

November 18, 2025

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Regular Meeting – 6:00 PM

PROCLAMATIONS AND PRESENTATIONS

5:00 PM

A) PROCLAMATIONS AND PRESENTATIONS

- PP 1. **Declaring the Day of November 18, 2025, as GIS Day.**
- PP 2. **Declaring the Day of November 20, 2025, as Transgender Day of Remembrance.**
- PP 3. **Declaring the Day of November 29, 2025, and the entire holiday season as Small Business Season.**
- PP 4. **Declaring the Month of October, 2025, as Domestic Violence Awareness Month.**
- PP 5. **Declaring the Year of 2025 as the 100th Anniversary of Poudre Valley Hospital.**

Mayor Jeni Arndt presented the above proclamation at 5:00 p.m.

REGULAR MEETING

6:00 PM

B) CALL MEETING TO ORDER

Mayor Jeni Arndt called the regular meeting to order at 6:02 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 Jeni Arndt led the Pledge of Allegiance to the American Flag.

D) ROLL CALL

PRESENT

Mayor Jeni Arndt
Mayor Pro Tem Emily Francis
Councilmember Julie Pignataro
Councilmember Tricia Canonico
Councilmember Melanie Potyondy
Councilmember Kelly Ohlson

ABSENT

Councilmember Susan Gutowsky

STAFF PRESENT

City Manager Kelly DiMartino

City Attorney Carrie Daggett

Senior Deputy City Clerk Cecilia Good

E) CITY MANAGER'S AGENDA REVIEW

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

- No changes to the published agenda.
- Items 1-18 on the Consent Calendar are recommended for adoption.
- One discussion item.
- Consideration of a motion to call a Special Meeting for next Tuesday, November 25th, to conduct the annual performance reviews.
- Work Session will follow the General Improvement District meetings at the conclusion of the regular meeting.

F) COMMUNITY REPORTS – None.

G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS
(Including requests for removal of items from Consent Calendar for individual discussion.)

Gary Jones urged Council to keep the EPIC gate closed for safety and commented on witnessing a child being killed by a distracted driver.

Rich Stave provided observations about waste collection billing and utility rates.

Natalie Barnes discussed the increased traffic that opening the EPIC gate would cause, particularly impacting those who are visiting the Edora Veterans Memorial.

Christina Swope, representing the Air Quality Advisory Board, requested Council reconsider the changes to Building Performance Standards and follow the original staff proposal.

Maggie Baldwin opposed opening the EPIC gate. She stated competing facilities are opening in the surrounding area and attracting events to their venues, resulting in fewer events at EPIC which reduces the need to change traffic in the area.

Ezriah Shteir discussed safety issues with the bike lanes around the Boardwalk and Harmony turn lane and explained how the repainted lanes and signage increase the chance of a collision.

Public comment concluded at 6:24 p.m.

H) PUBLIC COMMENT FOLLOW-UP

Councilmember Canonico thanked the speakers and requested input from staff regarding Mr. Shteir's comments. Dana Hornkohl, Engineering Director, replied he would reach out to the Streets Department regarding the issue and have staff meet with Mr. Shteir.

Councilmember Potyondy thanked the speakers and requested additional information about the EPIC gate. City Manager DiMartino explained that no official decision has been made and that the City is completing a traffic study in the area. Once the study is completed, staff will engage with the neighborhood to discuss options. She added that a webpage will be set up to share information.

Community Services Director Dean Klingner noted that the gate has historically been used only during large events when school is not in session. He emphasized that more work needs to be done and that no formal proposal has been put forward.

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

None.

J) CONSENT CALENDAR

1. Consideration and Approval of the Minutes of the November 3, 2025, Regular meeting.

The purpose of this item is to approve the minutes of the November 3, 2025, Regular meeting.

Approved.

2. Second Reading of Ordinance No. 176, 2025, Being the Annual Appropriation Ordinance for the Fort Collins Downtown Development Authority Relating to the Annual Appropriations for the Fiscal Year 2026 and Fixing the Mill Levy for the Downtown Development Authority for Fiscal Year 2026.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, sets the Downtown Development Authority ("DDA") Budget.

