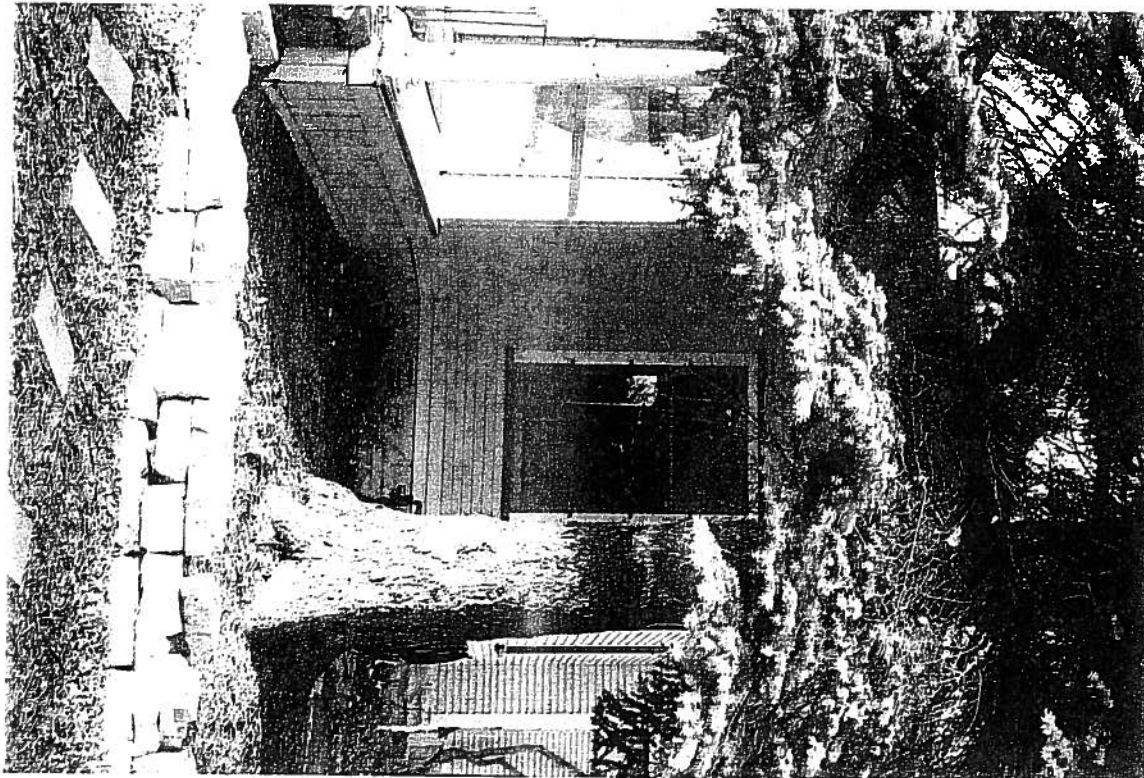
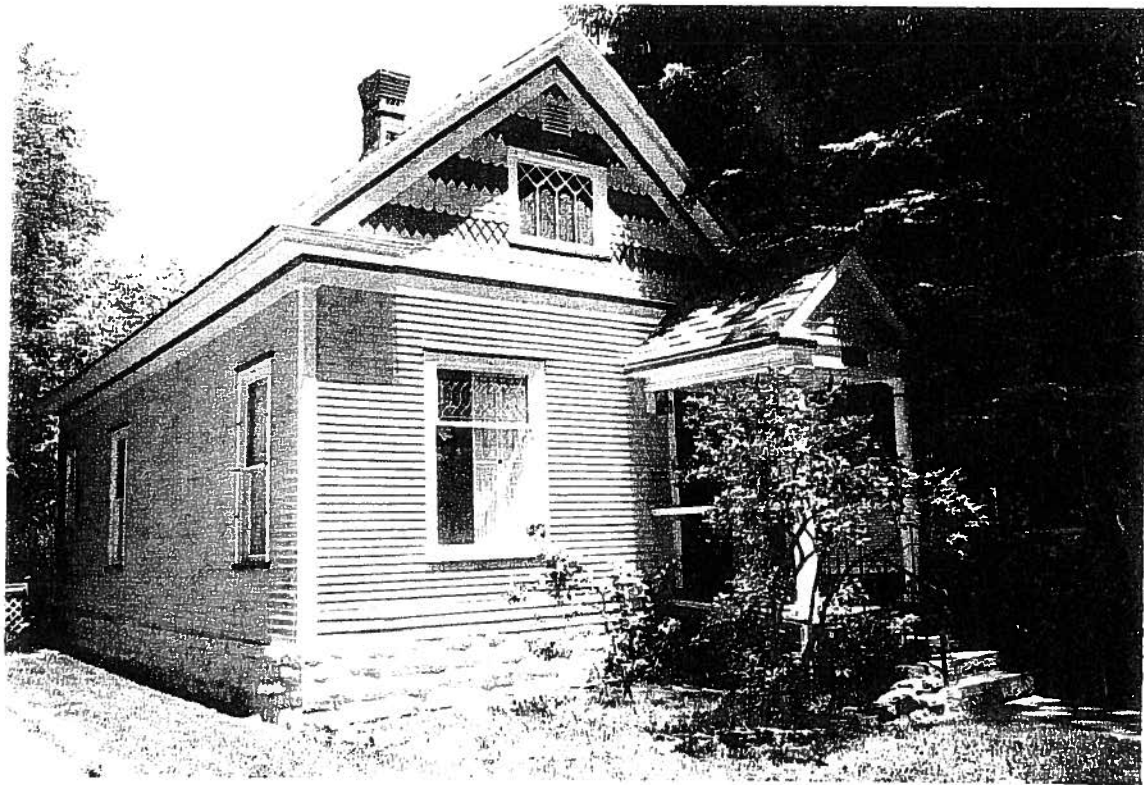
Estimated Cost: \$300

Permit Cost: \$1.3

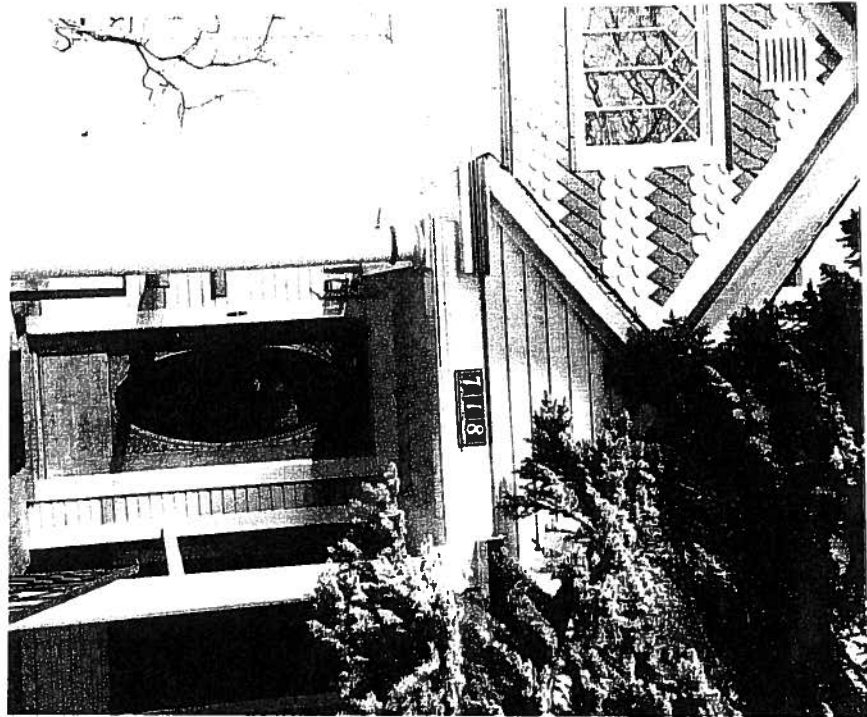
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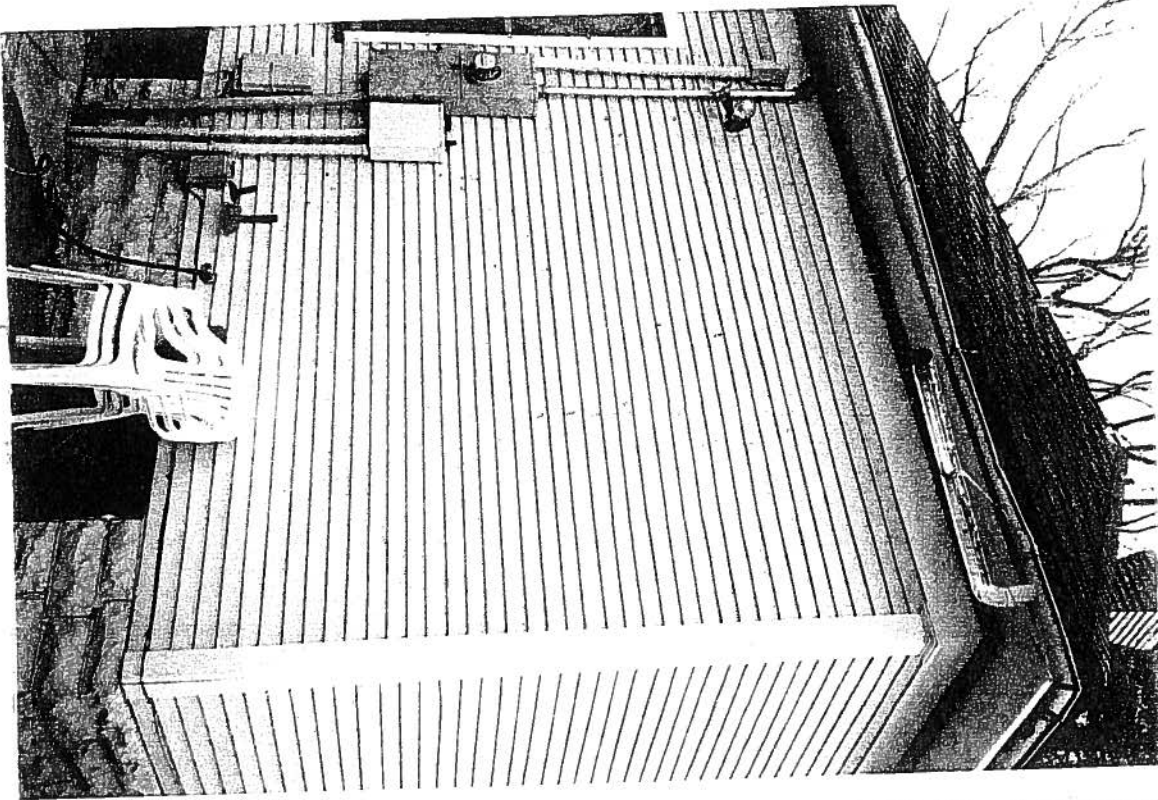
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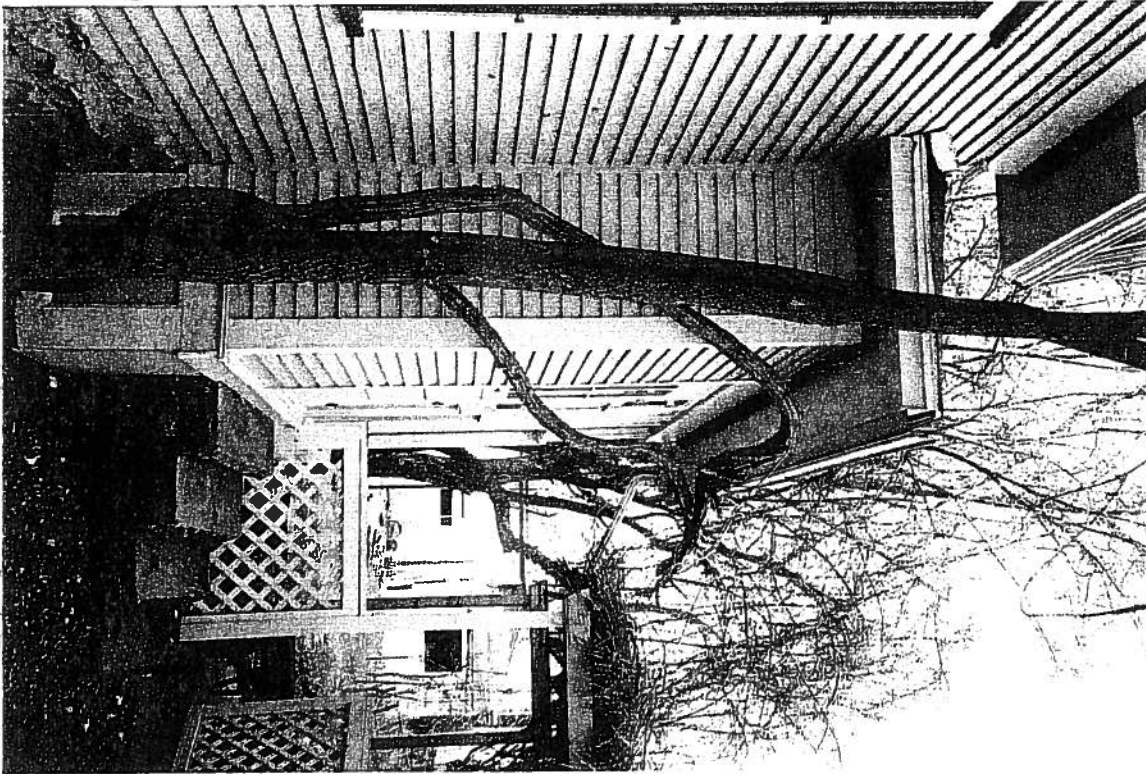


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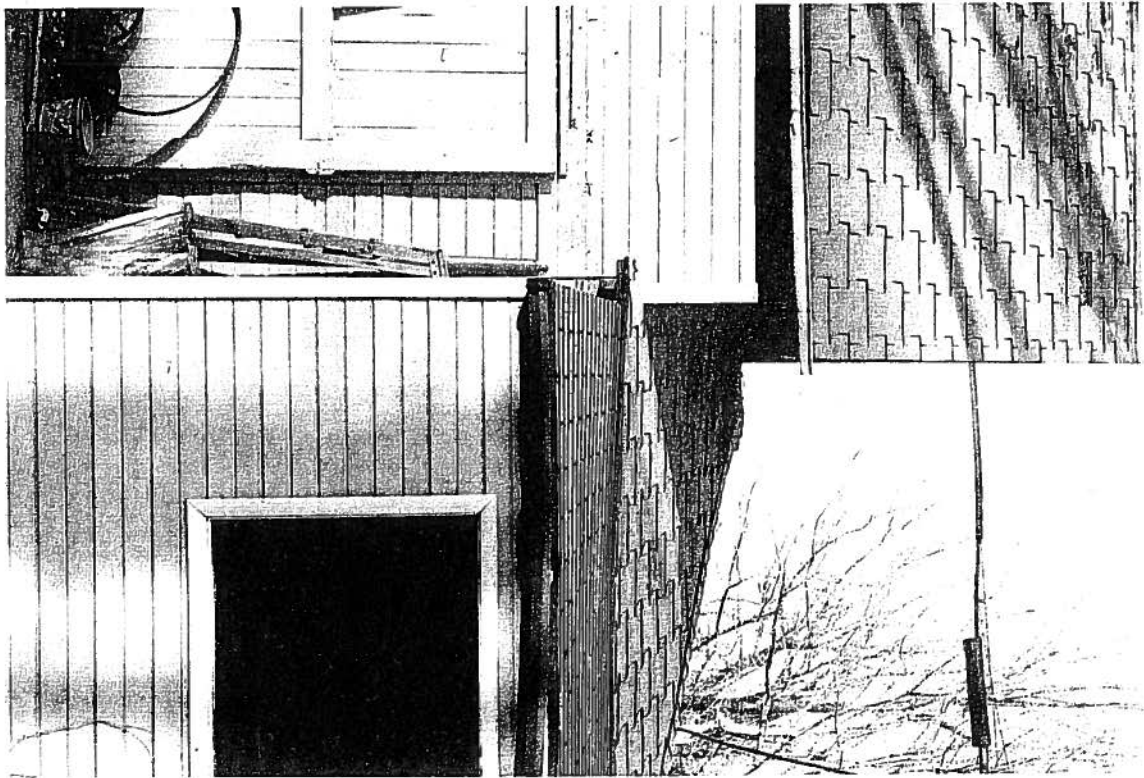
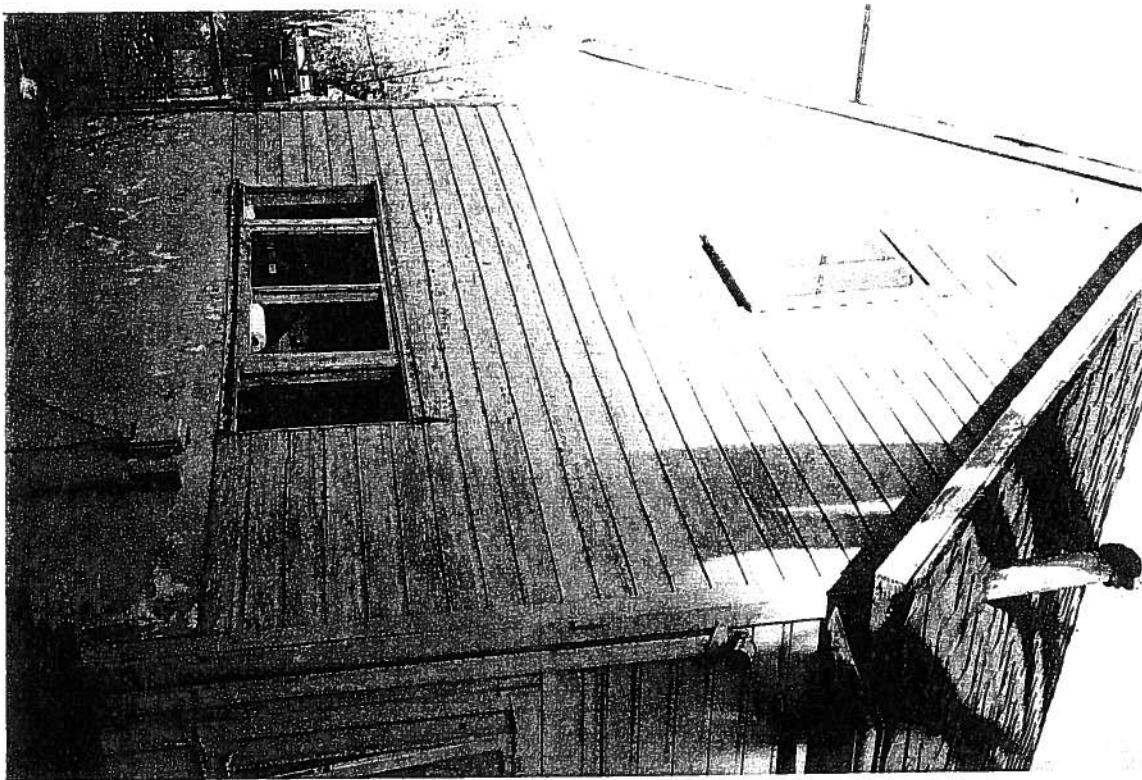


