

December 16, 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 – None.

**REGULAR MEETING
6:00 PM**

B) CALL MEETING TO ORDER

Mayor Jeni Arndt 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 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
City Clerk Delynn Coldiron

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.
- Seven discussion items.

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.*)

Heather Hein spoke in opposition to the recreation fee increases that are set to go into place on January 1st. She commented on using the City's recreation facilities to recover from surgeries and train for races. She opposed the elimination of the punch pass and senior social pass. She stated these changes will negatively impact low-income individuals, students, people who cross-train indoors and outdoors, and homeless individuals. She also opposed the non-resident fee and stated there are many private gyms that are less expensive than the City's fees will be.

Evelyn Ritter stated she is starting a new business focused on deconstruction and reclaiming materials. She requested an amendment to the Building Code that would allow re-graded lumber to be used in building construction. She stated this change would lead to increased housing affordability and would help the City meet its sustainability goals.

Amanda Morgan, Disability Advisory Board Member, spoke in opposition to the changes to the snow and ice removal ordinance. She stated the change will adversely impact the disabled community and expressed concern this could isolate her during the winter when there is snow. She stated she already has to call the snow line to get things cleared. She urged Council to consider pausing the ordinance.

Daisy Montgomery, Disability Advisory Board Chair, spoke in opposition to the changes to the snow and ice removal ordinance. She urged Council to pause consideration of the ordinance due to its significant implications for accessibility, safety, and compliance with the Americans with Disabilities Act. She expressed concern that this item involved no outreach to the disabled community or the Disability Advisory Board.

Mike Calhoon expressed his appreciation for Councilmember Ohlson stating his work has left a lasting mark on Fort Collins. He stated he has given his time, energy, and heart to Fort Collins over the past decades. He discussed Councilmember Ohlson's advocacy for Natural Areas, thoughtful growth, and decisions that balance progress and stewardship. He also commented on other stand out projects championed by Councilmember Ohlson, including the West Nile virus program, the Downtown flower project, and the 2050 tax measure. Additionally, Mr. Calhoon commented on Councilmember Ohlson's persistence, passion, and integrity and thanked him for his extraordinary efforts and service.

Liri Sananes spoke in opposition to the snow and ice removal ordinance commenting on the adverse impacts the changes would have on disabled residents and students.

George Grossman spoke in opposition to paid on-street parking in the Downtown area. He provided an update on the increased number of signatures that have been collected as part of an informal petition effort opposed to the change. He stated it appears the Economic Health Office has not been engaged in this process thus far and suggested a feasibility study be conducted regarding the impact of paid on-street parking on sales tax revenue. He also stated the public comments have been ten to one against the change and stated the implementation of paid on-street parking would change the unique character of Old Town. He requested the topic be on the agenda for Council's upcoming

retreat. Additionally, he concurred the topic is complicated and stated there are many people who are willing to work to find solutions. He encouraged people to shop local and support small businesses this holiday season.

Joe Dice spoke in favor of changing marijuana codes stating 2012 was the last time these were examined. He stated existing facilities cannot relocate and commented on the impact of Loveland's new licensing approval. He urged Council to place the topic on an upcoming agenda so changes can be considered and suggested Council enact regulations that would enable marijuana businesses to have more location opportunities.

H) PUBLIC COMMENT FOLLOW-UP

Mayor Arndt requested clarification regarding the snow and ice removal ordinance. Lori Schwarz, Planning, Development, and Transportation Deputy Director, clarified the requirement to remove snow within 24 hours remains; however, the proposed change to two inches relates to those situations wherein the City steps in to abate snow issues.

Mayor Arndt asked if accessibility issues were considered. Schwarz replied in the affirmative and stated two inches seemed to be a reasonable accumulation based off the types of snow received and the amount of sun.

Mayor Arndt asked if the ordinance was taken to the Disability Advisory Board for consideration. Schwarz replied in the negative.

Mayor Arndt asked if other municipalities have similar regulations. Schwarz replied in the affirmative and commented on the current process and the need to balance safety and resources.

Councilmember Ohlson thanked Mike Calhoon for his comments.

Councilmember Potyondy stated the Disability Advisory Board and Senior Advisory Board voices should be taken into consideration regarding the snow removal item. She asked whether it would be possible to modify the Building Code to allow the use of reclaimed lumber. Marcus Coldiron, Chief Building Official, replied re-use of reclaimed building materials is not prohibited in the current Building Code, though it is not explicitly allowed. He stated there is an alternative compliance process that must be undertaken to re-use materials to ensure they are structurally sound and meet other requirements of the Building Code.