The following amounts will be appropriated:

- *DDA Public/Private Investments & Programs: \$14,170,326*
- *DDA Operations & Maintenance: \$1,659,200*
- *Revolving Line of Credit Draws: \$11,000,000*
- *DDA Debt Service Fund: \$11,431,611*

The Ordinance sets the 2026 Mill Levy for the Fort Collins DDA at five (5) mills, unchanged since tax year 2002. The approved Budget becomes the Downtown Development Authority's financial plan for 2026.

Adopted on Second Reading.

3. Items Related to 2026 Utility Rates & Fees.

A. Second Reading of Ordinance No. 177, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Electric Rates, Fees and Charges.

B. Second Reading of Ordinance No. 178, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Water Rates, Fees and Charges.

C. Second Reading of Ordinance No. 179, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Wastewater Rates, Fees and Charges.

D. Second Reading of Ordinance No. 180, 2025, Amending Chapter 26 of the Code of the City of Fort Collins to Revise Stormwater Rates, Fees and Charges.

These Ordinances, unanimously adopted on First Reading on November 3, 2025, propose 2026 Utility Rates for Council consideration, which align with the 2026 City Manager's Recommended

Budget. Monthly utility rates are proposed to increase 6% for electric customers, 9% for water customers, 8% for wastewater customers, and 6% for stormwater customers.

Staff attended the October 14 Council Work Session to discuss 2026 Rates and Fees prior to bringing forward the following rate ordinances for adoption.

All Ordinances Adopted on Second Reading.

4. Second Reading of Ordinance No. 181, 2025, Adopting the 2026 Classified Employee Pay Plan.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, recommends the 2026 Classified Employee Pay Plan. Classified jobs are grouped according to job functions, a business practice commonly used by both the public and private sectors. Pay ranges are developed by career group (management, professional, administrative, operations and trades) and level for each job function. The result of this work is a Classified Employee Pay Plan which sets the minimum, midpoint and maximum pay ranges for the level within each career group and function. Actual employee pay increases are awarded through a separate administrative process in accordance with the budgeted amount approved by Council.

Adopted on Second Reading.

5. Second Reading of Ordinance No. 182, 2025, Adopting the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, adopts the 2026 Larimer County Regional Transportation Capital Expansion Fee Schedule.

Adopted on Second Reading.

6. Second Reading of Ordinance No. 183, 2025, Amending Section 26-149 of the Code of the City of Fort Collins Regarding Annual Water Allotments for Nonresidential Water Services with Permits Issued Before March 1, 1984.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, seeks approval for revising the methodology for how annual water allotments for nonresidential customers with permits issued before March 1, 1984, are calculated prior to applying excess water use surcharges (surcharges) for these customers on December 1, 2025. Annual water allotments (allotments) are a volume of water measured from December 1 to November 30 each year.

Nonresidential customers that received a tap prior to March 1, 1984, were not initially assigned an allotment, even after the City began assigning new nonresidential customers with allotments on March 1, 1984. Per Ordinance 152, 2024, allotments were assigned to these customers on December 1, 2024, using a hybrid methodology that assigned the greater of either the tap credit or average annual water use (based on historical use from years 2019 through 2023). Surcharges were not to be applied until December 1, 2025, allowing affected customers time to adjust water use to their allotment, if needed. It also allowed time for customers to ask questions and provide input to staff. After receiving and discussing feedback, staff is recommending revising the hybrid methodology in City Code Section 26-149 (e) to assign allotments based on the greater of the tap credit or average historical use increased by one-half of a standard deviation to account for variability in weather, patronage, revolving tenants, or other factors.

Adopted on Second Reading.

7. Second Reading of Ordinance No. 184, 2025, Making Supplemental Appropriations and Authorizing the Transfer of Appropriations for the Colorado Department of Transportation E-Ticket and E-Crash Systems Projects Grant.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, appropriates \$171,613 of unanticipated grant revenue from the Colorado Department of Transportation's Section 405C Grant Program and \$45,737 from Police Admin General Funds for the Enhancing E-Ticket and E-Crash Systems Project.