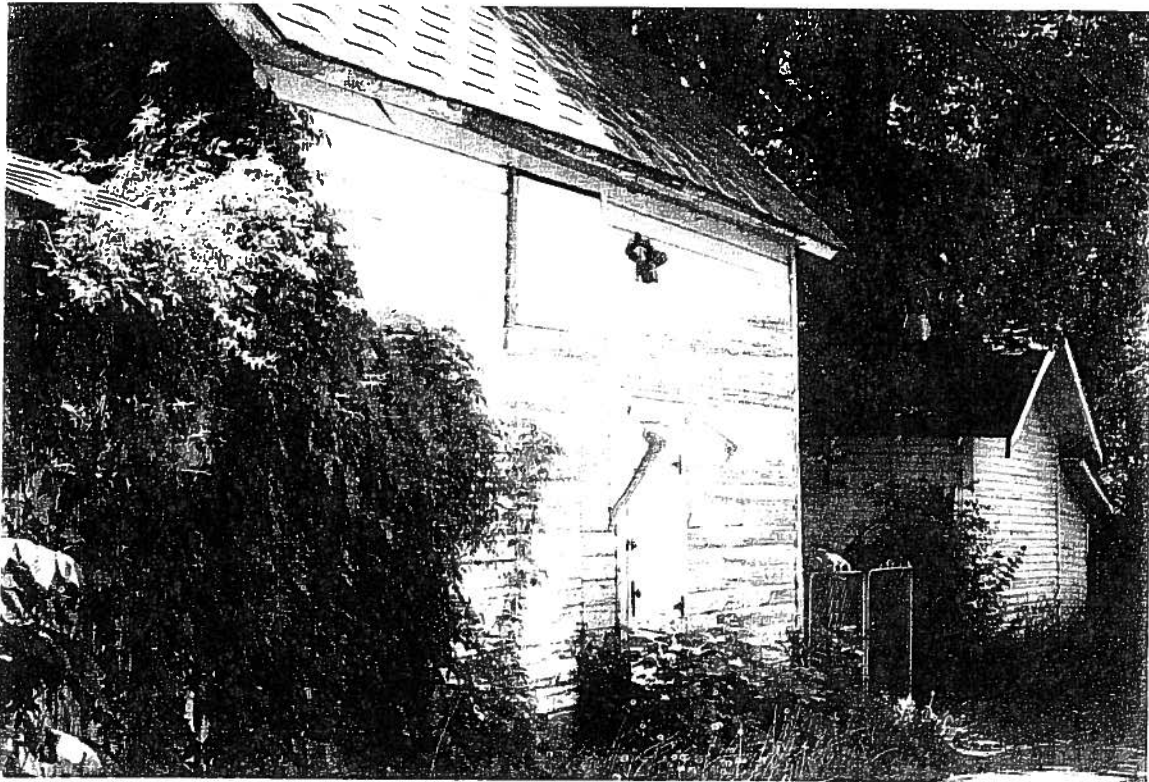
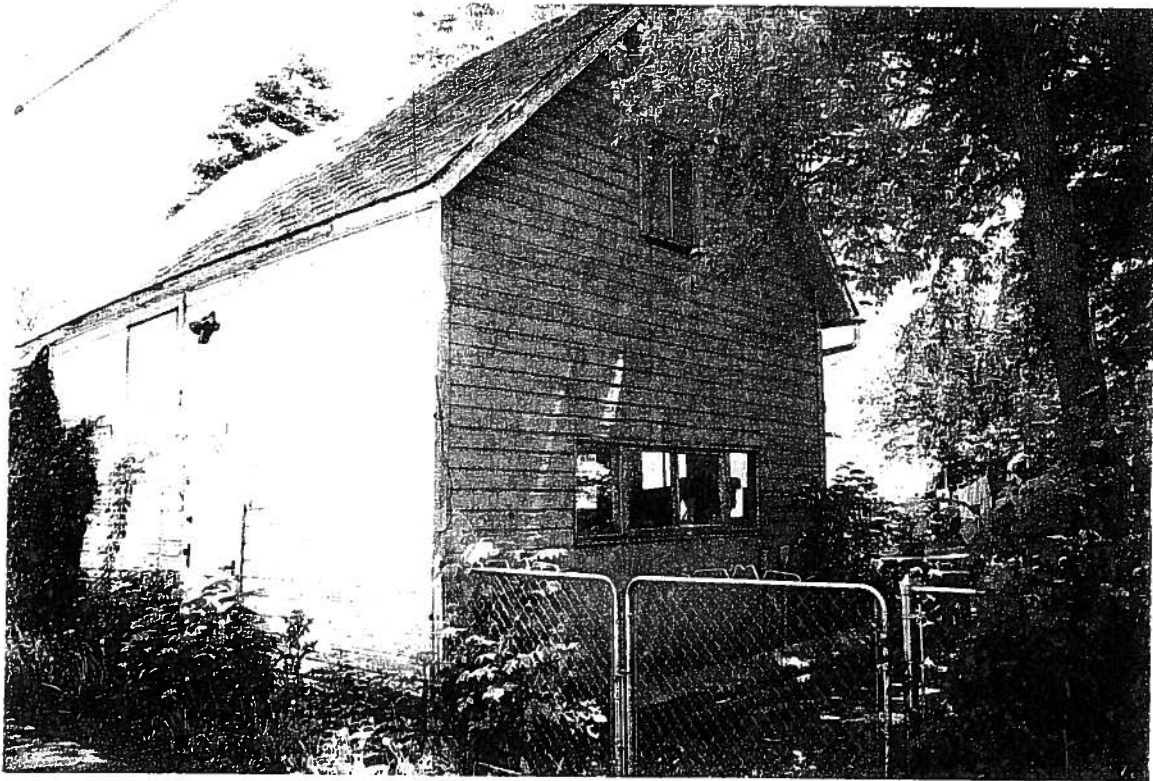
Item 16.





Item 16.







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Fort Collins

History Connection

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Title	718 W. Mountain, 1948
Image ID Number	718WMT48
Date	1948 c.
Decade	1940s 1950s
Creator	Larimer County Tax Assessor
Description	718 W. Mountain, 1948. Two-story, frame residence, built c.1903.
Content Type	buildings
Historical Context	World War II & Post War 1942-1955
Image Source	Tax Assessor Records
Image Collection	Tax Assessor Records
Language	English
Image Origin	Tax Assessor Print
Digitization Format	HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi
Rightsholder	City of Fort Collins
Collection Name	HistoricPhotographs
Web Exhibit	BuildingSearch

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718WMt68

- - Photographic Image Details Record

[Photo Orders](#)

Image Caption: 718 W. Mountain, 1968
Image Date: Unknown
Approximate Date: 1968 c.
Library Reference Number:

Creator: Tax Assessor's Office
Image Content Type: buildings
Contexts: Urban Renewal 1955-1969

Image Source: [Tax Assessor Records](#)
Collection: Tax Assessor Records
Image File Location: N/A



Description: 718 W. Mountain, 1968. Two-story, frame residence, built c.1903.

Type: Tax Assessor Print

Thumbnail: /thumbnails/7_1700Mountain/718WMt68

Largeview: /photos/7_1700Mountain/718WMt68

Format: HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi

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Nº 11630

Application for BUILDING PERMIT

Pay Permit Charges at City Clerk's Office

Fort Collins, Colo., March 20 1950Estimated Cost
Labor and Material75.00

Permit Cost

1.15

Brick

Plaster

Concrete

Owner of Property

H. C. BlumNo. 718 St. W. Mtn.Lot 22Block 281Addition Loomis

Description of Proposed Work

Remove front porch +
build canopy over doorway.To Comply with 8 Zone

Size of Structure

Type of Structure

No. of Stories

No. of Rooms and Bath

Size of Footings

Basement Walls

Size of Basement

Cubic Yds. Concrete

Size Floor Joists

Studding O.C.

Plates and Headers

Size Ceiling Joists O.C.

Battens O.C.

Lath

Plaster Sq. Yds.

Location on Lot

Garage

Front Yard — ft. Rear Yard — ft. Side Yard — ft. Side Yard — ft.

This Construction is in B Zoning District. Use of Building Residence

Property Owner

H. C. BlumMr. Blum

Detail Page for Building Records

Page 1 of 1

Item 16.

Blum, H.C. -- Building Record**Owner:** Blum, H.C.**Address:** 718 W. Mountain Avenue**Date:** 1950**Description:** Remodel**Location Description:** N/A**Group:** N/A**Architect:** N/A**Builder:** N/A**Cost:** \$75**Other information:** N/A**Primary Source:** Fort Collins Coloradoan 3/20/1950, p.2.**Secondary Source:** N/A[Open This Record in a New Window to Print or Bookmark](#)

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- - Photographic Image Details Record

[Photo Orders](#)

Image Caption: 718 W. Mountain, 1948
Image Date: Unknown
Approximate Date: 1948 c.
Library Reference Number:

Creator: Tax Assessor's Office
Image Content Type: buildings
Contexts: World War II & Post War 1942-1955

Image Source: [Tax Assessor Records](#)
Collection: Tax Assessor Records
Image File Location: N/A

Description: 718 W. Mountain, 1948. Two-story, frame residence, built c.1903.

Type: Tax Assessor Print

Thumbnail: /thumbnails/7_1700Mountain/718WMt48

Largeview: /photos/7_1700Mountain/718WMt48

Format: HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi



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[Photo Orders](#)

Image Caption: 718 W. Mountain, 1968
Image Date: Unknown
Approximate Date: 1968 c.
Library Reference Number:

Creator: Tax Assessor's Office
Image Content Type: buildings
Contexts: Urban Renewal 1955-1969

Image Source: [Tax Assessor Records](#)
Collection: Tax Assessor Records
Image File Location: N/A



Description: 718 W. Mountain, 1968. Two-story, frame residence, built c.1903.

Type: Tax Assessor Print

Thumbnail: /thumbnails/7_1700Mountain/718WMt68

Largeview: /photos/7_1700Mountain/718WMt68

Format: HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi

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*note
corrections*

AGENDA ITEM SUMMARY FORT COLLINS CITY COUNCIL

SUBJECT

FORT COLLINS LANDMARK DESIGNATION OF THE J.M. MORRISON HOUSE AND CARRIAGE HOUSE, 718 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO

Hearing and First Reading of Ordinance No. ____, 2006, Designating the J.M. Morrison House and Carriage House as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.

RECOMMENDATION

The Landmark Preservation Commission and staff recommend adoption of the Ordinance on First Reading. At a public hearing held on January 25, 2006, the Landmark Preservation Commission voted unanimously to recommend designation of this property as a landmark for its historical and architectural significance to Fort Collins under Landmark Standards (1) and (3).

EXECUTIVE SUMMARY

The owner of the property, John P. Gascoyne, is initiating this request for Fort Collins Landmark designation for the J.M. Morrison House and Carriage House. The home is a nice example of Edwardian residential architectural, with many stylistic details. A fixture in its West Mountain Avenue location for over 100 years, the property contributes to an understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. A notable, 1½ story carriage house is located at the rear of the property. Built in 1905, this carriage house exhibits a level of integrity and significance that is unusual in an outbuilding, and the carriage house could well qualify for Landmark Designation in its own right.

Background:

This charming home on West Mountain Avenue was constructed in 1904 by James M. Morrison as his own home. A carpenter and contractor by trade, Morrison also built the existing wood-sided carriage house/barn at the rear of the property in 1905. By the early 1920s, the property was owned by Jacob and Helen Klein. The Klein family operated a shoe shinning business on Linden Street, later expanding it to include the selling of cigars and tobacco products. In the mid-1940s, the property belonged to Henry and Josephine Blum. Henry Blum was a tailor, and for many years, operated a small but thriving business from the home. It was during the Blum's ownership that the home's front porch was enclosed, to provide more interior living space. Its current owner, John P. Gascoyne purchased the property in 1987. Mr. Gascoyne is a retired attorney and an active writer and substitute teacher in the Poudre School District. He uses the carriage house as a wood shop and as a studio for his conceptual sculpture work.

*porch
removed
in 1950*

This attractive 1½ story wood frame dwelling sits upon a coursed sandstone foundation. It is clad with narrow horizontal wood lap siding with corner boards, with unusual "cap" or "cornice" detail. The home's roof is a fairly steeply pitched hipped roof, with intersecting gables on the south (façade) and east elevations. Gable details include eave returns and multicolored variegated wood shingles in the upper gable ends, pierced by beautiful leaded glass windows. The roof's finishing touch is a very nice brick chimney with corbelled cap. On the façade, a

distinctive single hung sash window, with leaded glass lights in its upper sash, draws the eye, as does the carved wood front entry door, with beveled oval glass light. Additional sash and transom windows with leaded upper panels are located on the façade and on the east elevation. A lap-sided and beadboard paneled "mud-porch," with a fairly shallow hipped roof, is located at the northeast corner of the home. The home's front porch was originally an open porch recessed under the intersecting front gable. The porch was enclosed sometime between 1948 and 1968. *originally featured an open front porch full width - fairly flat roof supported by round columns*

~~The work, obviously done by a professional, matched the home's sandstone foundation and lap siding perfectly, to create a seamless addition. A portico entry with gabled canopy was then added to the east side of the façade, supported by what may have been the home's original Tuscan columns.~~

removed in 1950

The carriage house is located at the rear of the property, parallel to the alley. This building is constructed of horizontal weatherboard siding with a steeply pitched roof. A vertical wood plank hay loft door, side hinged with metal strap hinges, is located on the north elevation. This elevation also contains a vertical wood plank door with metal strap hinges, and a sliding carriage door. The carriage house's south elevation contains a vertical wood paneled historic sliding garage door, with original hardware; a historic wood paneled single entry door; and a pair of historic side-hinged barn doors with metal strap hinges, each door with very old awning window. The east elevation contains a single story hipped roof addition, appearing to date to the 1940s, with weatherboard siding. A second, small shed roofed addition extends from this first. Despite these additions, the carriage house has retained all of its architectural components and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

ORDINANCE NO. __, 2006

OF THE COUNCIL OF THE CITY OF FORT COLLINS

DESIGNATING THE J.M. MORRISON HOUSE AND CARRIAGE HOUSE, 718 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO, AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14 OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, pursuant to Section 14-2 of the City Code, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of landmarks within the City; and

WHEREAS, by Resolution dated January 25, 2006, the Landmark Preservation Commission (the "Commission") has determined that the J.M. Morrison House and Carriage House has individual significance to Fort Collins under Landmark Designation Standards (1) and (3), as a nice example of Edwardian residential architectural, with a notable carriage house exhibiting a level of integrity and significance that is unusual in an outbuilding; for over 100 years the buildings have contributed to an understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements; and

WHEREAS, the Commission has further determined that said property meets the criteria of a landmark as set forth in Section 14-5 of the Code and is eligible for designation as a

landmark, and has recommended to the City Council that said property be designated by the City Council as a landmark; and

WHEREAS, the owner of the property has consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to approve such recommendation and designate said property as a landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the property known as the J.M. Morrison House and Carriage House and the adjacent lands upon which the historical buildings are located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 32, Block 281, Loomis Addition, Fort Collins
also known as 718 West Mountain Avenue

is hereby designated as a Fort Collins landmark pursuant to Chapter 14 of the Code of the City of Fort Collins.

Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 7th day of February, A.D. 2006, and to be presented for final passage on the 21st day of February, A.D. 2006.

Mayor

ATTEST:

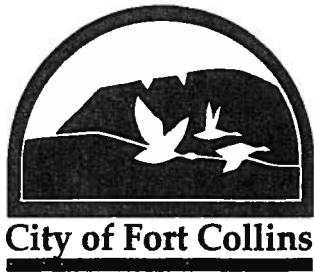
City Clerk

Passed and adopted on final reading this 21st day of February, A.D. 2006.

Mayor

ATTEST:

City Clerk



Community Planning and Environmental Services

Advance Planning Department

LANDMARK PRESERVATION COMMISSION

January 25, 2006

STAFF REPORT

REQUEST: Landmark Designation of the J.M. Morrison House and Carriage House, 718 West Mountain Avenue, Fort Collins, Colorado

STAFF CONTACT: Karen McWilliams, Preservation Planner

APPLICANT: John P. Gascoyne, Owner.

Significance and Physical Integrity: The J.M. Morrison House and Carriage House is eligible for individual designation as a Fort Collins Landmark under Landmark Standards (1) and (3). Built in 1904 by J.M. Morrison for his own residence, the home is a nice example of Edwardian residential architectural, with many stylistic details. A fixture in its West Mountain Avenue location for over 100 years, the property contributes to a better understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. A notable, 1½ story carriage house is located at the rear of the property, parallel to the alley. Built in 1905, this carriage house exhibits very good integrity. It has retained all of its architecturally defining components, and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

This charming home on West Mountain Avenue was constructed in 1904 by James M. Morrison as his own home. A carpenter and contractor by trade, Morrison also built the existing wood-sided carriage house/barn at the rear of the property in 1905. By the early 1920s, the property was owned by Jacob and Helen Klein. The Klein family had arrived in Fort Collins soon after the turn of the twentieth century, and operated a shoe shinning business on Linden Street, expanding it the next year to include the selling of cigars and tobacco products. In the mid-1940s, the property belonged to Henry and Josephine Blum. Henry Blum was a tailor, and for many years, operated a small but thriving business from the home. It was during the Blum's ownership that the home's front porch was enclosed, to provide more interior living space. The home was then owned, in the early- to mid-1980s, by Ann and William T. Nicholl. Ann operated an interior design firm, Prima Facia, and extensively decorated and refurbished the home's interior. In 1986 and 1987, Ronald S. and Judith M. Graham owned the property, before selling it to its current owner, John P. Gascoyne. Mr. Gascoyne is a retired attorney and an active writer and substitute teacher in the Poudre School District. He uses the carriage house as a wood shop and as a studio for his conceptual sculpture work. Noted visitors to Mr. Gascoyne's home have included former Governor Roy Romer and former U.S. Senator Tim Wirth.

This attractive 1½ story wood frame dwelling sits upon a coursed sandstone foundation. It is clad with narrow horizontal wood lap siding with corner boards. The corner boards feature an

interesting and unusual “cap” or “cornice” detail. The home’s roof is a fairly steeply pitched hipped roof, with intersecting gables on the south (façade) and east elevations. Gable details include eave returns and multicolored variegated wood shingles in the upper gable ends, pierced by beautiful leaded glass windows. The roof’s eaves are boxed. The roof’s finishing touch is a very nice brick chimney with corbelled cap, located on or near the ridge line. On the façade, a distinctive single hung sash window, with leaded glass lights in its upper sash, draws the eye, as does the carved wood front entry door, with beveled oval glass light. Additional sash and transom windows with leaded upper panels are located at the east side of the façade and on the south side of the east elevation. A lap-sided and beadboard paneled “mud-porch,” with a fairly shallow hipped roof, is located at the northeast corner of the home.

A 1948 photograph shows that the home’s front porch was originally an open porch recessed under the intersecting front gable, with a balustrade railing and Tuscan columns and pilasters. The porch was enclosed sometime in the twenty years between 1948 and 1968. The work, obviously done by a professional, matched the home’s sandstone foundation and lap siding perfectly, and utilized historic leaded glass windows (possibly the original front windows), to create a seamless addition. A portico entry with gabled canopy was then added to the east side of the façade, supported by what may have been the home’s original Tuscan columns.