Councilmember Canonico asked about the fee increases for recreation facilities. Dean Klingner, Community Services Director, stated there are currently over twenty different recreational passes and the plan is to make that process more customer-friendly. He stated the fees are increasing due to inflation, though noted there are some areas of cost reduction as well. He offered to provide a follow-up memo with additional clarification.

Mayor Pro Tem Francis asked if all punch passes are being eliminated. Klingner replied in the affirmative and stated there will now be monthly, six-month, or yearly passes available.

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

None.

J) CONSENT CALENDAR

1. **Consideration and Approval of the Minutes of the November 25, 2025, Special meeting and December 2, 2025, Regular meeting.**

The purpose of this item is to approve the minutes of the November 25, 2025, Special meeting and December 2, 2025, Regular meeting.

Approved.

2. **Second Reading of Ordinance No. 196, 2025, Making a Supplemental Appropriation of Unanticipated Revenue for Payment of Contingency Fees.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, appropriates funding authority in the General Fund to make the required fee payment for the recovery of an insurance settlement benefitting the City.

Adopted on Second Reading.

3. **Second Reading of Ordinance No. 197, 2025, Appropriating Unanticipated Philanthropic Revenue Received Through City Give.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, requests an appropriation of \$25,023.67 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 Second Reading.

4. **Second Reading of Ordinance No. 198, 2025, Making Supplemental Appropriations from the Colorado Division of Criminal Justice for Restorative Justice Services and Approving a Modification to an Intergovernmental Grant Agreement with the Colorado Division of Criminal Justice.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, appropriates \$4,000 of unanticipated grant revenue from the Colorado Division of Criminal Justice Juvenile Diversion Fund awarded for the period of July 1, 2025 – June 30, 2026. This grant supports the Restorative Justice programs in the Housing and Community Vitality Department in Sustainability Services and approves the corresponding modification to the City's intergovernmental agreement with the State of Colorado.

Restorative Justice Programs (Programs) are part of the City's Conflict Transformation Works team, which also provide mediation services. The Programs will provide restorative justice services as an accountability option for 35 youth referred from the 8th Judicial District Attorney's Office.

Adopted on Second Reading.

5. **Second Reading of Ordinance No. 199, 2025, Authorizing a Transfer of Appropriated Matching Grant Funds for the Colorado Parks and Wildlife Grant Related to the Soapstone Prairie Headwaters Restoration Project.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, authorizes a transfer of appropriated matching grant funds for the Colorado Parks and Wildlife grant related to City of Fort Collins

the Soapstone Prairie Headwaters Restoration Project. The original appropriation ordinance omitted the need for authorization to move in kind personnel costs from a lapsing budget within the Natural Areas Fund into a non-lapsing budget within the same fund. The original explanation is as follows:

The purpose of this item is to support the Natural Areas Department (NAD) in stream and wetland protection and restoration work at Soapstone Prairie Natural Area. The Soapstone Prairie Headwaters Stream Restoration Project (Project) aims to improve ecological function and habitat in a one-mile reach of stream and wetland complex at Soapstone Prairie Natural Area. Specifically, the project will:

- Improve hydrological function and biodiversity for a one-mile reach of stream/wetland complex;*
- Create seven pools using beaver dam analog wood structures to support amphibian habitat;*
- Incorporate a rest cycle from livestock grazing through wildlife-friendly fencing; and*
- Include Native and Indigenous community members in restoration planting activities.*

*NAD was awarded \$25,500 through the Colorado Parks and Wildlife (CPW) Wetlands for Wildlife grant (**Attachment 1**). This grant funds the final phase of the project – adaptive management and monitoring activities – and follows completion of prior work including design, construction, and community engagement.*

This Ordinance will enable the NAD to complete the Project and fulfill final monitoring and reporting obligations under the CPW grant.

Adopted on Second Reading.

6. Second Reading of Ordinance No. 200, 2025, Amending the Code of the City of Fort Collins to Rename the Cultural Services Department as the Arts and Culture Department and Rename the Cultural Services and Facilities Fund as the Arts and Culture Fund.

This Ordinance, unanimously adopted on First Reading on December 2, 2025, amends City Code to officially rename the Cultural Services Department as the Arts and Culture Department and to rename the Cultural Services and Facilities Fund as the Arts and Culture Fund. This update reflects the department's evolving role in supporting community cultural programs, public arts initiatives, facilities, and partnerships, while better aligning the department's name with its mission and the City's broader arts and culture objectives. The name change will also coincide with the department's website transition on December 10, 2025, providing a consistent public-facing identity across all communications and platforms.