This item also requests an exception to the competitive bid process for the purchase of an enhanced E-ticket and E-crash system from Tyler Technologies. Approval of this exception may be used as authorized in City Code Section 8-161(d)(4) as the basis for the City Manager and the Purchasing Agent to negotiate and agree to the additional purchase of Software as a Service (SaaS) and related services from Tyler Technologies without further Council approval. This additional work would be added to an existing contract and would expand on an existing system, using compatible technology available from the current vendor.

Exception to Competitive Bidding Rationale: Code Section 8-161(d)(1)(c). A particular material or service is required to maintain interchangeability or compatibility as part of an existing integrated system.

Adopted on Second Reading.

8. Second Reading of Ordinance No. 185, 2025, Making Supplemental Appropriations and Appropriating Prior Year Reserves for the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund to Support the Front Range Passenger Rail Planning Study.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, enables the City to receive and expend Energy/Mineral Impact Assistance Fund (EIAF) Grant funds through the Colorado Department of Local Affairs (DOLA) for the Front Range Passenger Rail Planning Study.

The funds will be used to conduct a planning study for a proposed Front Range Passenger Rail system in alignment with the Service Plan Development work being conducted by the Front Range Passenger Rail District. If approved, the ordinance will appropriate \$200,000 in EIAF grant funds, \$125,000 in City of Fort Collins match, and \$75,000 in City of Loveland match for a total of \$400,000 to the project.

An update has been made to the City Financial Impact section of the Agenda Item Summary.

Adopted on Second Reading.

9. Second Reading of Ordinance No. 186, 2025, Being the Annual Appropriations Ordinance Relating to the Annual Appropriations, and Amending the Budget, for the Fiscal Year Beginning January 1, 2026, and Ending December 31, 2026; and Fixing the Mill Levy for Property Taxes Payable in 2026.

This Ordinance, unanimously adopted on First Reading on November 3, 2025, amends the adopted 2026 Budget. This Ordinance sets the amount of \$843,306,077 to be appropriated for fiscal year 2026. This appropriated amount does not include what is also being separately appropriated pursuant to Council/Board of Director actions to adopt the 2026 budgets for the General Improvement District (GID) No. 1 of \$381,296, the 2026 budget for GID No. 15 (Skyview) of \$1,000, the Urban Renewal Authority (URA) 2026 budget of \$7,166,316 and the Downtown

Development Authority 2026 budget of \$38,261,137. The sum of all of these Ordinances results in City-related total appropriations of \$889,115,826 for 2026. This Ordinance also sets the property tax year 2025 City mill levy, to be collected in 2026, at 9.797 mills; this mill levy rate has not changed since 1991.

Adopted on Second Reading.

10. **Second Reading of Ordinance No. 187, 2025, Making a Supplemental Appropriation and Appropriating Prior Year Reserves for the Construction of the Southeast Community Center and Related Art in Public Places.**

This Ordinance, unanimously adopted on First Reading on November 3, 2025, appropriates \$9.5M from the Community Capital Improvement Project (CCIP) Fund to the Capital Project Fund for the Southeast Community Center (SECC) Project and for the Art in Public Places (APP) Program. This appropriation provides funding to the Recreation Department for the design and construction of a LEED Gold Community Recreation Center in southeast Fort Collins.

Adopted on Second Reading.

11. **First Reading of Ordinance No. 188, 2025, Appropriating Unanticipated Philanthropic Revenue Received Through City Give and Authorizing Transfers of Appropriations.**

The purpose of this item is to request an appropriation of \$23,412.80 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.

Adopted on First Reading.

12. **First Reading of Ordinance No. 189, 2025, Adopting the 2026 Budget and Appropriating the Fort Collins Share of the 2026 Fiscal Year Operating and Capital Improvement Funds for the Northern Colorado Regional Airport.**

The purpose of this item is to adopt the 2026 budget for the Northern Colorado Regional Airport and appropriate Fort Collins' share of the 2026 fiscal year operating and capital funds for the Airport. Under the Amended and Restated Intergovernmental Agreement for the Joint Operation of the Airport between Fort Collins and Loveland (the "IGA"), the Airport is operated as a joint venture with each City owning 50% of the assets and revenues and responsible for 50% of the operating and capital costs. The proposed budget does not include any financial contributions from the City's General Fund. Because each City has an ownership interest in 50% of the Airport revenues, each City must appropriate its 50% share of the annual operating and capital budget for the Airport under the IGA.