The carriage house is located at the rear of the property, parallel to the alley. This building is constructed of horizontal weatherboard siding with 1 x 4 inch corner boards and steeply pitched roof. A vertical wood plank hay loft door, side hinged with metal strap hinges, is located on the north (alley) elevation. This elevation also contains a vertical wood plank door with metal strap hinges, and a (currently non-functional) sliding carriage door, providing access to the building from the alley. The east elevation contains a single story hipped roof addition, appearing to date to the 1940s, with drop or weatherboard siding. Extending from this addition further to the south is a second, small, shed roofed enclosed addition, recently constructed. The carriage house’s south elevation is its most defining. It contains a vertical wood paneled sliding garage door, with original hardware; a wood paneled single entry door; and a pair of side-hinged barn doors with metal strap hinges, each door with an awning window. Despite the two additions on the east elevation, the carriage house has retained all of its architectural components, and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

RECOMMENDATION: Staff recommends approving this request for Fort Collins Landmark designation of the Kirby/Wade House and Historic Garage, at 816 Laporte Avenue, for the property’s significance under Landmark Standards (1) and (3). A fixture in its West Mountain Avenue location for over 100 years, the property contributes to a better understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. The home is a nice example of Edwardian residential architectural, with many stylistic details, and a notable carriage house is located at the rear of the property. Both the house and carriage house have architectural and historical significance to Fort Collins.



Landmark Designation Amendment – 718 W. Mountain Ave.

Yani Jones

Historic Preservation Planner

9-15-20

Page 246

Historic Preservation Commission Meeting (Aug. 19, 2026)

- Staff-initiated designation amendment proposal to correct errors and align with historic preservation best practices. Supported by property owner.
- Proposed Amendments
 - Remove carriage house as contributing structure (carriage house does not reflect significance of property or possess individual significance); related property name change to “J.M. Morrison Property”
 - Remove references to Significance Standard 1 (Events) in area of community planning/development (does not have specific associations related to community planning or development)
- Property remains designated with significance under Standard 3 (Design/Construction) for house’s Edwardian architecture
- HPC Resolution 1, 2026 adopted unanimously recommending City Council approve designation amendment

ORDINANCE NO. 129, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE LANDMARK DESIGNATION OF THE J.M. MORRISON HOUSE AND
CARRIAGE HOUSE, 718 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO,
A FORT COLLINS LANDMARK PURSUANT TO CITY CODE CHAPTER 14, TO
REMOVE THE CARRIAGE HOUSE AND RENAME THE LANDMARK AS THE J.M.
MORRISON PROPERTY

A. It is a matter of public policy that the protection, enhancement, and perpetuation of sites, structures, objects, and districts of historic, architectural, archeological, or geographic significance, located within the City, are a public necessity and are required in the interest of the prosperity, civic pride, and general welfare of the people.

B. It is the policy of City Council that the economic, cultural, and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historical, architectural, archeological, and geographical heritage of the City and by ignoring the destruction or defacement of such cultural assets.

C. The J.M. Morrison House and Carriage House, located at 718 West Mountain Avenue in Fort Collins (the "Property"), was designated as a Fort Collins Landmark by Ordinance No. 019, 2006, adopted on February 21, 2006, under City Code Section 14-22(a) Standard (1) Events, for the Property's reflection of growth and development patterns in Fort Collins, and Section 14-22(a) Standard (3) Design/Construction, for its Edwardian architecture, with the carriage house noted for its integrity and significance but not particularly defined.

D. Staff of the City Historic Preservation Division have found it necessary to amend some landmark designations to better reflect historic preservation best practices in the evaluation of historic properties, particularly the evaluation of outbuildings, the reassessment of applicable significance standards, or other amendments based on supplemental historical or architectural research. Based on these best practices, it has been determined that amendments to the Property's landmark designation are necessary.

E. The Property owners have agreed to amendments to the landmark designation, specifically to remove the carriage house from the structures named in the landmark designation, remove the carriage house from the Property's landmark name, and remove references to significance, under City Code Section 14-22(a) Standard (1) Events, in the area of community planning and development.

F. The Historic Preservation Commission has determined that amending the Property's landmark designation is consistent with the City's Declaration of Policy in City Code Section 14-1 and Purpose in City Code Section 14-2 and would not result in adverse effects to the Property and, therefore, recommends adoption of this Ordinance amending the Property's landmark designation.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. References to the carriage house are stricken from the Property's landmark designation under Ordinance No. 019, 2006.

Section 2. The name of the historic Property is amended to be the "J.M. Morrison Property."

Section 3. References to significance Standard (1) and community planning or development are stricken from the description of significance in the Property's landmark designation under Ordinance No. 019, 2006.

Section 4. The criteria contained in City Code Chapter 14, Article IV, will continue to serve as the standards by which alterations, additions, and other changes to buildings and structures located upon the Property will be reviewed.

Section 5. In compliance with City Code Section 14-36, the City shall, within fifteen days of the effective date of this Ordinance, record among the real estate records of the Larimer County Clerk and Recorder a certified copy of this Ordinance amending the landmark designation of the Property.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026

Approving Attorneys: Heather N. Jarvis
Rebecca Bayetti

Exhibit: None

File Attachments for Item:

17. First Reading of Ordinance No. 130, 2026, Amending the Landmark Designation of the Marsh/Geist House and Garage, 1006 Laporte Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Garage and Rename the Landmark as the Walker/Geist Property.

The purpose of this item is to request amendments to the landmark designation of the Marsh/Geist House and Garage at 1006 Laporte Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of the garage as a contributing building on the historic property and the change of the historic property name to the Walker/Geist Property.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Yani Jones, Historic Preservation Planner

SUBJECT

First Reading of Ordinance No. 130, 2026, Amending the Landmark Designation of the Marsh/Geist House and Garage, 1006 Laporte Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Garage and Rename the Landmark as the Walker/Geist Property.

EXECUTIVE SUMMARY

The purpose of this item is to request amendments to the landmark designation of the Marsh/Geist House and Garage at 1006 Laporte Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of the garage as a contributing building on the historic property and the change of the historic property name to the Walker/Geist Property.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Staff has undertaken a project to review existing landmark nominations to improve their accuracy. In some cases, that might mean adding new areas of significance based on supplementary research, removing an area of significance that is not well supported, adjusting landmark boundary descriptions, or determining and clarifying if different structures on the property are "contributing" or "not contributing" to the historic property's significance.

The Marsh/Geist House and Garage located at 1006 Laporte Avenue was designated as a Fort Collins landmark on August 15, 2000, via Ordinance 85, 2000, under City Code Section 14-22(a) Standard (3) Design/Construction, for the house's Craftsman architecture, with both the house and garage listed as contributing resources on the historic property.

For an outbuilding to be considered a historic resource eligible for designation, it must meet either or both of the following criteria outlined by the National Park Service in the guidance document "Evaluating Garages and Outbuildings in Historic Districts": (1) It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; and/or (2) It independently meets the criteria for designation. The garage at 1006 Laporte Avenue does not meet either of these criteria because it does not reflect the

Craftsman architecture for which the property is significant. The original nomination for this property does not assert that the garage is individually eligible for designation, and staff concur with that finding.

Historic homes are typically named for their first resident, the person who lived there the longest, or the important person associated with the property. Researchers made an understandable error during this property's landmark nomination process by misidentifying the first residents of 1006 Laporte Avenue. For many years, what is now the 1000 block of Laporte Avenue was part of the 1100 block of Laporte Avenue, which crossed over North Shields Street. The houses in this block were readdressed in about 1950. Originally, this property was known as 1106 Laporte Avenue, and the first residents were James and Mary Walker, who took out a building permit to construct the Craftsman bungalow on April 3, 1924. William and Bessie Geist were the longest residents of this house, from the 1940s until 1970. It is therefore appropriate to change the historic name of this property to the Walker/Geist Property.

CITY FINANCIAL IMPACTS

Designation as a Fort Collins landmark qualifies property owners for certain financial incentives for repairs and modifications that meet national preservation standards. These include the Colorado State Historic Tax Credits and any additional support programs that may be available from the City when funding is available.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

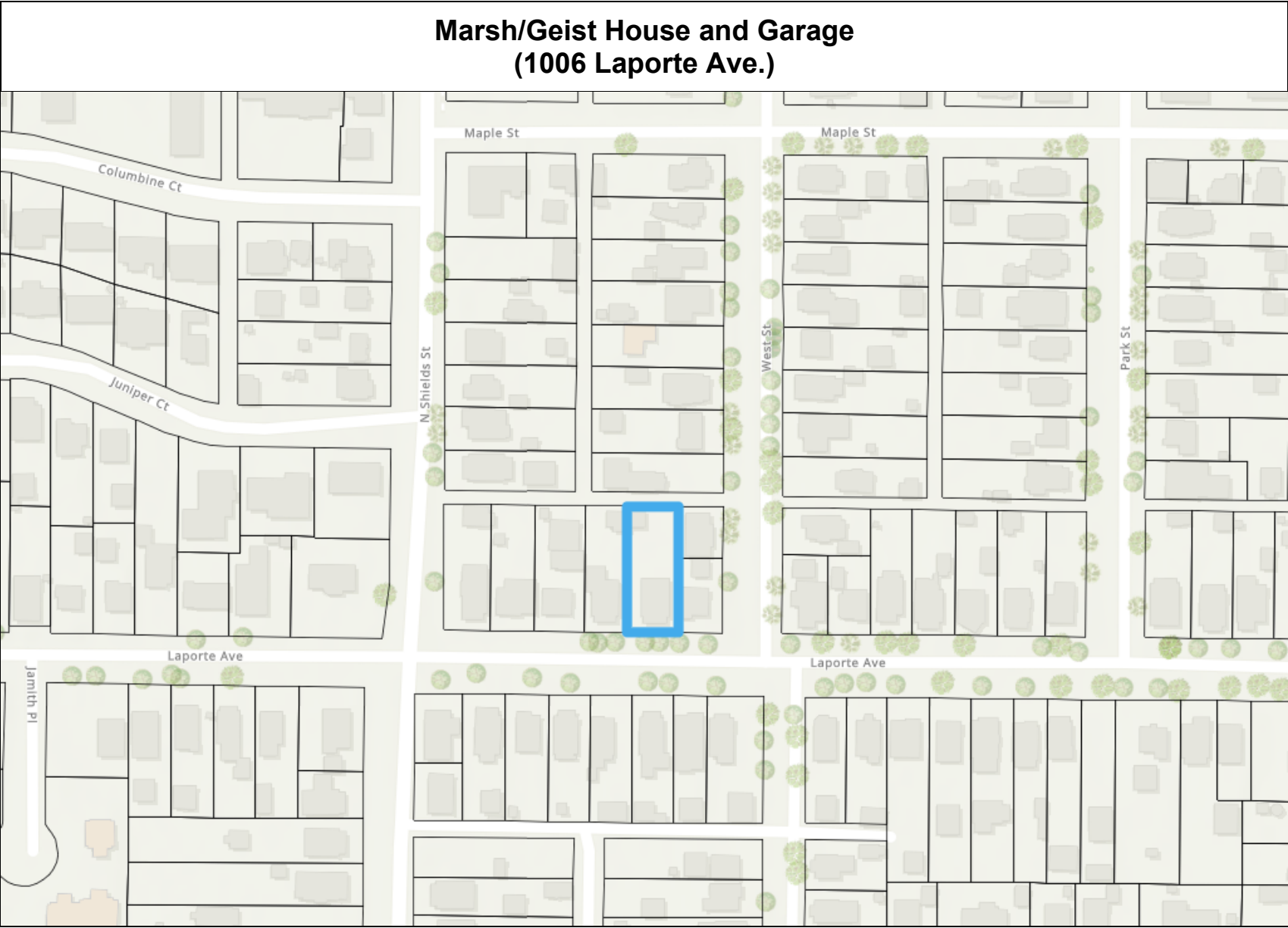
At its August 19, 2026, regular meeting, the Commission passed a resolution on a vote of 7-0 to recommend that City Council adopt an ordinance amending the landmark designation of the Marsh/Geist House and Garage at 1006 Laporte Avenue to remove references to the garage as a contributing building on the property and to change the historic property name to the Walker/Geist Property.

PUBLIC OUTREACH

Because this designation amendment was supported by the property owners, public notice described under City Code Section 14-34 was not required. However, to inform members of the public of this proposal, a sign was posted at the property, and the agenda item was also shared through the monthly Historic Preservation Matters e-newsletter.

ATTACHMENTS / LINKS

1. Vicinity Map
2. Historic Preservation Commission Resolution 2, 2026
3. Historic Preservation Commission Meeting Minutes, August 19, 2026 (excerpt, draft)
4. Acknowledgement of 2026 Amendment and 2000 Landmark Nomination Form
5. Presentation
6. Ordinance No. 130, 2026





RESOLUTION 2, 2026
OF THE CITY OF FORT COLLINS
HISTORIC PRESERVATION COMMISSION
RECOMMENDING AMENDMENT OF THE LANDMARK DESIGNATION OF THE
THE MARSH/GEIST HOUSE AND GARAGE,
1006 LAPORTE AVENUE, FORT COLLINS, COLORADO,
PURSUANT TO CHAPTER 14 OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, it is a matter of public policy that the protection, enhancement, and perpetuation of sites, structures, objects, and districts of historic, architectural, archeological, or geographic significance, located within the City, are a public necessity and are required in the interest of the prosperity, civic pride, and general welfare of the people; and

WHEREAS, it is the policy of the City Council that the economic, cultural, and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historic, architectural, archeological, and geographical heritage of the City and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the Marsh/Geist House and Garage, located at 1006 Laporte Avenue in Fort Collins, was designated as a Fort Collins Landmarks by Ordinance No. 85, 2000, adopted on August 15, 2000, for the property's architectural significance to Fort Collins under Municipal Code Section 14-22(a) Standard 3, Design/Construction, for the house's Craftsman architecture, and the garage noted as dating to the property's period of significance and contributing to its architectural importance; and

WHEREAS, City of Fort Collins Historic Preservation Division staff have found it necessary to amend some Landmark designations to better reflect historic preservation best practices in the evaluation of historic properties, particularly the evaluation of outbuildings, the reassessment of applicable significance standards, or other amendments based on supplemental historical or architectural research; and

WHEREAS, the property owners have requested or agreed to amendments to the existing designation, specifically: removing the garage from the structures named in the Landmark designation and further correcting the Landmark name to the Walker/Geist Property; and

WHEREAS, the Historic Preservation Commission has determined that the amendment to the property's Landmark designation is consistent with the City's Policies in Municipal Code Section 14-1 and Purposes in Municipal Code Section 14-2 and would not result in adverse effects to the property's significance and/or integrity.

NOW, THEREFORE, be it resolved by the Historic Preservation Commission of the City of Fort Collins as follows:

City of Fort Collins Historic Preservation Commission
Resolution No. 2, 2026

Section 1. That the Historic Preservation Commission hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Historic Preservation Commission hereby incorporates the following findings of fact:

a. That the amendment proposed will continue to advance the City of Fort Collins Policies and Purposes for Historic Preservation; and

b. That the property is significant under Municipal Code Section 14-22(a) and will continue to convey that significance after this amendment.

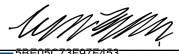
c. That the property possesses integrity under Municipal Code Section 14-22(b) and will continue to possess integrity after this amendment.

Section 3. That references to the garage should be stricken from the Landmark designation of 1006 Laporte Avenue.

Section 4. That the historic property name listed by the Landmark designation for 1006 Laporte Avenue should be updated to the "Walker/Geist Property."

Section 5. That the criteria contained in Chapter 14, Article IV of the Municipal Code will continue to serve as the standards by which alterations, additions and other changes to buildings and structures located upon the above described property will be reviewed.

Passed and adopted at a regular meeting of the Historic Preservation Commission of the City of Fort Collins held August 19, 2026.

DocuSigned by:

3BE00C73F97F433
Michael Thomas, Vice Chair

ATTEST:

Signed by:

9819633C41894B0
Secretary/Staff

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



Historic Preservation Commission REGULAR MEETING

[August 19, 2026 – 5:30 PM](#)

[Council Chambers, City Hall 300 Laporte Ave](#)

[Also via Zoom](#)

- **CALL TO ORDER**

Vice Chair Thomas called the meeting to order at 5:30 p.m.

- **ROLL CALL**

- Commission Members Present –
 - Michael Thomas (Vice Chair)
 - Jeff Gaines
 - Jerry Gavaldon
 - Jim Rose
 - David Woodlee
 - Gretchen Farrell
 - Aaron Hull
- Commission Members Absent –
 - Bonnie Gibson (Chair)
 - Jenna Edwards
- Staff Members Present –
 - Maren Bzdek, Historic Preservation Division Manager
 - Jim Bertolini, Senior Historic Preservation Planner
 - Heather Jarvis, Assistant City Attorney
 - Yani Jones, Historic Preservation Planner
 - Krista Kidwell, PZC Admin
 - Rebecca Bayetti, Assistant City Attorney
- Guest(s) –
 - None

- **AGENDA REVIEW**

Maren Bzdek, Historic Preservation Manager, reviewed the published agenda.

- **COMMUNITY PARTICIPATION ON ITEMS ON OR NOT ON THE AGENDA**

None.

- **CONSENT AGENDA REVIEW**

No items were pulled from consent.

- **CONSENT AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF MAY 20, 2026.

The purpose of this item is to approve the minutes from the May 20, 2026 regular meeting of the Historic Preservation Commission.

The Commission moved directly to a roll call vote to approve the Consent Agenda. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.

- **STAFF REPORTS ON ITEMS NOT ON THE AGENDA**

None.

- **COMMISSIONER REPORTS ON ITEMS NOT ON THE AGENDA**

None.

- **CONSENT AGENDA FOLLOW UP**

None.

- **DISCUSSION AGENDA**

2. REPORT ON STAFF ACTIVITIES SINCE THE LAST MEETING

Staff is tasked with an array of different responsibilities including code-required project review decisions on historic properties, support to other standing and special work groups across the City organization, and education & outreach programming. This report will provide highlights for the benefit of Commission members and the public, and for transparency regarding decisions made without the input of the Historic Preservation Commission (HPC).

Yani Jones, Historic Preservation Planner, provided a design review highlight for 259 South College Avenue, the Armstrong Hotel, for its installation of a ductless mini-split heat pump to provide cooling for the building.

Jim Bertolini, Senior Historic Preservation Planner, provided a development design charette for the Montezuma Fuller House and neighboring apartment buildings. He also provided some historic survey highlights.

Jones showed some images from some recent educational and outreach programs, including the Pride Month proclamation and Juneteenth table set up. She announced some upcoming education and outreach events, including a walking tour hosted by Historic Larimer County related to the impact of the iron horse on the early development of Larimer County, the Poudre Landmark Foundation's Historic Homes Tour and associated pre-tour lecture on September 12th, the continuing Year of Conversations events, and Women's Equality Day presentation and virtual walking tour. She also provided a reminder about the monthly Historic Preservation newsletter.