Adopted on Second Reading.

7. Second Reading of Ordinance No. 202, 2025, Adopting an Update to Appendix C of the Larimer County Urban Area Street Standards Pertaining to "Streetscape Standards" for the City of Fort Collins.

This Ordinance, unanimously adopted on First Reading on December 2, 2025, seeks Council adoption of Ordinance No. 202, 2025, which replaces the "City of Fort Collins Streetscape Standards" document that is Appendix C to the Larimer County Urban Area Street Standards (LCUASS). The current version was last adopted by City Council on February 26, 2013. The newly adopted version will have the same title.

The Streetscape Standards relate to the treatment of parkways (between the curb and sidewalk), medians, intersections, roundabouts, and key gateway intersections. The update primarily involves addressing requirements of Senate Bill 24-005 (Prohibit Landscaping Practices for Water Conservation), concerns for City maintenance staff and public safety, and concerns about increasing maintenance costs.

Policy revisions to the LCUASS require a public hearing process for their adoption (LCUASS Section 1.6.2.A). Under Section 2(g) of the Council's Rules of Meeting Procedures adopted in Resolution 2024-148, “[i]tems for which a public hearing is required may be considered as part of the Consent Calendar, and if any item is not pulled from the Consent Calendar for individual consideration and is adopted as part of the Consent Calendar, it will be deemed to have been the subject of a public hearing as required by any applicable Code or other legal requirements.” Comments on a Public Hearing item on the Consent Calendar may be made during general public comment or the item may be withdrawn for individual consideration by a Councilmember or the City Manager.

Adopted on Second Reading.

8. **Second Reading of Ordinance No. 204, 2025, Amending Section 20-42 of the Code of the City of Fort Collins for the Purpose of Adjusting Weed and Grass Removal Requirements.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, updates the maximum height for weeds and unmowed grasses from six inches to nine inches.

Adopted on Second Reading.

9. **Second Reading of Ordinance No. 205, 2025, Authorizing an Intergovernmental Agreement with Housing Catalyst to Assign Certain City Property Rights.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, authorizes the City to assign its rights of first refusal and offer under HB24-1175 by entering into an intergovernmental agreement with Housing Catalyst. HB24-1175 gives local governments rights of first refusal and offer to purchase qualifying multifamily properties for the purpose of providing long-term affordable housing or mixed-income development. It also allows local governments to assign those rights to a local housing authority. Assigning the City's rights to Housing Catalyst will create a more streamlined and timely process for Housing Catalyst to respond to opportunities to purchase.

Adopted on Second Reading.

10. **Second Reading of Ordinance No. 206, 2025, Making a Supplemental Appropriation from Benefits Fund Prior Year Reserves for Unanticipated Expenditures.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, requests supplemental appropriations of \$1,000,000 from the Benefits Fund to cover unanticipated medical claims expenses that could potentially exceed 2025 budgeted appropriations.

The City's Benefits Plan is a self-funded health plan in which premiums from both the employee and employer are recorded as revenue in the Benefits fund to pay for plan administration, medical/dental claims, and insurance premiums.

Adopted on Second Reading.

11. **Second Reading of Ordinance No. 207, 2025, Authorizing an Intergovernmental Agreement with Larimer County Relating to an Exchange of Real Property on East Vine Drive and Real Property on Mountain Avenue and Allow for Construction of a Municipal Court or Payment.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, authorizes an intergovernmental agreement to exchange real property with Larimer County and allow for construction of a municipal court.

Adopted on Second Reading.

12. **Second Reading of Ordinance No. 224, 2025, Amending Section 2-31 of the Code of the City of Fort Collins Concerning Allowing Executive Sessions to Discuss Any Matter Authorized by Colorado Open Meetings Law.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, amends City Code that describes the bases for City Council executive sessions to add language approved by Fort Collins voters in the November 4, 2025, election. The additional basis for City Council executive sessions is to discuss any matter authorized by Colorado Open Meetings Law.

Adopted on Second Reading.

13. **Second Reading of Ordinance No. 225, 2025, Making a Supplemental Appropriation for the Poudre Fire Authority Intergovernmental Agreement.**

This Ordinance, unanimously adopted on First Reading on December 2, 2025, appropriates funding authority in the General Fund to enable the completion of contractual payments to the Poudre Fire Authority (PFA) from higher than forecasted Use Tax revenue within Fiscal Year 2025.