Adopted on First Reading.

13. **Items Relating to Development Contributions to Transportation Capital Improvement Projects.**

A. First Reading of Ordinance No. 190, 2025, Appropriating Prior Year Reserves for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement Project and Related Art in Public Places.

B. First Reading of Ordinance No. 191, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the East Prospect Road – Sharp Point to I-25 Project and Related Art in Public Places.

C. First Reading of Ordinance No. 192, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the Sharp Point Drive and March Court Pedestrian Intersection Improvement Project and Related Art in Public Places.

The purpose of this item is to appropriate development contributions from The Standard at Fort Collins and Liberty Common Junior High School to the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement project (Project A), the East Prospect Road – Sharp Point to I-25 project (Project B), and the Sharp Point Drive and March Court Pedestrian Intersection Improvement project (Project C). If approved, this item will:

- 1) appropriate \$20,000 received in 2018 from The Standard at Fort Collins as a development contribution to construction near Project A;*
- 2) appropriate \$200 (1%) of the development contribution to construction to the Art in Public Places (APP) program;*
- 3) appropriate \$6,237 received in 2025 from the Liberty Common Junior High School as a development contribution to construction near Project B;*
- 4) appropriate \$62 (1%) of the development contribution to construction to the APP program;*
- 5) appropriate \$7,500 in existing capital project funds in Project B to the APP program to correct an error in a previous appropriation in 2018;*
- 6) appropriate \$52,485 received in 2025 from the Liberty Commons Junior High School as a development contribution to construction near Project C; and*
- 7) appropriate \$525 (1%) of the development contribution to construction to the APP program.*

All Ordinances Adopted on First Reading.

14. First Reading of Ordinance No. 193, 2025, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations of Keep Fort Collins Great Fund Residual Balance.

The Keep Fort Collins Great Fund (KFCG Fund) was created to receive the proceeds of a 0.85% voter approved sales tax that was collected from 2011 – 2020. As of October 2025, there is a residual balance in the fund of \$193,938. As the fund has completed operations, it is prudent fiscal management to close the fund, which requires a transfer of the residual fund balance.

Adopted on First Reading.

15. First Reading of Ordinance No. 194, 2025, Authorizing the Conveyance of a Permanent Drainage Easement on Magpie Meander Natural Area and Soft Gold Park and a Temporary Construction Easement on Soft Gold Park to Willox Development Partners, LLC.

The purpose of this item is to convey a drainage easement to Willox Development Partners, LLC (“WDC”) across Soft Gold Park (“Soft Gold”) and Magpie Meander Natural Area (“Magpie Meander”) and a temporary construction easement on Soft Gold. The Willox Farm project is a proposed residential development located immediately north of Soft Gold and Magpie Meander. The proposed drainage easement alignment follows an existing drainage swale that carries stormwater from parcels north of the City-owned land into a remnant oxbow of the Poudre River. The temporary construction easement on Soft Gold will primarily provide for the installation of a

City-owned public underground electric transmission line that will serve the new development and construction of a paved trail segment.

Adopted on First Reading.

16. **First Reading of Ordinance No. 195, 2025, 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 give the City Manager the authority to approve annual rate increases above 3% that are agreed upon following the method established in the contract and to set a deadline for annual rate increase approval.

Adopted on First Reading.

17. **Resolution 2025-102 Authorizing the Execution of a Funding Agreement with Volunteers of America for a Loan of Funds from the Affordable Housing Capital Fund for Switchgrass Crossing.**

The purpose of this item is to approve an agreement with Volunteers of America (VOA) through which the VOA will access \$1.4 million from the City's Affordable Housing Capital Fund in the Community Capital Improvement Program (CCIP) to support a new age-restricted, income-restricted housing development (Switchgrass Crossing). CCIP funds have been appropriated for the general purpose of supporting affordable housing development; this item authorizes the City to enter a funding agreement with VOA.

Adopted.