Commissioner Gavaldon noted the Museo de las Tres Colonias and other homes will be on the Historic Homes Tour and encouraged people to attend.

3. LANDMARK DESIGNATION AMENDMENT PROPOSALS – 718 WEST MOUNTAIN AND 1006 LAPORTE

DESCRIPTION: Proposed amendments to Landmark designations for 718 W. Mountain Ave. and 1006 Laporte Ave. to correct content.

**APPLICANT/
OWNER:** Shawn and Bo Bowman (owners 718 W. Mountain Ave.)
Nicole and Matt Ross (owners 1006 Laporte Ave.)

STAFF: Yani Jones, Historic Preservation Planner

STAFF PRESENTATION

Yani Jones, Historic Preservation Planner, stated this item would make amendments to the landmark designations for the properties at 718 West Mountain Avenue and 1006 Laporte Avenue to correct some errors in the original nominations. She stated some of the amendments may include adding an area of significance based on staff research, removing an area of significance, which is not well supported, reevaluating out buildings to designate them as contributing or non-contributing, or correcting factual errors.

Jones outlined the role of the Commission and provided information about each of the properties, beginning with 718 West Mountain Avenue, which was dedicated as a landmark in 2006 as being a reflection of Fort Collins' development and building use changes and as a great example of Edwardian architecture. Jones stated the proposed amendments to this designation include removing references to the carriage house from the designation, including changing the historic property name to the J.M. Morrison Property, removing references to significance under standard one in the area of community planning and development, and keeping references to significance under standard three for the home's architecture.

Jones noted the National Park Service provides some best practices for evaluating outbuildings for historic eligibility, and one or both of the criteria must apply: the outbuilding must have been present during the period of significance of the property, relate to its significance, and possess integrity, or the outbuilding could be independently eligible under one of the four significance standards. She noted the outbuilding was present during the period of significance, though it does not reflect the characteristics of Edwardian architecture, and it has lost some of its original materials and changes have been made to the design. Additionally, one structurally significant wall was removed from the interior. In terms of the carriage house's independent eligibility for designation, it has the same historical significance as the house under standards one and two, and the same likelihood of archeological significance under standard four; however, there are issues with integrity related to materials and design.

Jones stated the other amendment to the designation of 718 West Mountain that staff is proposing is the removal of significance under standard one in the area of community planning and development as it is quite rare for an individual property to be eligible under this standard as it must be specifically connected to the history of the community's development, per the National Park Service.

Jones stated staff is recommending approval of the proposed amendments to the designation of 718 West Mountain Avenue.

Jones provided information regarding 1006 Laporte Avenue, which was designated in 2000 under standard three for its Craftsman Architecture. She stated the proposed designation amendment requests include the removal of references to the garage from the designation, changing the historic property name to the Walker/Geist Property, which staff is recommending, and keeping the designation for the house's Craftsman Architecture.

Jones noted the same criteria outlined by the National Park Service mentioned earlier would apply to the garage. In terms of the period of significance, Jones stated it is likely the garage matches that of the house; however, the garage does not reflect the Craftsman Architecture of the house, and it has lost some historic materials, including the entire south wall. She noted the existing landmark nomination does not assert the garage is independently eligible, and staff concurs with that assessment.

Jones stated staff is recommending approval of the proposed amendments to the designation of 1006 Laporte Avenue.

Jones discussed questions from the work session, noting staff is initiating these amendments, and it is likely more of these will be coming forward in the future. Additionally, she noted staff did not have the resources for in-depth analysis when the original landmark nominations were written and generally considered outbuildings as being contributing structures. She stated research and work is now being done to properly evaluate outbuildings. Jones noted it could be possible for designations to be split if there is a significant difference between the two resources on a property, though that would most likely not apply to accessory structures.

APPLICANT PRESENTATION

None.

COMMISSION QUESTIONS/COMMENTS

Commissioner Gavaldon asked about the condition of the carriage house at the 718 West Mountain property when it was designated in 2006. Jones replied that it was in similar condition based on the description and photos included in the landmark nomination, though there was a bracket on the alley-facing side above the door which suggested the former presence of a door hood, which was the main change observed between the nomination condition and current condition. She noted the structural condition of the carriage house was not described in the nomination materials, but there have been few changes in terms of integrity.

Commissioner Gavaldon stated there was a reason to bring the carriage house into the designation in 2006 and he believes it should remain as it seems to hold a level of significance greater than the Laporte property as that outbuilding is a garage. He expressed concern about setting a precedent regarding carriage houses.

Jones stated the reason staff brought the amendment forward to remove the carriage house as a contributing structure is to conform with the aforementioned best practices from the National Park Service, and the determining factor is whether the carriage house or outbuilding reflects the significance of the historic property, or if it is independently eligible as a historic structure. She noted the carriage house does not reflect the Edwardian Architecture of the house, which is why the property was designated, it does not meet the first criterion, and due to the loss of historic material and changes to the historic design, the carriage house is not independently eligible. She noted there are other better examples of carriage houses.

Commissioner Gavaldon asked if the criteria for designating outbuildings includes character, extent, condition, and historical presence. Jones replied the first consideration is the reason for designation of the historic property from its existing nomination, then the outbuilding is considered within that context and as an individual building to look for additional or alternative significance. Additionally, integrity and the ability to convey significance is also considered.

Commissioner Gavaldon stated he could be inclined to change his position based on the explanation, but noted concerns about removing buildings from historic designation. He commended Jones on her work.

Commissioner Farrell stated the home at 718 West Mountain is a pristine example of Edwardian Architecture; however, that architecture is not present in the carriage house structure; therefore, she is inclined to approve the proposed amendment. She noted there was a structural engineering report done on the carriage house in 2023 to see if it could be moved, and that report showed the structural integrity of the building to be quite compromised. She asked if there could possibly be a resource for donation of the materials that could be of value to other projects. Bo Bowman, 718 West Mountain owner, thanked the Commission for its consideration and commented on the upgrades he has made to the property since purchasing it about five years ago. He commented on concerns that a large weather event could cause the carriage house to come apart and stated he would be open to reuse or donation of the materials.

Commissioner Farrell stated it is important to consider the name change for the 1006 Laporte Property to honor the original owners. She also commented on the integrity issues with the garage and stated she would also support the proposed amendments for that property.

None.

COMMISSION DISCUSSION

Commissioner Gavaldon made a motion, seconded by Commissioner Farrell, that the Fort Collins Historic Preservation Commission adopt the resolution recommending that City Council adopt an ordinance to amend the designation of the J.M. Morrison house and carriage house at 718 West Mountain Avenue to strike the landmark designation from the carriage house, change the historic property name to J.M. Morrison Property, and strike the references to significance standard one related to community planning and development. Further, the Commission finds that the proposed amendment is supported by the analysis provided in the staff report and the presented evidence at the meeting that such a modification would not diminish the historical significance or historical integrity of the property, and finding that the amendment design would allow for preservation of the property and remain consistent with the policies and purposes of the City as specified in Chapter 14 of the Municipal Code. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.

Commissioner Gavaldon made a motion, seconded by Commissioner Farrell, that the Fort Collins Historic Preservation Commission adopt the resolution recommending that City Council adopt an ordinance to amend the designation of the Marsh/Geist house and carriage house at 1006 Laporte Avenue to strike the landmark designation from the garage, change the historic property name to Walker/Geist Property. Further, the Commission finds that the proposed amendment is supported by the analysis provided in the staff report and the presented evidence at the meeting that such a modification would not diminish the historical significance or historical integrity of the property, and finding that the amendment design would allow for preservation of the property and remain consistent with the policies and purposes of the City as specified in Chapter 14 of the Municipal Code. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.4. DESIGN REVIEW POLICY DRAFT REVIEW – WINDOWS AND DOORS

DESCRIPTION: Discussion and opportunity for public input related to a draft design review policy for window and door projects on designated historic buildings.

STAFF: Yani Jones, Historic Preservation Planner

STAFF PRESENTATION

Yani Jones, Historic Preservation Planner, stated the design review policy considerations are intended to help applicants through their project planning and to increase predictability and clarity of historic preservation regulations. She stated the Commission's role would be to pass a motion approving the policy as written, to pass a motion approving the policy with modifications, or to continue to the item to direct staff to make more substantial revisions or to request more information. Jones reviewed the past discussions on this design review policy.

Jones stated this policy is important for several reasons, including improving customer service, aligning with other City policies related to climate action, supporting property owners' right to repair, providing flexibility while maintaining historic character, and presenting an opportunity for education. She discussed the existing policy noting it does not acknowledge doors at all.

ACKNOWLEDGEMENT



Item 17.

Property: 1006 Laporte Ave. (Marsh-Geist Property)

The undersigned owner, or owners, of the Property hereby submit the Property for an amendment to its designation as a Fort Collins landmark pursuant to the Fort Collins Landmark Preservation Ordinance and Chapter 14 of the Code of the City of Fort Collins. The undersigned owner, or owners, certify that all signatures necessary to consent to the amendment of the designation of the Property are affixed below.

I understand that upon designation, I or my successors will continue to be required to receive approval from the City of Fort Collins Historic Preservation staff prior to the occurrence of any of the following:

- Demolition of the existing garage
- Construction of any new structure
- Any other exterior alterations on the property

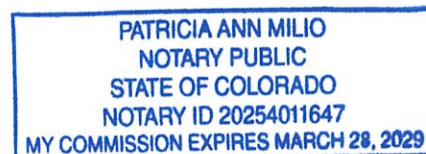
DATED this 17th day of July, 2026
Matthew Ross
Owner Name (please print)

[Signature]
Owner Signature

DATED this 17th day of July, 2026
Nicole Ross
Owner Name (please print)

[Signature]
Owner Signature

State of Colorado) ss.
County of Larimer



Subscribed and sworn before me this 17th day of July, 2026,
by Matthew Ross + Nicole Ross

Witness my hand and official seal. My commission expires 3/28/2029.

[Signature]
Notary



Community Planning and Environmental Services
Advance Planning Department

Item 17.

Historic Preservation Office
 P.O. Box 580
 Fort Collins, CO 80522
 (970) 221-6376

LOCAL HISTORIC LANDMARK DESIGNATION NOMINATION FORM

Date: May 22, 2000

Please type/print all entries

LOCATION

PARCEL NUMBER: 97112-35-020

Address: 1006 Laporte Avenue

Legal Description: Lot 20, Block 322, Capitol Hill Addition, City of Fort Collins

Property Name (Historic and/or common): Marsh/Geist House and Garage

FORM PREPARED BY:

Name/Title: Karen McWilliams, Historic Preservation Planner

Address: City of Fort Collins, Advance Planning Department

Phone: (970) 224-6078

Relationship to Owner: None

OWNER INFORMATION

Name: Tim B. Hackett

Phone: 493-7451 / 491-4112

Address: 1006 Laporte Avenue, Fort Collins, Colorado 80521

BOUNDARIES/TYPE OF DESIGNATION

☒ X Landmark (improvement only) ☐ Landmark District (improvement + site/surrounding environment)

Further explanation of boundary determination: The property boundary corresponds to the perimeter of Parcel No. 97112-35-020. The parcel contains a house and detached garage.

D:\DOCFIELD\DESIGNATION\HP_DES.FRM

Local Historic Landmark Designation Form

Page 1

281 North College Avenue • P.O. Box 580 • Fort Collins, CO 80522-0580 • (970) 221-6376

FAX (970) 224-6111 • TDD (970) 224-6002 • E-mail: aplanning@ci.fort-collins.co.us

This unofficial copy was downloaded on May-04-2018 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
 For additional information or an official copy, please contact: City Clerk's Office City Hall West 300 LaPorte Avenue Fort Collins, CO 80521 USA

Page 262

CLASSIFICATION

Category:	Ownership:	Status:	Present Use:	
☒ Building	☐ Public	☒ Occupied	☐ Commercial	☐ Entertainment
☐ Structure	☒ Private	☐ Unoccupied	☐ Educational	☐ Government
☐ Site			☐ Religious	☐ Other: _____
☐ Object			☒ Residential	_____
☐ District				

Existing Designation:

☐ National Register

☐ State Register

SIGNIFICANCE

Architectural:

- ☐ Represents work of noteworthy architect
- ☐ Possesses high artistic value
- ☒ Represents a type, period, or method of construction

Historical:

- ☐ Associated with significant persons
- ☐ Associated with significant event or historic trend
- ☐ Contributes to the significance of an historic district

Geographical:

- ☐ Related to or part of distinctive area
- ☐ Unique location

Further Comments: Please see attached information

(Add continuation sheet if needed)

HISTORICAL INFORMATION

Please attach a narrative of the historical significance of the property. Include a title search if the property is important for its association with a significant person.

Further Comments: Please see attached information

ARCHITECTURAL AND PHYSICAL DESCRIPTIONConstruction Date: c. 1917Architect/Builder: UnknownBuilding Materials: Wood frameArchitectural Style: Craftsman BungalowSpecial Features/Surroundings: Please see attached information

(Add a continuation sheet if needed. Please include photos of each elevation of the property.)

Describe any additions to the property: Please see attached information**REFERENCE LIST OR SOURCES OF INFORMATION**Fort Collins City DirectoriesLarimer County Assessor's RecordsReconnaissance-level field survey of property conducted by Community Services Collaborative 10/83Architectural field survey of property conducted by Tania Metcalf, 10/98

(Add a continuation sheet, if needed)

FOR OFFICE USE ONLY

Date Determined "Eligible"

Ordinance #

Application within last

12 months?

Yes

No

Date Recorded

D:\DOCFIELD\DESIGNATION\HP_DES.FRM

Local Historic Landmark Designation Form

Page 3

part of a landmark structure or landmark district;

b. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district;

c. Construction or erection of or addition to any improvement upon any land included in a landmark district;

d. Or if I proceed with any work not requiring a building permit as set forth in Section 14-47;

the Building Inspector and the Landmark Preservation Commission shall be under the time constraints and other requirements as outlined in Chapter 14, Article III of the Code of the City of Fort Collins.

DATED this 22 day of May, 2000

Tim B. Hackett
Owner Name (please print)

[Signature]
Signature

____ Property owner wishes to withhold consent to local historic designation.

State of Colorado
County of Garfield)ss.

Subscribed and sworn to before me this 22nd day of May
2000, by Tim B. Hackett

Witness my hand and official seal. My commission expires

NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES FEB. 25, 2002
BONDED THRU GEN. SN. UND.

Jacqueline S. Davis
Notary Public

HISTORICAL BACKGROUND FOR 1006 LAPORTE AVENUE:

1006 LaPorte Avenue is first listed in the Fort Collins City Directory of 1917, occupied by James and Katherine Marsh, no occupation noted. This seems to contradict the build date of 1923 as listed on the 1961 Tax Assessor record. The source of the date was the current owner, William Geist.

The occupants of 1006 LaPorte Avenue were:

- 1917 - James and Emily Marsh.
- 1919 - Charles H. Forsgard, (district manager of Western Light and Power Co.).
- 1922 - William and Katherine Dunham, (mining and engineer, nurse.)
- 1927 - Katherine Dunham, widow of William Dunham. William Dunham died 3-31-1926.
- 1931 - Ray E. and Ruby M. Fisher, (driver.)
- 1933 - Vacant.
- 1936 - Arthur J. and Elizabeth Owings (pntr), and Cory L. and Grace Graham (lab).
- 1938 - Lee and Mabel Blackstock (retired), and L. Clark and Erma Lane (welder and machinist).
- 1940 - Lee and Mabel Blackstock, (retired.)
- 1948 - William E. and Gladys Plummer, (employee Municipal Railway.)
- 1950 - 1977 William and B. Hazel Geist, (mechanic)
- 1984 - Samuel William Geist, (Geist Service Station).
- 2000 - Tim Hackett.

William and Hazel Geist, were long time residents of Fort Collins. William Geist was born May 16, 1904, during the 1904 flood. He married Hazel Scott on July 8, 1930. They had a daughter, Margaret Ann Geist Lockman and a son, Samuel William Geist.

William Geist worked as a mechanic for Sheely Motors for 23 years, then opened his own business, Geist West Mulberry Service Station, and ran it 1959 to 1969. Upon his retirement in 1969, his son Samuel took over the business.

William Geist died on November 8, 1977, age 73. Hazel Geist died on _____. Samuel Geist appears as the owner of the property on the Tax Assessor records from 1984.



CITY OF FORT COLLINS ARCHITECTURAL INVENTORY FORM
WESTSIDE NEIGHBORHOOD SURVEY PROJECT

ITEM 3, ATTACHMENT 13

Item 17.

Address: 1001 LaPorte Avenue Site #: _____
Legal Description: _____ Parcel #: _____
Architectural Style: Craftsman No. of Stories: 1
Est. Construction Date: 1905-1930 Source: Visual Inspection - Stylistic or Construction Traits ☒
Other Dating Source: _____

Architectural Significance (Field Assessment):

Individually Eligible for Local Landmarking? ☒ Y ☐ N Individually Eligible for NRHP? ☐ Y ☒ N
Contributing to a District/Potential District? ☒ Y ☐ N

Primary Roof Form:

- ☒ Front Gabled ☐ Side Gabled
☐ Intersecting Gables ☐ Hipped
☐ Hip w/ Gable(s) ☐ Flat
☐ Other _____

Foundation:

- ☒ Concrete ☐ Sandstone ☐ Concrete Block
☐ Rockfaced Concrete Block

Walls:

- ☒ Wood Frame ☐ Brick ☐ Stone ☐ Concrete Block

Exterior Wall Covering:

- ☒ Lapped Board Siding ☐ Drop Siding ☐ Wood/Shake Shingles ☐ Asbestos Shingles ☐ Lapped Pressboard
☐ Brick Veneer ☐ Stone Veneer ☐ Stucco ☐ Aluminum/Vinyl ☐ Other _____

CITY OF FORT COLLINS ARCHITECTURAL INVENTORY FORM
WESTSIDE NEIGHBORHOOD SURVEY PROJECT - PAGE 2

Address: 1006 LaPorte Avenue
Site No.: _____

Distinctive Features: square

- ☒ Imbricated Shingles Beneath Gables ☐ Decorative Brickwork ☐ Dormers - Type(s): ☐ Gabled ☐ Hipped ☐ Shed
☐ Bay Window(s) - Type(s): ☐ Canted ☐ Curved ☐ Exterior Chimney(s) ☐ Dressed Stone Sills/Lintels

- ☒ Front Porch (☒ Open or ☐ Enclosed) with: ☒ Closed Rail ☐ Balustrade Railing ☐ Gable
☐ Classical Columns or Pilasters ☐ Turned Spindle Posts ☒ Massive or Battered Piers

Roof Attributes:

- ☒ Low Pitched Roof(s) ☐ Steeply Pitched Roof(s) ☐ Bellcast Hip or Gable ☒ Wide Overhanging Eaves and/or Rake
☐ Negligible Rake Overhang ☒ Exposed Rafters ☐ Exposed Purlins or Beams ☐ Boxed Eaves

Window Attributes:

- ☐ Sash and Transom Window(s) w/ diamond light pattern transom(s) ☐ Narrow 1-over-1 Double-Hung Windows
☒ Windows with Multi-Light Upper Sash (e.g. Craftsman) ☐ Oculus Window(s) ☐ Casement Windows

Other Distinctive Features: Decorative stickwork in the front gabled
front porch.