Adopted on Second Reading.

14. **Resolution 2025-109 Approving Fort Fund Cross-Sector Impact Disbursements.**

The purpose of this item is to approve Fort Fund grants from the Cultural Development and Programming Account and the Tourism Programming Account for the selected community events in the Cross-Sector Impact Grant – October Deadline category, based upon the recommendations of the Cultural Resources Board.

Adopted.

15. **Resolution 2025-110 Adopting the 2025 Three-Mile Plan Update for the City of Fort Collins.**

The purpose of this item is to adopt the annual update of the Three-Mile Plan for the City. The Three-Mile Plan is a reference document of plans and policies coordinating the general location, character, infrastructure, and land uses for areas of potential annexation within three miles of the municipal boundary.

An annual update of the Three-Mile Plan is required by Colorado Revised Statutes and highlights applicable plans and policies adopted or amended by Council over the preceding year.

Adopted.

16. Resolution 2025-111 Approving the 2026 Annual Plan, Proposed Budget and Three Directors for the Fort Collins Tourism Improvement District.

The purpose of this item is to consider a resolution approving the Tourism Improvement District 2026 Budget, Annual Plan, and nominations for three District Directors.

Adopted.

17. Resolution 2025-112 Making Appointments to the Disability Advisory Board.

The purpose of this item is to fill vacancies on the Disability Advisory Board.

Adopted.

18. Resolution 2025-113 Ratifying the Appointments of Alyssa Acevedo and Jaclyn Menendez to the Poudre River Public Library District Board of Trustees.

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

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.)*

None.

L) STAFF REPORTS – None.

M) COUNCILMEMBER REPORTS

None.

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

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

19. Items Relating to Tree Policy.

A. Second Reading of Ordinance No. 172, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Establishing a Three-Year Establishment Period for Street Trees.

B. Second Reading of Ordinance No. 174, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Enhancing Tree Mitigation.

These Ordinances, adopted on First Reading on October 21, 2025, by a vote of 4-2 (Nays: Arndt, Francis), amend Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the purpose of establishing a three-year establishment period for street trees, and amend Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the purpose of enhancing tree mitigation.

These items are a part of seven ordinances that provide five tree policies for potential adoption in City Municipal and Land Use Codes, including an ordinance for tree spacing and Code maintenance. The five policies intend to update best management practices around tree preservation and mitigation, thus improving predictability and simplification of the current code.

Staff is suggesting changes based on Council feedback from first reading of these two Ordinances on October 21, 2025. These are provided in alternate versions of each ordinance. A summary of the suggested changes is as follows:

Ordinance No. 172, 2025, edits include:

- **Added language for clarity around LUC Landscape and Irrigation Installation Escrow (subsection (l)) to connect code with process/practice with how financial guarantees may be partially or fully released upon completion. Subsection (l) was not initially included in First Reading of the ordinance and is now included per discussions with Hartford Homes to address their concern on the escrow process.**
- **Language added to clarify the phased street tree planting approach during development and how this effort is determined in partnership with the developer. This creates additional flexibility and creates improvements on permit tracking and release of street tree establishment.**
- **The proposed ordinance continues to include a three-year establishment period. While there may be disagreement about the efficacy of this policy between staff and a local developer, staff believe the three-year establishment period will be a substantial improvement from existing code requirements.**

Ordinance No. 174, 2025, edits include:

- **Added language to clarify protection for street trees if not approved for removal through the development review process.**
- **Added clarity around how the payment in lieu fee reduction will work and is based on accepting expenditures for enhanced tree planting measures.**
- **Staff reviewed the concern that had been raised at first reading about conflicts with fire access considerations, and to address this, language has been added to Section 3 of this Ordinance, limiting the use of a double row of street trees to only situations where compatible with emergency access.**

Associated Ordinance Nos. 169-171, 173 and 175 were adopted unanimously on November 3, 2025.

PUBLIC COMMENT

Jamie Thorpe, Hartford Homes, stated they are concerned regarding the systems and processes the City currently uses and seeks to amend with this update. She commented on a number of meetings held with staff which resulted in some agreed upon changes which are now part of the ordinance. She stated they were unable to reach agreement on the warranty item and stated they received no clear direction on how to resolve conflicts with other standards and were told there is not time to evaluate some suggestions for offsetting loss of developable area. She

provided two alternatives for the warranty item and requested Council select one of them over the staff recommendation. She also supported an incentive-based approach rather than a regulatory approach.