18. **Resolution 2025-103 Concerning Implementation of Standards for Electric Vehicle Charger Permitting.**

The purpose of this item is to adopt a resolution to comply with the requirements of House Bill (HB) 24-1173. This house bill was passed in 2024 and requires all municipalities with a population of 10,000 or more to adopt an ordinance or resolution based on one of three compliance options related to Electric Vehicle (EV) charger permitting. After reviewing the compliance options, staff determined that the existing approach to EV chargers within the Land Use Code and building code permitting process meets the standards proposed in compliance options #1 and #2. Based on these findings, staff has recommended compliance option #3, which is to adopt an ordinance or resolution that the City intends to utilize our existing permitting process, as the preferred option.

Adopted.

END OF CONSENT CALENDAR

Mayor Pro Tem Francis moved, seconded by Councilmember Potyondy, to approve the recommended actions on items 1-18 on the Consent Calendar.

The motion carried 6-0.

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

Councilmember Ohlson commented on Item No. 13, Items Relating to Development Contributions to Transportation Capital Improvement Projects, and suggested the item go before all appropriate

Boards and Commissions in a timely manner prior to the design of the Prospect Road improvements, particularly the Transportation Board and Land Conservation and Stewardship Board.

L) STAFF REPORTS – None.

M) COUNCILMEMBER REPORTS

Councilmember Tricia Canonico

- Attended the Business Appreciation Celebration Breakfast, which was also the kickoff to Shop Local in Fort Collins

Councilmember Melanie Potyondy

- Attended a van tour of northeast Fort Collins hosted by City staff
- Celebrated the 30th anniversary of the Art in Public Places program on November 8th

Mayor Jeni Arndt

- Thanked the voters who participated in the recent election and noted there was a 48% municipal turnout. She noted both tax measures were passed and congratulated the incoming Mayor and Councilmembers who will take office on January 13th. She also commended the work of the County Clerk and City Clerk on ranked voting.

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

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

19. Resolution 2025-104 Directing Staff to Take Such Efforts and Actions Which May be Required to Enhance Funding from Estimated Revenues from the 2015 Community Capital Improvement Program for Affordable Housing.

The purpose of this item is to direct City staff to move forward with the work necessary to prepare and ultimately present to Council the actions needed to enhance the funding for the Affordable Housing Fund Project in the voter-approved Community Capital Improvement Program (CCIP) based on forecasted CCIP sales and use tax revenues and estimated as \$5 million.

Caleb Weitz stated this Resolution is being brought forward for consideration in response to the discussion at the meeting two weeks ago about providing formal direction on dedicating the remaining projected CCIP reserves for affordable housing. He noted the current projection for that amount is estimated to be \$5 million.

PUBLIC PARTICIPATION

Rich Stave asked about the funding for Volunteers of America.

COUNCIL QUESTIONS/DISCUSSION

Mayor Pro Tem Francis clarified the Volunteers of America item, *Resolution 2025-102 Authorizing the Execution of a Funding Agreement with Volunteers of America for a Loan of Funds from the Affordable Housing Capital Fund for Switchgrass Crossing*, was adopted on the Consent Calendar. She thanked staff for the quick turnaround on this issue to earmark the funds for affordable housing.

Mayor Pro Tem Francis moved, seconded by Councilmember Ohlson, to adopt Resolution 2025-104 Directing Staff to Take Such Efforts and Actions Which May be Required to Enhance Funding from Estimated Revenues from the 2015 Community Capital Improvement Program for Affordable Housing.

The motion carried 6-0.

Q) OTHER BUSINESS

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

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

- OB 2. **Consideration of a Motion to Call a Special Meeting on Tuesday, November 25, 2025:**

Mayor Pro Tem Francis moved, seconded by Councilmember Pignataro, that City Council call a special meeting pursuant to Section 2-29 of the City Code to be held at 6:00 p.m. on Tuesday, November 25, 2025, for the purpose of considering a motion to go into executive session to conduct the annual performance reviews of the Council's direct report employees.

The motion carried 6-0.

R) ADJOURNMENT

There being no further business before the Council, the meeting was adjourned at 6:40 p.m.

Clerk's Note: The GID #1 Meeting immediately followed the adjournment of the regular meeting.

Mayor

ATTEST:

City Clerk