Alterations: None noted

Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Overall Integrity: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Garages/Outbuildings: ☐ Attached Garage ☒ Detached Garage -- Contributing? ☒ Y ☐ N gabled

☐ Other Outbuildings: _____ Contributing? Y N
_____ Contributing? Y N
_____ Contributing? Y N

Remarks: Good example of a craftsman style house
with good overall integrity

Date Recorded: 10/22/98

Recorded By: Tania Metcalf

...histpres\suvfrm.wpd: rev. 5-27-98

SURVEY FORM

ITEM 3, ATTACHMENT 13

Item 17.

county Larimer	city Fort Collins	project Fort Collins Neighborhood History
bldg owner		surveyed by: ETI/MHU date: 8-83
bldg name		date of construction
address/location 1006 LaPorte		actual: <u>abt. 1931</u> estimate:
map Holy Family West		source: <u>City Directory</u>
bldg no. <u>469</u>		use
film roll		present:
by: <u>HU</u> no: <u>19</u>		historic:
neg. nos: <u>26</u>		condition <u>fair</u> <u>excellent</u> <u>good</u> <u>deteriorated</u>



extent of alterations
 ___ minor ___ moderate ___ major
 describe:

field assessment
 ___ eligible ☒ not eligible

district potential
 ___ yes ___ no
 ___ contributing
 ___ non-contributing

associated buildings ☒ yes
 describe:

garage

if surveyed, list bldg nos.

style <u>Bungalow</u>	no. of stories	site plan
architectural features ☒ upper sash <u>clpkd</u>		
comments <u>good example late</u> <u>Bungalow</u>		
		see back ☒ yes

(VAA) CITY OR TO

(VAA) PARCEL NO.

(AB) SCHEDULE NO.

(DAF) TA:

A

Item 17.

(VAB) SUBDIVISION <i>Cap Hill</i>	(VAC) BLOCK <i>322</i>	(VAD) LOT(S) <i>20</i>	(DAA) TWP	(DAB) RANGE	(DAI) SEC.	(DAI) SEC.	(DAI) MAP NO.
--------------------------------------	---------------------------	---------------------------	-----------	-------------	------------	------------	---------------

(DAC) CITY NO.	(DAD) SUB. NO. <i>1017</i>	(DAE) CENSUS NO.	(DAG) PLAN DIST.
----------------	----------------------------	------------------	------------------

(CAA) PROPERTY ADDRESS <i>133 LaPorte</i>	(CAB) ZIP CODE
--	----------------

(BAA) OWNERS NAME <i>Doyle, W & B</i>	(CAC) STREET ADDRESS	(CAD) CITY & STATE	(CAE) ZIP CODE	(HAC) DATE MO. YR.	(HAE) BOOK	(HAF) PAGE	(HAI) TYPE INSTR.	(HAB) DOC. FEE
					<i>1847</i>	<i>935</i>		
					<i>186</i>	<i>889-70</i>		
					<i>187</i>	<i>16</i>		

97112-35-020

0031305

GEIST, SAMUEL WILLIAM

100 1001 MARKS:

1867-0935

WC

000 00A

06/78

H0521

1020 SKYLINE
FT COLLINS CO

97112-35-020

LOT 20, BLK 322, CAP HILL, FIC



97112-35-020

2-11-77

LAND ATTRIBUTES SUBJECT PROPERTY

(DAH) ZONING

(JAA) USE *1/10*

IMPROVEMENTS

JBA	Paved Street	☒
JBB	Graveled Street	☒
JBC	Unimproved	☐
JBD	Sidewalk	☒
JBE	Curb & Gutter	☒
JBF	Street Lights	☒
JBG	Alley	☐

UTILITIES

JCA	Public Water	☒
JCB	Well Water	☐
JCC	Public Sewer	☒
JCD	Septic System	☐
JCE	Natural Gas	☐
JCF	Electricity	☒

TOPOGRAPHY

JDA	Level	☒
JDB	High	☐
JDC	Sloping	☐
JDD	Low	☐
JDE	Sloping	☐
JDF	Hilly	☐
JDG	Rock	☐
JDH	Retaining Wall	☐

SHAPE, ETC.

JEA	Representative	☒
-----	----------------	-------------------------------------

APPRAISER'S INTERVIEW AND VALUE ESTIMATE

(WAA) DATE	(WAB) APPRAISER	CONFIRMED SALE PRICE	(IAA) OCCUPANCY OWNER/TENANT	(IAB) MONTHLY RENT	(IAC) FURNISHED UNFURNISHED	(IAD) EST. ECONOMIC RENT (UNFUR.)	EST. (WAE) PROPERTY VALUE

(JAB) LAND CLASS			LAND VALUE CALCULATION							
DATE	(KAC) CODE	(GAD) SIZE	BASE UNIT	ADJUSTMENT FACTORS					BASE UNIT VALUE	TOTAL LAND VALUE
				SIZE	SHAPE	LOCATION	OTHER	COMPOSITE		
		53 x 150								

COST APPROACH

DATE	TOTAL R.C.N.L.D.	COST FACTORS		ADJUSTED R.C.N.L.D.	ADD LAND	INDICATED VALUE
		AREA	TIME			
		%	%			
		%	%			
		%	%			
		%	%			
		%	%			
		%	%			
		%	%			
		%	%			
		%	%			

MARKET APPROACH (COMPARABLE SALES)

SALES REFERENCE	DATE OF SALE	PRICE PAID (R.E. ONLY)	TIME ADJ.	LOCATION ADJ.	PHYSICAL CHARACTERISTICS (OTHER ADJ.)	ADJUSTMENT

INCOME APPROACH

DATE	GROSS RENT MULTIPLIER	ECONOMIC RENT	DATA REFERENCE	INDICATED VALUE

APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION

(WBA) DATE	(WBB) APPROACH USED	(WBF) ACTUAL VALUE	LAND/IMPS. RATIO	(WBC) DETERMINED BY

ACTUAL VALUE				ASSESSED VALUE			
(FAC) YEAR	(GAB) LAND	(FAB) IMPS.	TOTAL	LAND	IMPS.	TOTAL	ENTERED BY
19 71	5800	1000	19500	100	100	5800	
19 78	2330	12730	14060	100	100	4820	
19 79	3330	13060	16390	100	3920	4920	
19 83	4000	18140	22140	970	3810	4780	
19 84	4200	18720	22920	890	3930	4820	

AZ) CARD OF CARDS

PARCEL NUMBER (AA#)
9712-35-020TYPE NUMBER
121DW. UNITS
1BEDROOMS (AP)
2BATHS (AQ)
1

WALL CONSTRUCTION

1ST FLOOR AB FR MA AA 11 12 13 CODE SO. FT. AREA

ABOVE 1ST AD FR MA AA 11 12 13 CODE SO. FT. AREA

2 STORY/FA AD FR MA AJ 11 12 13 CODE SO. FT. AREA

INF. SSMT AC FL PT NO AK 11 12 13 CODE SO. FT. AREA

FIN. SSMT AL 11 12 13 CODE SO. FT. AREA

PORT AF P F AE 11 12 13 CODE SO. FT. AREA

GARAGE AH FR MA AG 11 12 13 CODE SO. FT. AREA

V&F IN AI ATT. DET. BSMT. 11 12 13 CODE SO. FT. AREA

DIAT Floor

N) PORCHES AM 11 12 13 CODE SO. FT. AREA

COVERED PORCHES NA 11 12 13 CODE SO. FT. AREA

WOOD BALCONIES NB 11 12 13 CODE SO. FT. AREA

ENCLOSED PORCHES NC 11 12 13 CODE SO. FT. AREA

TERRACE ND 11 12 13 CODE SO. FT. AREA

CONC STAIRS & STAIRWELL NE 11 12 13 CODE SO. FT. AREA

NZ 11 12 13 CODE SO. FT. AREA

Z) OTHER IMPS. CODE COST AREA EST. RCN

FIREPLACE ZA - - -

YARD IMPS. ZB - - -

Concrete Foundation ZC (-28) 192 75.0

QUALITY ADJ. (AT TIME OF CONSTRUCTION)

DESIGN (MAX 2%) CA 2 +

EXTERIOR (MAX 3%) CB

INTERIOR (MAX 11%) CC

NET VARIANCE CD

D) DEPRECIATION

YEAR BUILT DA 1923

YEAR REMODELED DB

% REMODELED DC

ADJ YEAR BUILT DD

NORMAL % GOOD

CONDITION FOR AGE

(E) FOUNDATION

CONCRETE EA

BLOCK EB

STONE EC

BRICK ED

PIERS EE

MUD SILLS EF

(F) EXTERIOR WALL

FR. WD. OR SH FA X

FR ASBESTOS FB

FR. STUCCO FC

BRK. VENEER FD

BLK. PAINTED FE

BLK. STUCCO FF

BLK. OMBRK/BLK FG

LOG FH

METAL FI

N. STN./MOSS RK. FJ

Sq. Ft.

(G) WINDOWS

W.D. 11 GA

GB

(H) ROOF & FRNG.

FLAT HA

SHED HB

GABLE HC X

HIP HD

GAMBREL HE

FRAMING ADJ. HF

ASPHALT SGLS. HG

WOOD SGLS. (SGLS) HH

CONC. BAR TILE HI

SPANISH TILE HJ

SLT./MISSN. TILE HK

BUILD-UP HL

ASBESTOS SHLS. HM

(I) INTERIOR FINISH

UNFINISHED IA

PLASTERED IB X

DRYWALL IC

WALLBOARD ID

PLYWOOD IE

HARDWOOD IF

(J) FLOORS & FLRG.

WOOD JOISTS JA X

SUBFLOOR JB

SOFTWOOD FLRG. JC X

HARDWOOD FLRG. JD

IN CARD

(K) APPLIANCES & MECHANICAL

(K) APPLIANCES

COOKING TOP KA

WALL OVEN KB

DROP-IN RANGE W/OVEN KC

HOOD (STANDARD) KD

HOOD, CUSTOM STR KE

HOOD, CUSTOM CON. KF

ELECTRONIC OVEN KG

ELECT. B B Q. KH

DOUBLE OVEN KI

CENTRAL VACUUM KJ

INTERCOM. AM FM KK

INTERCOM. AM KL

INTERCOM. REM. STA. KM

Smooth Surface Cooking To KN

Self-Cleaning Oven-Add KO

Trash Compactor KP

(L) PLUMBING

BASE LA X 7

3 FIXTURE BATH LB

3/4 BATH LC

2 FIXTURE BATH LD

LAVATORY LE

WATER CLOSET LF

BATH TUB LG

ROMAN TUB LH

STALL SHOWER LI

ST. SHOWER W/DOOR LJ

KITCHEN SINK LK

WATER HEATER LL

LAUNDRY TRAY LM

DISPOSAL LN

DISHWASHER LO

R 1.3 FIXTURE BATH LP

SEPARATE STACK LQ

SLIDING TUB ENCL. LR

WATER SOFTENER LS

SAUNA BATH LT

BIDET LU

LZ

(M) HEATING & COOLING

ELECT. AIR CLEANERS MJ

HUMIDIFIERS MK

EL. WALL HEAT - 750W ML

EL. WALL HEAT - 1500W MM

ATTIC EX. FAN (W/TIMER) MN

THRU-WALL AIR COND. MO

MZ

FORCED AIR MA X

GRAVITY MB

GROUND PLAN SKETCH

121

116

28.5

181

40.5

24

18

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Sq. Ft. AREA

1154

BUILDING PERMITS:

ADDRESS _____

PARCEL NUMBER _____

Item 17.

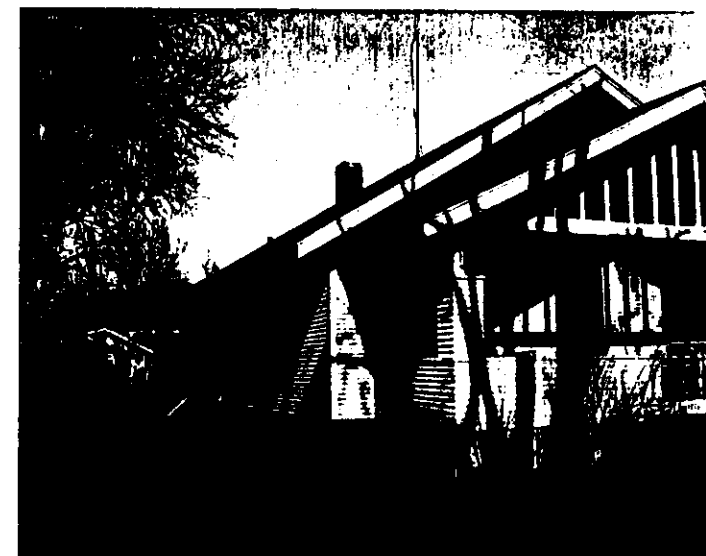
GEIST, WM. & BESSIE HAZEL
1006 LAPORTE
FT. COLLINS, COLO.

97112-35-020
LOT 20

BLK 322

FT. COLLINS

CAP HILL



JAN 30 1968

1006 LaPorte

SUBJECT PROPERTY										NEIGHBORHOOD			LOCATION OF IMPROVEMENTS			CLASSIFICATION No.		
IMPROVEMENTS		UTILITIES		TOPOGRAPHY		USE		TOPOGRAPHY		TREND								
ed Street		City Water		Level		Single Family		Level		Improving								
ck Topped Street		Well		High		Two Family		High		Static								
aled Street		Sewer		Steep		Multi Family		Steep		Declining								
proved		Septic Tank		Low		Business		Low		Blighted								
ewalk		Cesspool		Sloping		Commercial		Sloping										
b and Gutter		Natural Gas		Hilly		Industrial		Hilly										
el Lights		L.P. Gas		Rock				Rock										
Y		Electricity		Retaining Wall														
						ZONING				Date of improvements					ZONING			
										Percent Built Up								

LAND VALUE CALCULATION										SUMMARY								
AR	SIZE OR ACRES	UNIT VALUE	ADJUSTMENT FACTORS				FRONT FOOT SQUARE FOOT ACRE VALUE	TOTAL VALUE	DATE	APPRAISER	ACTUAL VALUE			%	ASSESSED VALUE			ENTER
			BASE DEPTH	DEPTH	CORNER	OTHER					LAND	IMPROVEMENTS	TOTAL		LAND	IMPROVEMENTS	TOTAL	
	5.11														440	2140	2580	
									1/1						500	2130	2630	
									1/76		3120	1170	10870		940	2320	3270	
									1/1		1160	1230	12510		1220	1260	5880	

S DATA & REMARKS _____

Measured By: _____

Reviewed By: _____

SPECIAL NOTES: _____

CARD

BLDG. No.

Page 273

X GEIST, WM. & BESSIE HAZEL SD 5
~~1496~~ LAPORTE 1096
 FT. COLLINS, COLO.

LEGAL DESCRIPTION 97113-35-02 1

LOT 20 BLK 322

FT. COLLINS CAP HILL

Address of property

Address of property
1006 Labette

✓ 26A-7-48c



Item 17.

LOT OR ACREAGE DESCRIPTION

LAND VALUE CALCULATION

ZONING		STREET OR ROAD	IMPROVEMENTS	TOPOGRAPHY	
RESIDENTIAL	☒	PAVED	☒	LEVEL	☒
APARTMENT	☐	HARD SURFACE	☐	HIGH	☐
COMMERCIAL	☐	OILED	☐	STEEP	☐
LIGHT INDUSTRIAL	☐	GRAVEL OR STONE	☐	SOIL	☐
HEAVY INDUSTRIAL	☐	UNIMPROVED	☐	LOW	☐
	☐	CONDITION:	SEWER	SLOPING	☐
	☐	GOOD	☒	ELECTRICITY	☒
REGULAR LOT		AVERAGE	☐	GAS	☒
SIZE 55 x 150		POOR	☐	PAVED ALLEY	☐
IRREGULAR LOT SIZE				Circle "	☒
X X					
SPECIAL LAND NOTES:					

[illegible]

SUMMARY

ANNUAL ASSESSMENT

SUMMARY OF LAND AND BUILDING VALUES

DESCRIPTION	DATE	AMOUNT	YEAR	% CHANGE	REASON	LAND	IMPROVE- MENTS	TOTAL	LAND BUILDINGS AND IMPROVEMENTS (THIS CARD) CARD NO. _____ CARD NO. _____ TOTAL BUILDING* AND	FULL APPRAISED VALUE
BUILDING PERMIT		\$	19 ²¹		No Cha.	\$ 550	\$ 2040	\$ 2590.		
ORIGINAL COST (IMPROVEMENTS)			19							
ADDITIONS AND BETTERMENTS			19							
OWNER'S ESTIMATE OF VALUE			19							
PRIVATE APPRAISAL			19							
INSURANCE			19							
MORTGAGE			19							

AREA- B Item 17.

32' x 40'	1280.00
X	
8' x 28' (4a)	224
X	
X	
X	
X	
X	

TOTAL

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
1.341	1296	2.48	445.
ADDITIONS (PLUS)			
5.2	320	10	320
4.2	224	1.75	392
9	1280	16	20480
			871

DEDUCTIONS (MINUS)

1.341	1296	33	428
10.2	1280	0.25	320
9	1280	0.20	256
			337

BASE REPRODUCTION COST \$ 4938.

FINAL NET CONDITION 40.

FINAL VALUE-- MAIN BUILDING \$ 1975

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$ 1975

GARAGE 63

MINOR BUILDINGS
OTHER IMPROVEMENTS

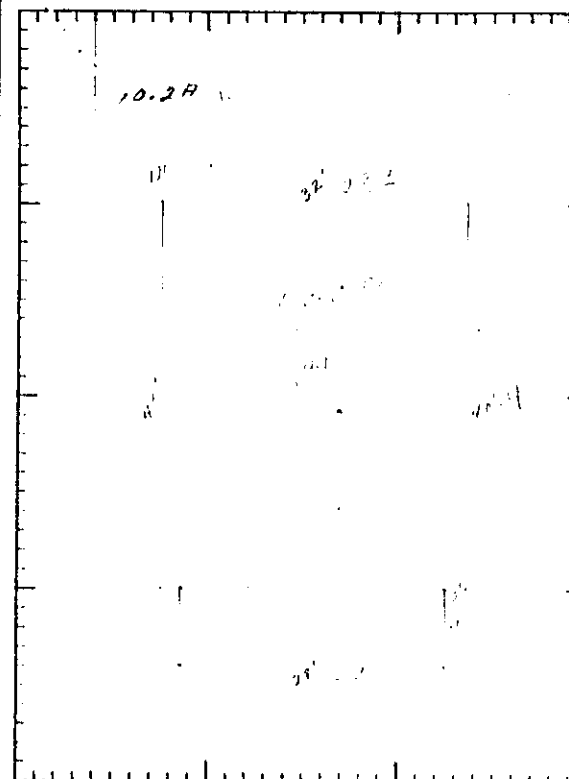
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CLASSIFICATION 1.341 MAIN BUILDING DESCRIPTION

BLDG. No.

GROUND PLAN SKETCH

(INDICATE NUMBER STORIES)



FRONT

DEPRECIATION AND OBSOLESCENCE

A. AGE (NORMAL DEPRECIATION)	50%
B. PHYSICAL CONDITION	10%
C. MODERNIZATION (MINUS)	0%
D. TOTAL DEPRECIATION	60%
E. NET CONDITION (100-D)	40%

SPECIAL OBSOLESCENCE

F. LOCATION (AREA NO.)	0%
G. OTHER	0%
H. TOTAL SPECIAL OBSOLESCENCE	0%
J. FINAL NET CONDITION (100-H) XE	40%

- TYPE AND USE
- 1-FAMILY DWELLING ☒
- 2-FAMILY DWELLING ☐
- TOWN HOUSE ☐
- APARTMENT BUILDING ☐

UNITS AND ROOMS

KIND OF UNITS	NUMBER OF	
	UNITS	ROOMS
10.2A	1	4

FOUNDATION

- POSTS OR PIERS ☐
- WALLS ☒ MASONRY

EXTERIOR WALLS

- WOOD FRAME ☒
- INSULATION: ☒ NO SHEATHING ☐
- SOLID MASONRY ☐
- INSULATION: ☐ % AREA
- SIDING: ☒ WOODBOARD
- BOARD AND BATTEN ☐
- SHINGLE: WOOD ☐
- ASPHALT ☐ ASBESTOS ☐
- STUCCO ☐
- BRICK VENEER: ☐ COM. ☐ FACE ☐
- STONE VENEER: ☐ NATIVE ☐ CUT ☐
- BRICK SOLID: ☐ COM. ☐ FACE ☐
- CONCRETE BLOCK ☐

ROOF

- TYPE: ☐ FLAT ☒ PITCHED ☐ LOW ☐ MEDIUM ☒ STEEP
- FRAMING: ☒ SIMPLE ☐ DIFFICULT

- ROOFING
- PREPARED ROLL ☐
- BUILT-UP ASPHALT ☐
- SHINGLE: ☒ WOOD ☒ ASPHALT ☐
- ASBESTOS ☐ SLATE ☐
- METAL ☐ TILE: ☐ CEMENT ☐ CLAY ☐
- TIN ☐ COPPER ☐
- INSULATED ☐

- BASEMENT
- AREA: ☒ 100% ☐ 75% ☐ 50% ☐ 25% ☐ NONE
- NO FLOOR ☒
- PLASTERED ☒ PLASTERED ☒
- CEILING ☒ WALLS ☒
- WALLS: KIND ☒ CONC

- FINISHED ROOMS:
- NO. ☒ 25% AREA

- FLOORS
- SUBFLOOR 1ST ☒ 2D UP ☐
- NO SUBFLOOR 1ST ☐ 2D UP ☐
- CONSTRUCTION:
- WOOD JOISTS ☒ 2.48
- CONCRETE ON GRADE ☐

- FINISH FLOORING:
- HARDWOOD ☐ SOFTWOOD ☒
- TILE: SQ. FT. ☐
- SQ. FT. ☐

- INTERIOR FINISH
- WALLBOARD OR EQUAL ☐
- PLASTERED ☒
- WOOD PANELING: ☒
- KIND: ☐
- SQ. FT. ☐

- TILE WALLS: SQ. FT. ☐
- TRIM: HARDWD. ☐ RMS. ☐
- SOFTWOOD ☒ RMS. ☐

- LIGHTING
- ELEC. ☒ GAS ☐ NONE ☐

- ATTIC
- FINISHED STAIRS ☐
- PERCENT OF GROUND AREA:
- FINISHED ☐ % UNFIN. ☒ %
- PORCHES
- NUMBER: OPEN ☐ CLOSED ☐
- UNFINISHED ☐ FINISHED ☐
- TERRACES
- KIND ☐

- HEATING
- STOVE ☐
- WARM AIR: PIPELESS ☒
- PIPED ☐
- FORCED CIRCULATION ☐
- HOT WATER OR VAPOR ☐
- STEAM ☐
- GAS STEAM RADIATORS ☐
- GAS FLOOR FURNACES NO. ☐
- AIR CONDITIONING ☐
- AUTOMATIC BURNER OR STOKER ☐
- OIL ☐ GAS ☒ COAL ☐

- PLUMBING
- NONE ☐ WATER ONLY ☐

- BATHROOMS ☐ TILED ☐
- NUMBER OF FIXTURES:
- WASHSTANDS ☐ TUBS ☐
- WATERCLOSETS ☐ SHWRS. ☐
- SHOWER STALLS ☐
- AUTOMATIC WATER HEATER ☐
- KITCHEN ☐ LAUNDRY ☐
- SINK ☒ TUBS ☐

- OTHER ITEMS
- NATURAL FIREPLACES ☐
- GAS FIREPLACES ☐
- OUTSIDE CHIMNEYS ☐
- STATE OF REPAIRS
- EXCELLENT ☐ GOOD ☒
- FAIR ☐ POOR ☐

DATE OF CONSTRUCTION

MAJOR ALTERATIONS OR ADDITIONS

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	SOURCE	DATE	AGE	DESCRIPTION	PER CENT	DATE	AGE	DESCRIPTION	PER CENT
1923	39	OWNER								

GARAGE AND MINOR BUILDINGS

CLASS NO.	SIZE WIDTH X DEPTH	AREA	WALLS	FLOOR	ROOF	2D FLOOR	HEATING	LIGHTING	PLUMBING	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE
-----------	--------------------	------	-------	-------	------	----------	---------	----------	----------	-------------------	-----	--------------	-----------

10.2A 12x16 192

Memorial contributions may be made to the building fund of the Bible Missionary Church in care of the Warren Funeral Chapel. Fisher was born Sept. 1, 1881 in Exeter, Neb. He married Ruby Marlon Fisher May 2, 1928 in Exeter. She died March 16, 1961. On Nov. 10, 1964 Fisher married Alice A. Deleboyer in Bellevue. She survives.

A resident of Fort Collins since 1967, Fisher was a tired farmer, carpenter and truck driver.

He was a member of the Bible Missionary Church.

Survivors include a daughter Lucille Verellen of Richland, Wash.; two sons, Len A. Fisher of Lakewood and Ed Millett of Denver, and four stepdaughters: Sher Robertson and Opal Taylor, both of Fort Collins, and Evelyn Price and Mabel Wright, both of Loveland. He is also survived by 17 grandchildren and many great-grandchildren.

Urich rites

A graveside service for William Urich of 806 E. Turtle St. was scheduled today at the Roselawn Cemetery. The Rev. Fred Edmonds was to officiate and military honors were to be delivered by the American Legion George Leach Post No. 4.

Urich, 75, died Friday in a local nursing home following a lengthy illness.

Survivors include two sisters, Freida Whitmore of Eaton and Helen Carlson of Fort Collins; and five brothers, Jacob of Wellington, Sam of Portland, Ore., Elmer of Newburg, Ore., and Fred and Herman of Fort Collins.

the Rev. Don Lambert will officiate. Burial will be in the Roselawn Cemetery.

Mrs. Jameson was born Sept. 14, 1897 in Smith Center, Kan. She married Charles B. Jameson in 1916 in Kansas. He died in 1960.

In 1936 Mrs. Jameson moved to Fort Collins from Franklin, Neb. She was a saleslady for Montgomery Ward for 30 years and retired in 1962.

Mrs. Jameson was a member of the American Baptist Church.

Survivors include a son, Charles Jameson of Aurora, one grandchild and two great-grandchildren.

William Geist

William Geist, 73, 1006 Laporte Ave., died Sunday at his home.

Funeral services will be at 1 p.m. Tuesday at Goodrich Chapel. Rev. Fred Edmonds will officiate. Burial will be in Grandview Cemetery.

Born May 16, 1904 in Fort Collins, Geist married Hazel Scott July 8, 1930.

He was employed by Sheely Motors for 23 years and was self-employed at a service station for 10 years. He retired in 1969.

Geist had been a foster parent for 32 infants through the Welfare Department.

He was born during the 1904 flood and was carried in the arms of his God mother behind the wagon that carried his mother to the old city hospital at Magnolia and Matthews.

Survivors include his wife, Hazel, a son Samuel and a daughter, Margaret Ann Lockman, all of Fort Collins and a brother, J.D. Geist of Albuquerque, N.M.

Four brothers and two sisters preceded him in death.

BLUE RIBBON BLOCK

STORE HOURS
MON.-SAT.
9 AM - 7 PM
1205 W. ELIZABETH
FORT COLLINS
PHONE: 221-0611

BLUE RIBBON SPECIALS

BEEF & PORK BUNDLES
BEEF BY HALVES & QUARTERS
GROUND BEEF PATTIES

**Check Our Prices
on these Blue Ribbon Items!!**

Always available... sides & quarters of beef, or special size bundles... plus quality ham, bacon, sausages & Red Bird fryers.

Master Charge and food stamps welcome

LUDWIG'S DELI ITEMS

New England LUNCH LOAF

LONGHORN CORN CHIESE

\$1.79 lb.

\$1.79 lb.

Remember order your fresh oysters and Turkeys EARLY for Thanksgiving!

Hundreds of Deli Items to choose from including fresh frozen lobster tail, shrimp, red snapper, and imported cheeses.

Item 17.

HIDE-A

Matching beautiful Ladydate B. Woman diamonds in stainless Something

Fine Jew Footfills Also Den Use one American Mail and Please ad

Open S

FC Coloradoan Mon. Nov. 7, 1977 pA5

cations pointed to passage by the republicans legislature of enabling legislation.

It is understood the question to be put before the voters has been framed by Elihu Root. It reads: "Should the congress of the United States modify the federal constitution to enforce the 18th amendment to the constitution of the United States so that the same shall not prohibit the manufacture, sale, transportation, importation or exportation of beverages which are not in fact intoxicating as determined in accordance with the laws of the respective states?"

Dry forces are much opposed to the Karle-Phelps bill providing for a referendum.

OMAN'S RIGHT TO SPIRIT OF THO WED AGAIN

31.—Dead for fifteen years, chorowski was named as co-ought by her second husband, marital triangles ever heard

band. Such conduct, he indicated, cannot be classed as infidelity.

New Job Created For Some Senator

WASHINGTON, March 31.—A new and unique job has been created by Senate Republican. It will be held by a senator whose duty it would be to keep behind his delinquent colleagues to see they file a report with every bill they report from a committee. The task of filling this place was left to Senator Curtis of Kansas, the party leader.

EN TO PASS R COOLIDGE DAM

tance for life, and all of them for long terms, will do penance for their crimes. Larimer County Independent

Friday April 2, 1926

William F. Dunham, Pioneer Mining Man And Mechanic, Dead

William Frederick Dunham, 71 years of age, died at his home, 1006 Laporte avenue, at 1 o'clock Wednesday morning after being confined to his bed for seven weeks with diabetes.

Mr. Dunham was born in Plainfield, N. J. Dec. 25, 1854.

When 8 years of age with his parents he moved to Tarina Ill. He entered college at Milton Wis., as a law student. After his graduation, being more mechanically inclined, he decided to enter the machine shop at Providence R. I. After completing this course, he came west, settling at Robinson Colo., where he installed the first plant of machinery for the Woods Syndicate in the state.

He served twenty-eight months on the Denver fire department as assistant engineer with engine company No. 1, resigning to accept a position with the Woods Syndicate company as assistant master mechanic on the Gold Coin Mine located at Victor, Colo. This position he held for seven years.

He then accepted a position as master mechanic with the Rawley Mining company at Bonanza Colo., acting in this capacity fifteen years.

Nine years ago, while going from the hotel to the engine house he slipped and fell down an 8 foot embankment, injuring his spine which caused spinal meningitis to which is traced this last fatal illness.

Nov. 13, 1886, he was married to Miss Kathryn McGrew at Leadville, Colo, and to this union were born four children, Glen William Dunham and Mildred, H. Allen having died. Those remaining to mourn his loss are his widow Mrs. Kathryn Dunham, and two daughters Mrs. Leta Nelson and Mrs. Kathryn Kerwood, and three grand children Gretchen L. Allen, Harlod W. and Walter D. Hatch.

In 1911 the family moved from Victor, Colo., to Fort Collins. Mr. Dunham was a member of South Denver Lodge No. 93 A. F. and A. M. and of the Homesteaders Lodge of Fort Collins.

The funeral will be held from Balmor's mortuary at 2:30 o'clock Friday afternoon. Services at the grave will be in charge of the Fort Collins lodge of Masons, at the request of the Denver lodge of which

ITEM 3 ATTACHMENT 15
The Lamariniere departed day for the long voyage with as grotesque a personnel as ever a ship carried across seas, dressed in coarse woolen garments, their steps heavy and faltering. With all the spirit of belligerency seemed to pervade. As the vessel got under way, persons in lighters which circled around her, heard a moan coming from the depths of the Lamariniere. It grew into a groan, then swelled into a roar and ended in a blood-curdling yell.

Item 17.
"Mort aux vaches" (death to the bulls), was the parting salute to the land of their birth by the men doomed to a living death on Devil's mother and seven sisters had made the journey there, but they were not permitted to wish godspeed to the dejected prisoners.

One of the felons, overcome by emotion while waving goodbye to his sweetheart, fell dead.

One man alone among the prisoners showed traces of stolidity. An armed guard said he was Gabriel Mourcy, one of the men who several years ago while butler for the late Albert R. Shattuck, banker of New York, robbed his employer, on the second locking the family in the wine cellar and stealing \$90,000 worth of jewelry. He was traced to France and convicted and sentenced to death. The plea of Mr. Shattuck saved him from the guillotine, and he is now on his way to the prison island under sentence for life.

Captain Louis Grenet of the Lamariniere is now fearful of disturbances by the convicts as his vessel is making its way across the Atlantic in case of an attempt of mutiny the cages are so arranged that steam from ten pumps can be turned into them. This the captain thinks would be sufficient to melt any revolt.

Most of the convicts bore weird tattoo marks—some blasphemous, and some of revolutionary mottoes. One man whose sentence of death had been commuted to life imprisonment had a blue-black mark tattooed around his neck. Above it were the words:

"Executioner, when cutting follow the dotted line."

TARIFF MISERABLE COMMISSION



Landmark Designation Amendment – 1006 Laporte Ave.

Yani Jones

Historic Preservation Planner

9-15-20

Page 278

Historic Preservation Commission Meeting (Aug. 19, 2026)

- Staff-initiated designation amendment proposal to correct errors and align with historic preservation best practices. Supported by property owner.
- Proposed Amendments
 - Remove garage as contributing structure (garage does not reflect significance of property or possess individual significance)
 - Change historic property name to “Walker/Geist Property” to correct research error in original nomination.
- Property remains designated with significance under Standard 3 (Design/Construction) for house’s Craftsman architecture
- HPC Resolution 2, 2026 adopted unanimously recommending City Council approve designation amendment

ORDINANCE NO. 130, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE LANDMARK DESIGNATION OF THE MARSH/GEIST HOUSE AND
GARAGE, 1006 LAPORTE AVENUE, FORT COLLINS, COLORADO, A FORT
COLLINS LANDMARK PURSUANT TO CITY CODE CHAPTER 14, TO REMOVE THE
GARAGE AND RENAME THE LANDMARK AS THE WALKER/GEIST PROPERTY

A. It is a matter of public policy that the protection, enhancement, and perpetuation of sites, structures, objects, and districts of historic, architectural, archeological, or geographic significance, located within the City, are a public necessity and are required in the interest of the prosperity, civic pride, and general welfare of the people.

B. It is the policy of City Council that the economic, cultural, and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historical, architectural, archeological, and geographical heritage of the City and by ignoring the destruction or defacement of such cultural assets.

C. The Marsh/Geist House and Garage, located at 1006 Laporte Avenue in Fort Collins (the "Property"), was designated as a Fort Collins Landmark by Ordinance No. 85, 2000, adopted on August 15, 2000, for the Property's architectural significance to Fort Collins, under City Code Section 14-22(a) Standard (3) Design/Construction, for the house's Craftsman architecture, with the garage noted as dating to the Property's period of significance and contributing to its architectural importance.

D. Staff of the City Historic Preservation Division have found it necessary to amend some landmark designations to better reflect historic preservation best practices in the evaluation of historic properties, particularly the evaluation of outbuildings, the reassessment of applicable significance standards, or other amendments based on supplemental historical or architectural research. Based on these best practices, it has been determined that amendments to the Property's landmark designation are necessary.

E. The Property owners have agreed to amendments to the landmark designation, specifically to remove the garage from the structures named in the landmark designation and correct the Property's landmark name to the Walker/Geist Property.

F. The Historic Preservation Commission has determined that amending the Property's landmark designation is consistent with the City's Declaration of Policy in City Code Section 14-1 and Purpose in City Code Section 14-2 and would not result in adverse effects to the Property and, therefore, recommends adoption of this Ordinance amending the Property's landmark designation.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. References to the garage are stricken from the Property's landmark designation under Ordinance No. 85, 2000.

Section 2. The name of the historic property is amended to be the "Walker/Geist Property."

Section 3. The criteria contained in City Code Chapter 14, Article IV, will continue to serve as the standards by which alterations, additions, and other changes to buildings and structures located upon the Property will be reviewed.

Section 4. In compliance with City Code Section 14-36, the City shall, within fifteen days of the effective date of this Ordinance, record among the real estate records of the Larimer County Clerk and Recorder a certified copy of this Ordinance amending the landmark designation of the Property.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026

Approving Attorneys: Heather N. Jarvis
Rebecca Bayetti

Exhibit: None

File Attachments for Item:

18. First Reading of Ordinance No. 131, 2026, Amending Portions of Section 1-15 of the Code of the City of Fort Collins Concerning General Penalties to Allow Restitution for Victims of Misdemeanors, Petty Offenses, and Civil Infractions, to Clarify what can be Requested as Restitution, and to Correct Cross References to Section 1-15.

The purpose of this item is to amend City Code Section 1-15 to align its restitution provision.

City Code currently expressly allows for restitution for victims of misdemeanor offenses. This has been the language in the Code since 2005. Because the recent sentencing Code updates have reclassified many prior misdemeanor offenses as civil infractions or petty offenses, the Code must be amended to provide clarity of the intention to allow for restitution on offenses now classified as infractions and petty offenses, which include commonly charged offenses such as theft under \$300, criminal mischief under \$300, animal at large, and public nuisance.

The proposed amendments ensure that restitution can be made to victims of all non-traffic offenses and clarifies the categories of expenses that can be compensated through restitution.

There is also an error in the lettering of Section 1-15. This proposed amendment would correct that error to re-letter the Restitution section to subsection (f) and the Penalties section to subsection (g).

The Ordinance also directs the codifier of the Code of the City to amend sections of the City Code to remove references to specific subsections of Section 1-15 and replace such references with general references to Section 1-15.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Alyssa Bamonti, Assistant City Attorney

SUBJECT

First Reading of Ordinance No. 131, 2026, Amending Portions of Section 1-15 of the Code of the City of Fort Collins Concerning General Penalties to Allow Restitution for Victims of Misdemeanors, Petty Offenses, and Civil Infractions, to Clarify what can be Requested as Restitution, and to Correct Cross References to Section 1-15.

EXECUTIVE SUMMARY

The purpose of this item is to amend City Code Section 1-15 to align its restitution provision.

City Code currently expressly allows for restitution for victims of misdemeanor offenses. This has been the language in the Code since 2005. Because the recent sentencing Code updates have reclassified many prior misdemeanor offenses as civil infractions or petty offenses, the Code must be amended to provide clarity of the intention to allow for restitution on offenses now classified as infractions and petty offenses, which include commonly charged offenses such as theft under \$300, criminal mischief under \$300, animal at large, and public nuisance.

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The Ordinance also directs the codifier of the Code of the City to amend sections of the City Code to remove references to specific subsections of Section 1-15 and replace such references with general references to Section 1-15.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

On June 2, 2026, amendments to Section 1-15 (General Penalties) were enacted. These amendments included reclassification of all municipal offenses to align with state law. The reclassifications meant that many offenses were reduced from misdemeanors to petty offenses or civil infractions. Phase 2 of the Municipal Court sentencing updates specified the penalties for specific offenses. This went into effect on August 18, 2026.

Upon closer review of Section 1-15 after the updates, staff noticed that as currently written, Code Section 1-15 only allows for restitution on misdemeanor offenses. This was inadvertently missed by staff during the previous Code changes that reclassified many offenses, such as theft under \$300, criminal mischief under \$300, and public nuisance, to petty offenses or civil infractions. As currently written, the Code does not allow for restitution for victims of those offenses.

Historically the City has never requested restitution on traffic matters as it has been prohibited by the City Code. Traffic matters are usually covered by insurance.

Defining restitution on what can and cannot be considered in a restitution request provides clarity for all involved and allows victims to be made whole for any damages or bills they incurred when the crime was committed.

Staff also realized the lettering of Code Section 1-15 is incorrect and goes from (e) to (g). This proposed amendment corrects the lettering to include the Restitution section as subsection (f) and the Penalty section as subsection (g) and directs the codifier to amend the Code to general references to Section 1-15.

KEY CONSIDERATIONS

“Victim” includes not only community members and businesses, but also the City itself.

To ensure that the City is doing as much as it can to make victims of non-traffic offenses whole again, staff requests an amendment to Code Section 1-15 to allow for restitution for victims of all non-traffic offenses. Prior to the most recent Code updates, there have been situations where requesting restitution on civil infractions was necessary.

This proposed amendment corrects an inadvertent omission that will allow the City to request restitution in the same ways as has been done in the past.

Defining what the categories that “restitution” can include will help both victims in making requests and defendants in deciding whether to accept or challenge a restitution request.

General references to Section 1-15 serve the purpose of putting the community on notice of penalties.

CITY FINANCIAL IMPACTS

There is no significant direct financial impact associated with these amendments.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS / LINKS

1. Ordinance No. 131, 2026

ORDINANCE NO. 131, 2026
 OF THE COUNCIL OF THE CITY OF FORT COLLINS
 AMENDING PORTIONS OF SECTION 1-15 OF THE CODE OF
 THE CITY OF FORT COLLINS CONCERNING GENERAL
 PENALTIES TO ALLOW RESTITUTION FOR VICTIMS OF
 MISDEMEANORS, PETTY OFFENSES, AND CIVIL
 INFRACTIONS, TO CLARIFY WHAT CAN BE REQUESTED AS
 RESTITUTION, AND TO CORRECT CROSS REFERENCES TO
 SECTION 1-15

A. Penalties for violations of several chapters of the City Code were updated on June 2, 2026, and August 18, 2026. Provisions of the Code related to restitution must be amended to align with the City's new penalty framework.

B. The Code currently expressly allows for restitution for victims of misdemeanor offenses. This has been the language in the Code since 2005. Since the recent sentencing Code updates have reclassified many prior misdemeanor offenses as civil infractions or petty offenses, the Code must be amended to provide clarity of the intention to allow for restitution on offenses now classified as infractions and petty offenses.

C. The proposed amendments ensure that restitution can be made to victims of all non-traffic offenses.

D. The amendments also clarify what sort of expenses can be compensated through restitution.

E. There are also errors in the lettering of the subsections of Section 1-15, and incorrect cross references in the Code to subsections of Section 1-15. This amendment corrects the subsection lettering in Section 1-15 and directs the Codifier to correct cross references in the Code to Section 1-15.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 1-15 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 1-15. General penalty and surcharges for misdemeanors offenses, petty offenses, traffic offenses, and traffic and civil infractions.

...

(gf) Restitution: A law enforcement officer, code enforcement officer, the City Attorney or their designees may request that the Municipal Judge order restitution of direct out-of-pocket costs incurred by any victim of a misdemeanor, except for those involved in a traffic infraction or traffic misdemeanor. By way of illustration, such direct out-of-pocket costs may include, but need not be limited to, costs to repair or replace damaged property, medical insurance deductibles, or medical costs directly paid and unreimbursed by any entity other than the victim or the victim's parent or guardian. "Restitution" means any pecuniary loss suffered by a victim and includes, but is not limited to, all out-of-pocket expenses, interest, loss of use of money, anticipated future expenses, rewards paid by victims, money advanced by law enforcement agencies, money advanced by a governmental agency for a service animal, adjustment expenses, and other losses or injuries proximately caused by an offender's conduct and that can be reasonably calculated and recompensed in money. "Restitution" does not include losses for which a victim may be compensated through a private insurance policy, damages for physical or mental pain and suffering, loss of consortium, loss of enjoyment of life, loss of future earnings, or punitive damages. Restitution through Municipal Court shall not be available for victims of traffic infractions or traffic misdemeanors.

...

(hg) Penalty: For offenses committed on or after December 22, 2025 misdemeanors are divided into three (3) classes, and petty offenses are divided into two (2) classes that are distinguished from one another. The penalties in this section apply to all open, pending, and active cases, and all suspended sentences or revocations on or after that date. Unless otherwise specified, the following penalty ranges apply:

...

Section 2. The Codifier of the Code of the City of Fort Collins is hereby directed to amend the following sections of the City Code to remove references to specific subsections of Section 1-15 and replace such references with general references to Section 1-15:

- Paragraph 16 of Section 5-27;
- Paragraph 17 of Section 5-30;
- Paragraphs 9 and 72 of Section 5-31;
- Paragraph 8 of Section 5-33;
- Paragraph 12 of Section 5-35;
- Paragraphs 12 and 13 of Section 5-47;
- Paragraph 10 of Section 5-107;
- Paragraph 8 of Section 5-112;
- Paragraph 8 of Section 5-126;
- Section 5-306(b);
- Paragraph 19 of Section 5-371; and

Sections 12-20(c), 12-27, 12-33, 12-67(c), 12-98(c), 12-159, 12-207, 12-308, 12-317, 17-129(e), 18-31, 19-41(a), 20-1(h), 20-34, 20-45, 20-96, 20-100, 20-103, 20-108, 20-137, 22-157(e) and (f), 26-168(d), and 27-62.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026

Approving Attorney: Alyssa Bamonti

Exhibit: None

File Attachments for Item:

19. Resolution 2026-113 Setting the Dates of the Public Hearings on the 2027 and 2028 Proposed City of Fort Collins Budget.

The purpose of this item is to set two public hearing dates for the proposed 2027-2028 budget that the City Manager has filed with the City Clerk pursuant to Article V, Part I, Section 2 of the City Charter. Further, the Charter requires Council to set a date for a public hearing on the proposed budget and to cause notice of the hearing to be published, per Article V, Par I, Section 3 of the Charter. This Resolution sets two public hearing dates: the first for Council's regular meeting on October 6, 2026, and the second for its regular meeting on October 20, 2026. The Resolution also directs the City Clerk to publish the notice of these two hearings that is attached as Exhibit "A" to the Resolution.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Kelly DiMartino, City Manager
Caleb Weitz, Chief Financial Officer
Victoria Shaw, Budget Director

SUBJECT

Resolution 2026-113 Setting the Dates of the Public Hearings on the 2027 and 2028 Proposed City of Fort Collins Budget.

EXECUTIVE SUMMARY

The purpose of this item is to set two public hearing dates for the proposed 2027-2028 budget that the City Manager has filed with the City Clerk pursuant to Article V, Part I, Section 2 of the City Charter. Further, the Charter requires Council to set a date for a public hearing on the proposed budget and to cause notice of the hearing to be published, per Article V, Part I, Section 3 of the Charter. This Resolution sets two public hearing dates: the first for Council's regular meeting on October 6, 2026, and the second for its regular meeting on October 20, 2026. The Resolution also directs the City Clerk to publish the notice of these two hearings that is attached as Exhibit "A" to the Resolution.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

ATTACHMENTS

1. Resolution 2026-113

RESOLUTION 2026-113
OF THE COUNCIL OF THE CITY OF FORT COLLINS
SETTING THE DATES OF THE PUBLIC HEARINGS ON THE
2027 AND 2028 PROPOSED CITY OF FORT COLLINS BUDGET

A. City Charter Article V, Part I, Section 2 provides that the City Manager shall file with the City Clerk on or before the first Monday in September preceding each budget term the proposed budget for the ensuing budget term.

B. The City Manager has therefore filed with the City Clerk on September 3, 2026, and published on September 3, 2026, a proposed budget for the City of Fort Collins for the years 2027 and 2028.

C. Article V, Part I, Section 3 of the City Charter requires that, within ten days of the date of the filing of the proposed budget with the City Clerk by the City Manager, the City Council shall set a time certain for a public hearing and cause a notice of the hearing to be published.

D. The City Council wishes to set two hearing dates to receive public input on the proposed 2027 and 2028 biennial budget and to cause the publication of a notice of those two hearing.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The public hearings will be conducted by the City Council at the City Council Chambers, City Hall West, 300 Laporte Avenue, on October 6, 2026, and October 20, 2026, at 6:00 p.m. or as soon thereafter as the matter may come on for hearing, to receive public input on the proposed 2027 and 2028 City of Fort Collins biennial budget.

Section 2. The notice of these two public hearings, which is attached hereto as Exhibit A and incorporated herein by reference, is ordered to be promptly published by the City Clerk in the Fort Collins Coloradoan.

Passed and adopted on September 15, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: September 15, 2026
Approving Attorney: Dianne Criswell

Exhibit: Exhibit A – Notice of Public Hearings

NOTICE OF PUBLIC HEARINGS
ON THE PROPOSED 2027 AND 2028
CITY OF FORT COLLINS BIENNIAL BUDGET

Notice is hereby given that public hearings will be held in the Council Chambers in City Hall West, 300 LaPorte Avenue in the City of Fort Collins, Colorado, on Tuesday, the 6th day of October, 2026, and Tuesday, the 20th day of October, 2026, at the hour of 6:00 p.m., or as soon thereafter as the matter may come on for hearing, to receive public input on the proposed 2027 and 2028 City of Fort Collins biennial budget.

Individuals who wish to address Council via remote public participation can do so through Zoom at <https://zoom.us/j/98241416497>. (The link and instructions are also posted at www.fcgov.com/councilcomments/). Individuals participating in the Zoom session should watch the meeting through that site, and not via FCTV, due to the streaming delay and possible audio interference.

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-hour advance written 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 221-6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.

Dated this ____ day of September, 2026.

Delynn Coldiron, City Clerk

File Attachments for Item:

20. First Reading of Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses.

The purpose of this item is to bring an amendment to the Land Use Code. At the Ad Hoc Committee on Affordable and Sustainable Growth meetings on July 8, 2026, and August 5, 2026, the Committee directed Staff to bring an amendment to the Land Use Code that moves the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review. The Committee requested staff make these amendments to the Land Use Code in alignment with the Council priority related to affordable, sustainable growth. City Council also discussed potential changes to permitted uses at the July 14, 2026, work session. **Staff recommends that Council adopt an alternative to what the Ad Hoc Committee requested and this recommended alternative is included in the Ordinance.**

The recommended alternative changes the Land Use Code level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review (“BDR”) in most zone districts that currently permit these uses. However, different from what the Ad Hoc Committee directed, staff recommends not changing the level of review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts since City Plan envisions denser development in these corridors. The Planning & Zoning Commission voted 5-0 to recommend that Council adopt staff’s recommended Land Use Code changes with comments.

If Council wishes to adopt the staff recommended Land Use Code changes, the Ordinance as presented should be adopted. This option does not change the level of review to BDR for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units in the commercial and employment zone districts.

If Council wishes to adopt the version the Ad Hoc Committee requested which would change the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to BDR in all zone districts as shown in Attachment 2, Council will need to adopt the Ordinance with Attachment 2 substituted for the table currently in the Ordinance.

September 15, 2026

AGENDA ITEM SUMMARY

City Council



STAFF

Clay Frickey, Planning Director
Noah Beals, Development Services Manager

SUBJECT

First Reading of Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses.

EXECUTIVE SUMMARY

The purpose of this item is to bring an amendment to the Land Use Code. At the Ad Hoc Committee on Affordable and Sustainable Growth meetings on July 8, 2026, and August 5, 2026, the Committee directed Staff to bring an amendment to the Land Use Code that moves the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review. The Committee requested staff make these amendments to the Land Use Code in alignment with the Council priority related to affordable, sustainable growth. City Council also discussed potential changes to permitted uses at the July 14, 2026, work session. **Staff recommends that Council adopt an alternative to what the Ad Hoc Committee requested and this recommended alternative is included in the Ordinance.**

The recommended alternative changes the Land Use Code level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review ("BDR") in most zone districts that currently permit these uses. However, different from what the Ad Hoc Committee directed, staff recommends not changing the level of review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts since City Plan envisions denser development in these corridors. The Planning & Zoning Commission voted 5-0 to recommend that Council adopt staff's recommended Land Use Code changes with comments.

If Council wishes to adopt the staff recommended Land Use Code changes, the Ordinance as presented should be adopted. This option does not change the level of review to BDR for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units in the commercial and employment zone districts.

If Council wishes to adopt the version the Ad Hoc Committee requested which would change the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to BDR in all zone districts as shown in Attachment 2, Council will need to adopt the Ordinance with Attachment 2 substituted for the table currently in the Ordinance.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance with Staff's recommended changes.

BACKGROUND / DISCUSSION

Council established priorities for their two-year term in February 2026. One of these priorities is:

Promote affordability and sustainable growth by making development predictable, efficient and cost-effective:

City Plan sets forth a bold vision of livable and sustainable growth for Fort Collins. This priority will remove, replace or fix the systems and regulatory layers creating the biggest challenges to build. We will evaluate programs, incentives, and costs and fees through a lens of a simplified customer experience, to provide growth and development that supports community resilience, creates jobs, provides housing choices, and contributes to cleaner air.

To support this priority, Council created a sub-committee to focus on this Council priority. This sub-committee is called the Ad Hoc Committee on Affordable and Sustainable Growth. At the July 8, 2026, and August 5, 2026, meetings of the Ad Hoc Committee, the Committee directed Staff to bring an amendment to the Land Use Code that moves the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review.

Overview of Proposed Code Changes

The proposed Land Use Code changes modify the Land Use Table in Article 4 as shown in the Ordinance.. The version of the Table within the Ordinance does not change the level of review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts since City Plan envisions denser development in these corridors. This will provide a process incentive for denser development in these corridors. Staff recommends adoption of the Land Use Code changes that do not change the level of review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts. An alternative version of the Land Use Table, which changes the level of review to Basic Development Review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts, is shown in Attachment 2 in case Council decides that adopting the alternative version is appropriate. City Council also discussed potential changes to permitted uses at the July 14, 2026, work session.

Alignment with Adopted Plans:

City Plan (2019)

City Plan contains a section of policies pertaining to Neighborhood Livability and Social Health that contains a wide range of policies dealing with housing and the character of development. Neighborhood Livability and Social Health contains a wide range of housing related policies that acknowledges the various contexts that exist within Fort Collins and a desire to densify in mixed-use, commercial, and downtown districts. What follows is an overview of policies most pertinent to the proposed Land Use Code changes and why they support Staff's recommendation to only lower the review level for single-unit detached, single-unit attached, and two-unit dwellings in residential and mixed-use districts.

- *Principle LIV 1 — Compact pattern of growth / efficient use of land.* Lower density housing types are most appropriate at the edges of the community. Lowering the level of review for these land uses creates a process incentive for housing types that are not ideal for achieving a compact pattern of growth.

- *Policy LIV 3.6 – Context-sensitive Development.* City Plan envisions denser housing along transit, Downtown, and near the CSU campus. While permitting single-unit detached, single-unit attached, and two-unit dwellings are appropriate for neighborhoods, these housing types are not most appropriate in commercial, downtown, and employment districts. As such, these land uses should be subject to heightened review to ensure alignment with the vision of City Plan.
- *Policy LIV 4.1 — New Neighborhoods.* Staff's recommendation better calibrates the review level for lower density housing in new neighborhoods where these land uses are most appropriate.
- *Policy LIV 5.1 — Housing Options.* The proposed Code changes retain the ability for developers to build a wide range of housing throughout Fort Collins while calibrating the level of review to the desired outcomes for each neighborhood context.
- *Policy LIV 5.2 — Supply of Attainable Housing.* Permitting these uses helps ensure a mix of housing that helps lead to more attainable housing. Calibrating the review levels for each type of housing according to the vision of City Plan helps ensure that new development contributes to achieving the goals of City Plan. Staff's recommendation will help to ensure that there is not an incentive to build lower density housing where City Plan calls for higher density housing.

Housing Strategic Plan (2021)

Council adopted the Housing Strategic Plan in 2021 to address the housing affordability challenges facing Fort Collins. The Housing Strategic Plan has a vision that everyone has healthy, stable housing they can afford and puts forth 26 strategies to help achieve this vision. These Land Use Code changes best align with Strategy 16 – Remove barriers to allowed densities through Code revisions. This strategy intended to make it easier to build denser housing and permit a wider variety of housing types in the Land Use Code. The proposed Code changes will better calibrate the level of review for these housing types based on the context in alignment with Strategy 16.

CITY FINANCIAL IMPACTS

Changing the review level for these projects will result in less development review fee collections for these projects. The table below shows the difference in fees between different submittal types.

Application Type	Fee
Basic Development Review	\$16,900
Project Development Plan and Final Plan	\$49,250
Combined Project Development Plan and Final Plan	\$27,675
Limited Scope Review	\$6,925

Most residential projects currently submit both a Project Development Plan and Final Plan. This means that the proposed Land Use Code changes could result in a decrease in fee collections of \$32,350 per project. Some applicants elect to submit a combined Project Development Plan and Final Plan. This option is appealing for applicants with smaller, more straightforward projects that require less utility and engineering review. In an instance where an applicant would currently elect to submit a combined Project Development Plan and Final Plan, the fee differential with Basic Development Review is \$10,775. Staff may also charge projects the Limited Scope Review fee for smaller projects. This fee can apply to projects under 10 residential units.

To understand the financial impact of these changes, staff analyzed all development projects submitted from 2022-2026 (Attachment 1). Staff then applied the new BDR fee to all projects that did not receive the Limited Scope Review fee that are currently a different review level in the Land Use Code. Staff excluded affordable housing projects from this analysis since these submit as Basic Development Review per recent changes to the Land Use Code. Staff found the following:

- Staff found 31 projects that would have had lower fees
 - 25 projects that submitted both a Project Development Plan and Final Plan
 - 4 Project Development Plan submittals that did not proceed to Final Plan
 - 2 combined Project Development Plan/Final Plan applications
- If these projects would have been submitted as Basic Development Review, the City would have received \$873,400 less in development review fees.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Planning & Zoning Commission considered these proposed Land Use Code changes at their regular meeting on August 20, 2026. The Commission voted 5-0 to recommend that Council adopt staff's recommended Land Use Code changes with the following comments: The Land Use Code retain Type 2 review for large multifamily and mixed-use developments while allowing Basic Development Review for smaller, less complex housing projects. Large projects can have substantial, long-term effects on transportation, infrastructure, neighborhood connectivity, building form, and surrounding properties. Neighborhood meetings and public hearings provide transparency and meaningful engagement that written comments during administrative review cannot fully replace, and they create an important opportunity to address concerns at the Project Development Plan stage before final engineering limits the ability to make changes. A tiered review framework should establish reasonable thresholds based on unit count, acreage, building size, or anticipated community impact. This recommendation is in addition to the Staff limiting the less intense dwellings in commercial zone districts.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Fee Differential by Development Project – 2022-2026 YTD
2. Alternative Proposed Land Use Code Changes
3. Presentation
4. Ordinance No. 118, 2026

Fee Differential By Development Project - 2022 - 2026 YTD

Project	PDP	FDP	Combined	Limited Scope	Fee Differential
HTP Apartments	X	X			\$32,350
Shire Farm Townhomes				X	\$0
Duplex at 1719 Mathews St.				X	\$0
Prospect Ridge Mixed Use - Lot 4	X	X			\$32,350
The Edison at University Plaza	X	X			\$32,350
Gilmartin Single-Unit Dwelling with ADU			X		\$10,775
Prospect Ridge Multifamily	X	X			\$32,350
The Ellie at Old Town North	X	X			\$32,350
Snow Ridge Apartments	X	X			\$32,350
Union Park	X	X			\$32,350
Bloom Filing Four	X	X			\$32,350
East Oak Townhomes	X	X			\$32,350
Longstein Single-Unit Dwelling with ADU				X	\$0
The Mark			X		\$10,775
Wilcox Farm	X	X			\$32,350
Villas on Main				X	\$0
Polestar Village	X	X			\$32,350
College & Trilby Multifamily Community	X	X			\$32,350
209 Cherry Street - Mixed Use	X	X			\$32,350
Crowne at Suniga	X	X			\$32,350
The Landing at Lemay Multifamily and Mixed-Use	X	X			\$32,350
Hull Orchards	X				\$10,775
Gateway Apartments	X				\$10,775
Sun Communities - The Foothills Phase Two	X				\$10,775
Sonders Village	X				\$10,775
The Flats at Hansen Farm	X	X			\$32,350
Fischer Properties	X	X			\$32,350
Bloom Filing Two	X	X			\$32,350
556 Cajetan Street - Duplex & Carriage House				X	\$0
Jerome Street Station	X	X			\$32,350
The Savoy	X	X			\$32,350
Sunrise Ridge Third Filing				X	\$0
Ridgewood Hills	X	X			\$32,350
Timberlark Single-Family Development	X	X			\$32,350
Sun Communities - The Foothills	X	X			\$32,350
Poudre Valley Plaza Mixed-Use	X	X			\$32,350
Enclave at Redwood	X	X			\$32,350
Total					\$873,400

Project Type	Fees
BDR	\$16,900
PDP + FDP	\$49,250
Combined PDP/FDP or PDP	\$27,675

	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS										DOWNTOWN DISTRICTS						EMPLOYMENT, INDUSTRIAL, OTHER						
	RUL	UE	RF	RL	OT-A	MH	LMN	MMN	HMN	OT-B	OT-C	CC	CCN	CCR	CG	CG-CAC	CS	NC	CL (RA)	CL (OA)	HC	H. CORE	CA/C /NM	I/R	RC	CN	EC	E	I	POL	T			
RESIDENTIAL USES																																		
Single Unit Dwelling	■	■	■	■	■		■	■		■	■		■	■			■		■	■	■						■	■						
Single Unit Attached Dwelling	■	■	■				■	■		■	■	■	■	■	■		■	■	■	■	■			■	■		■	■	■					
Two Unit Dwelling	■	■	■				■	■		■	■	■	■	■	■		■	■	■	■	■			■		■	■	■	■					
Multi-Unit Dwelling							■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■					
Mixed-Use Dwelling Units							■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
Single Unit Dwelling	■	■	■	■	■		■	■		■	■	■	■	■	■		■		■	■	■	■					■	■						
Single Unit Attached Dwelling	■	■	■				■	■		■	■	■	■	■	■		■	■	■	■	■			■	■		■	■	■					
Two Unit Dwelling	■	■	■				■	■		■	■	■	■	■	■		■	■	■	■	■			■		■	■	■	■					
Multi-Unit Dwelling							■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■					
Mixed-Use Dwelling Units							■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
Accessory Dwelling Unit	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
Short Term Primary Rentals		■					■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■				
Short Term Non-Primary Rentals														■	■	■	■		■	■	■	■	■	■	■	■	■	■	■					
Fraternity & Sorority Houses								■	■		■	■		■					■	■														
Manufactured Housing Community						■	■													■									■					
Shelter for victims of domestic violence	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				■	■	■	■	■	■	■	■	■	■	■					



Land Use Code Updates

Moving Certain Residential Uses to BDR

Clay Frickey | Planning Director
Noah Beals | Development Review Manager

- Better align levels of review to Council priority
 - Promote affordability and sustainable growth by making development predictable, efficient and cost-effective
- Change levels of review to BDR for:
 - Single-unit detached
 - Single-unit attached
 - Two-unit dwelling
 - Multi-unit dwelling
 - Mixed-use dwelling
- Council Ad Hoc Committee requested changes for consideration in September

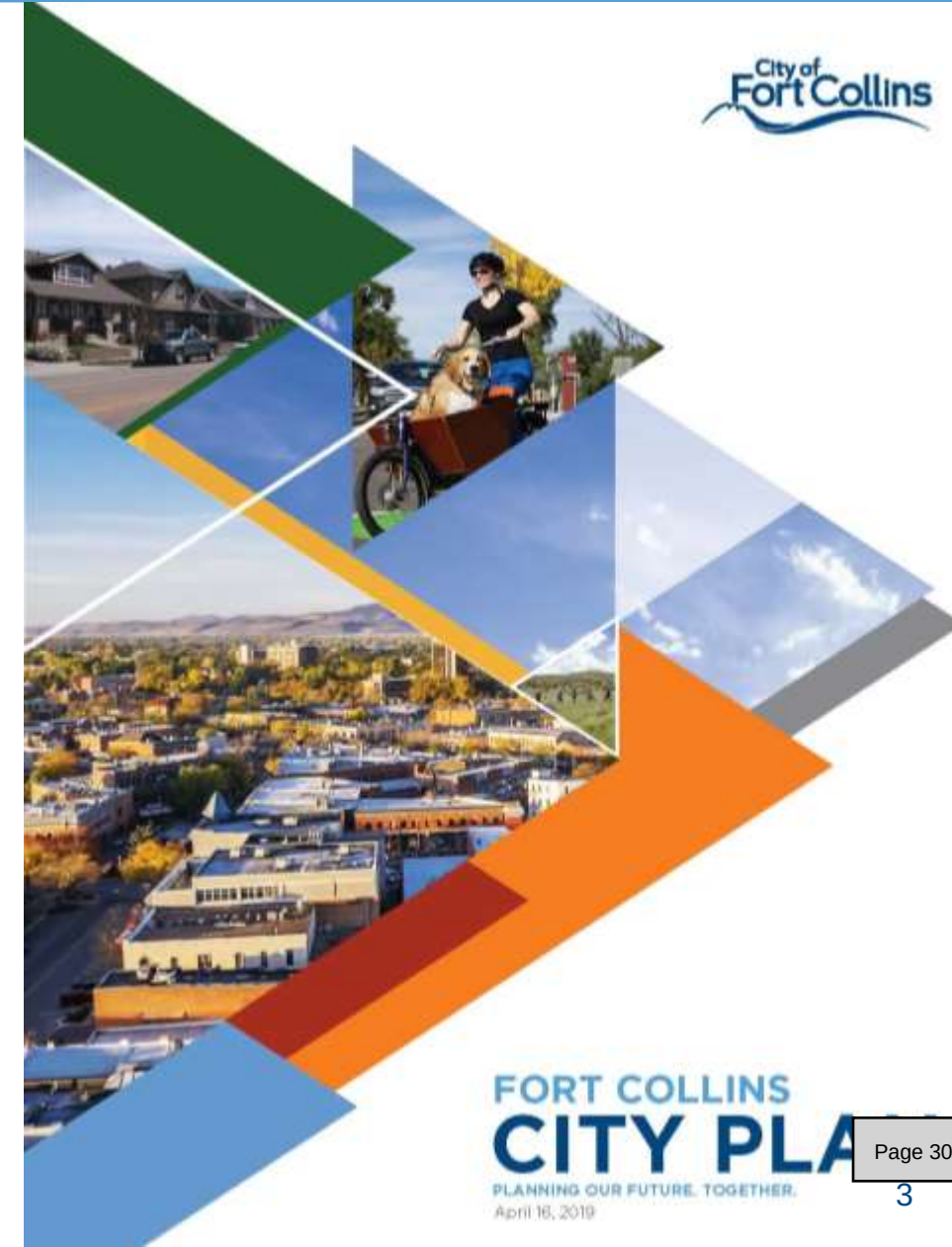


City Plan

- Principle LIV 1 — Compact pattern of growth / efficient use of land
- Policy LIV 3.6 – Context-sensitive Development
- Policy LIV 4.1 — New Neighborhoods
- Policy LIV 5.1 — Housing Options
- Policy LIV 5.2 — Supply of Attainable Housing

Housing Strategic Plan

- Strategy 16 – Remove barriers to allowed densities through Code revisions



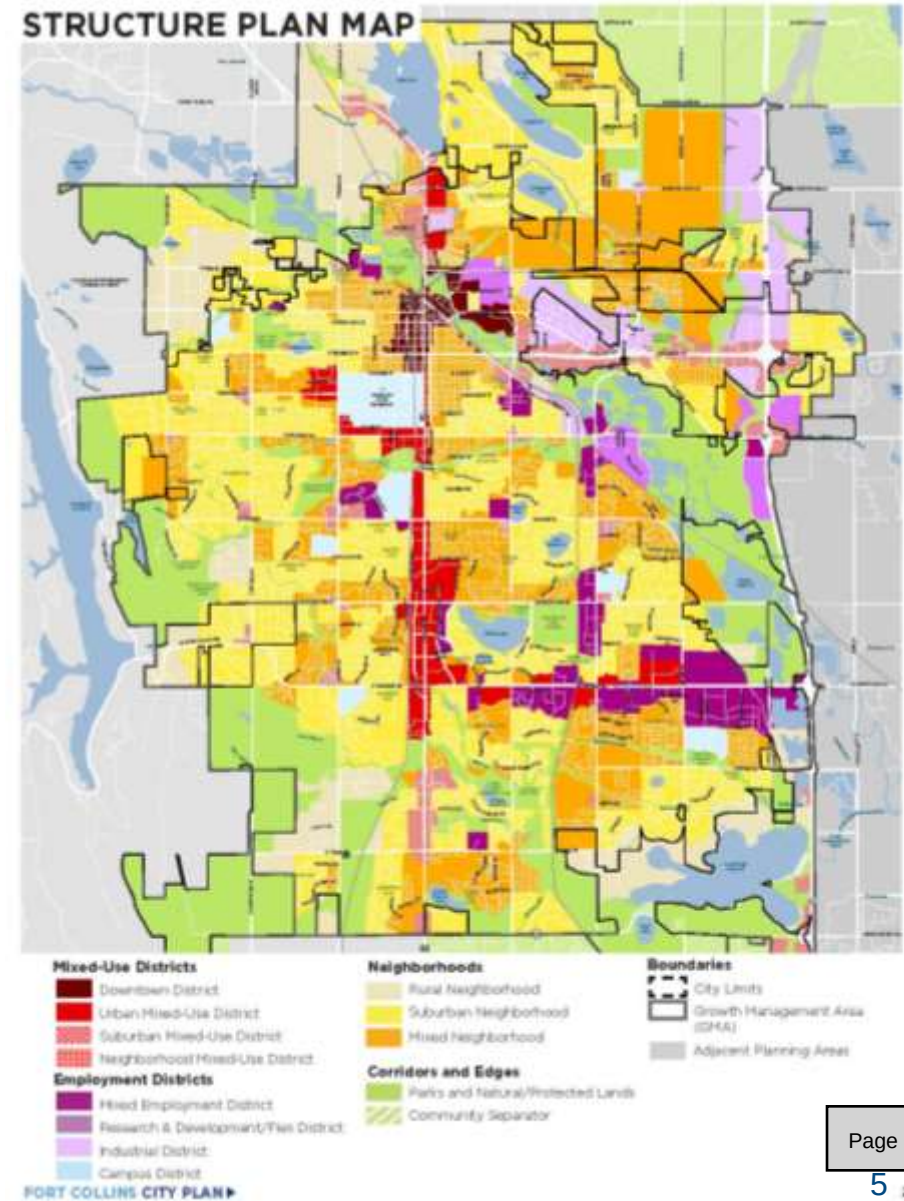
Staff Recommended Code Changes

	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS										DOWNTOWN DISTRICTS							EMPLOYMENT, INDUSTRIAL, OTHER				
	RUL	UE	RF	RL	OT-A	MH	LMN	MMN	HMN	OT-B	OT-C	CC	CCN	CCR	CG	CG-CAC	CS	NC	CL (RA)	CL (OA)	HC	H. CORE	CA/C/ NM	I/R	RC	CN	EC	E	I	POL	T		
RESIDENTIAL USES																																	
Single Unit Dwelling																																	
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Mixed-Use Dwelling Units																																	
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Short Term Primary Rentals																																	
Short Term Non-Primary Rentals																																	
Fraternity & Sorority Houses																																	
Manufactured Housing Community																																	
Shelter for victims of domestic violence																																	

	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS										DOWNTOWN DISTRICTS						EMPLOYMENT, INDUSTRIAL, OTHER				
	RUL	UE	RF	RL	OT-A	MH	LMN	MMN	HMN	OT-B	OT-C	CC	CCN	CCR	CG	CG-CAC	CS	NC	CL (RA)	CL (OA)	HC	H. CORE	CA/C/NM	I/R	RC	CN	EC	E	I	POL	T	
RESIDENTIAL USES																																
Single Unit Dwelling	■	■	■	■	■		■	■		■	■		■	■			■		■	■	■						■	■				
Single Unit Attached Dwelling	■	■	■				■	■		■	■	■	■	■			■	■	■	■	■			■	■		■	■	■			
Two Unit Dwelling	■	■	■				■	■		■	■	■	■	■			■	■	■	■	■			■			■	■	■			
Multi-Unit Dwelling							■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Mixed-Use Dwelling Units							■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Accessory Dwelling Unit	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Short Term Primary Rentals		■					■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■		■	■	■	■	■	■
Short Term Non-Primary Rentals														■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■	
Fraternity & Sorority Houses								■	■		■	■		■					■	■												
Manufactured Housing Community						■	■																						■			
Shelter for victims of domestic violence	■	■	■	■	■	■	■	■	■	■	■	■	■	■					■	■	■	■	■	■		■	■	■				

Key Considerations

1. Align review type with vision of City Plan
 - Process incentive for dense development in key locations
 - Downtown
 - Near CSU
 - Near transit
 - More scrutiny for lower intensity development where City Plan envisions denser development
2. Shift in philosophy
 - Review level less tied to complexity and impact
 - Role of community
 - Role of P&Z
 - Fees





- \$10,775 - \$32,350 less revenue per application
- \$873,400 impact if applied 2022-2026

Planning & Zoning Commission Recommendation



- Recommended adopting staff's recommendations with conditions
- Retain Type 2 review for large multi-unit and mixed-use dwelling projects

Staff recommend Council adopt staff's recommended Code changes.

ORDINANCE NO. 118, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE LAND USE CODE OF THE CITY OF FORT
COLLINS TO CHANGE THE TYPE OF REVIEW FOR CERTAIN
RESIDENTIAL USES

A. The City of Fort Collins, as a home-rule municipality, is authorized by Article XX, Section 6 of the Colorado Constitution, the provisions of state statutes, and its City Charter to develop and implement policies and ordinances regulating the development of land within the City.

B. In 2024, City Council approved Ordinance No. 055, 2024, with an effective date of May 27, 2024, to adopt the current Land Use Code by reference to replace the previous Land Use Code originally adopted in 1997.

C. When the current Land Use Code was adopted, City Council and staff understood that the Land Use Code would be subject to future amendments, not only for the purpose of clarification and correction of errors, but also for the purpose of ensuring that the Land Use Code remains a dynamic document responsive to community needs and changing conditions.

D. City Council Ad Hoc Committee on Affordable and Sustainable Growth is exploring ways to support housing affordability while guiding responsible and sustainable development. To facilitate residential development, the Committee directed City staff to prepare for Council review Land Use Code changes to the level of review of certain residential uses to become basic development review.

E. On August 20, 2026, the Planning and Zoning Commission recommended to City Council on a 5 - 0 vote (Stackhouse and Bruxvoort absent) that City Council adopt with certain proposed changes the Land Use Code amendments set forth in this Ordinance.

F. City Council has determined that adoption of the amendments set forth in this Ordinance is in the best interests of the City and promote the general public health, safety, and welfare.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the Residential Use Table contained in Division 4.2 of the Land Use Code is hereby amended to read as follows:

	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS										DOWNTOWN DISTRICTS						EMPLOYMENT, INDUSTRIAL, OTHER					
	RUL	UE	RF	RL	OT-A	MH	LMN	MMN	HMN	OT-B	OT-C	CC	CCN	CCR	CG	CG-CAC	CS	NC	CL (BA)	CL (OA)	HC	IL CORE	CA/C /NH	I/R	RC	CN	EC	E	I	POL	T		
RESIDENTIAL USES																																	
Single Unit Dwelling	■	■	■		■			■	■		■	■	■	■			■	■	■	■	■	■					■	■					△
Single Unit Attached Dwelling	■	■	■				■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	△
Two Unit Dwelling	■	■	■					■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Multi-Unit Dwelling							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Mixed-Use Dwelling Units							■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Single Unit Dwelling	■	■	■	■	■		■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	△
Single Unit Attached Dwelling	■	■	■				■	■				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	△
Two Unit Dwelling	■	■	■					■				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Multi-Unit Dwelling							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Mixed-Use Dwelling Units							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Accessory Dwelling Unit	■		■	■	■	■						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	△
Short Term Primary Rentals		■					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Short Term Non-Primary Rentals													■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Fraternity & Sorority Houses									■	■		■								■	■											△	
Manufactured Housing Community						■	■					■																■				△	
Shelter for victims of domestic violence	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				■	■	■	■	■	■	■	■	■	■	■	■	■	△

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026
Approving Attorney: Brad Yatabe

Exhibit: None