COUNCIL QUESTIONS/DISCUSSION

Councilmember Pignataro thanked staff for work on this item. She asked about the three-year tree establishment period and what the current Code includes related to that. Kendra Boot, City Forester, replied the current Code states the City will accept the maintenance of trees once they are in good condition and established, though there is no set timeline.

Councilmember Pignataro asked if the trees referenced are on City property. Boot replied in the affirmative.

Councilmember Pignataro asked if there have been issues with the current policy either anecdotally or systematically. Boot replied the current process can be very drawn out and frustrating given the lack of a timeline. She stated there are times when a developer is still replacing trees five or six years later and the goal with the change is to make the process more predictable.

Councilmember Pignataro asked if developers are responsible for replacing trees that may get run over for example. Boot replied developers would be responsible for that if they are still building in the development and it has not reached final acceptance.

Mayor Pro Tem Francis thanked staff for working with Hartford Homes on some of the changes. She requested additional information regarding the City's ability to keep up with tree maintenance. Boot replied trees are being maintained for the most part in terms of pruning; however, the City is behind in terms of tree replacement.

Mayor Pro Tem Francis asked about the budget for taking on the maintenance of the trees being added to the public right-of-way. Dean Klingner, Community Services Director, replied the budget will need to grow proportionally with the number of trees accepted, which is proportional to the rate of development and is therefore hopefully associated with increased sales tax revenue.

Mayor Pro Tem Francis noted the current tax base is not covering existing levels of service. She stated not all communities take on right-of-way trees as the responsibility of the City and instead leave that to the property owners. She questioned how far behind the Forestry Department's budget is currently and what is forecasted. She expressed concern there is a one-size fits all approach to the tree policy and reiterated concerns the City may not have funds to take on care of all right-of-way trees into the future. Boot noted one of the reasons the City has gotten so far behind in tree replacements is because it was taking on many dead trees from new developments.

Mayor Pro Tem Francis requested a follow-up memo regarding maintenance and replacement costs and future projections.

Boot noted the City committed to taking on maintenance of street trees in the 1970's due to insect and disease management and safety concerns.

Councilmember Potyondy requested staff address Hartford Homes' suggestion of a one-year establishment period. Boot replied the current process is quite long and unpredictable. She noted it takes a minimum of three years to get a tree established and stated the three-year proposal allows for a shared cost split between developers and the City. Klingner noted there is noting in the Code that prevents a developer from requiring a homeowner to replace a tree they ran over or failed to water.

Councilmember Canonico asked about the checklists that get turned in at the end of a year after building a home and why homeowners are not being brought into this equation. Boot replied the City is reluctant to bring homeowners into the process as the trees are considered to be public infrastructure and are part of the development agreement. Additionally, that would add an administrative burden on staff.

Councilmember Ohlson thanked staff and stated this process has not been rushed. He stated he does not find the tree policy to be strong enough, but recognized this is a compromise and stated he would support it. He commented on how the change increases predictability and disagreed that the City dismissed feedback stating staff ultimately has to bring their best recommendation forward.

Councilmember Pignataro thanked staff for their work and stated this was exactly what Council requested. She stated she would not be supporting Ordinance No. 172, 2025 and would prefer it be paused until the impacts of the other changes are determined.

Councilmember Potyondy stated she would be supporting this but noted there may be opportunities for ongoing improvements.

Mayor Arndt stated she would be supporting this as well and agreed that this has been worked on for many years. She commended staff work and willingness to accept feedback from the community.

Councilmember Canonico added her thanks to staff for listening to Council and the community and making adjustments.

Councilmember Ohlson moved, seconded by Councilmember Potyondy, to adopt Ordinance No. 172, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Establishing a Three-Year Establishment Period for Street Trees, as amended, on Second Reading.

The motion carried 5-1.

Yea: Mayor Arndt, Mayor Pro Tem Francis, Councilmembers Canonico, Ohlson, and Potyondy.

Nay: Councilmember Pignataro.

Councilmember Ohlson moved, seconded by Councilmember Pignataro, to adopt Ordinance No. 174, 2025, Amending Article 5, Section 10 of the Land Use Code of the City of Fort Collins for the Purpose of Enhancing Tree Mitigation, as amended, on Second Reading.

The motion carried 6-0.

20. **Second Reading of Ordinance No. 203, 2025, Amending Section 20-102 of the Code of the City of Fort Collins for the Purpose of Adjusting Snow and Ice Removal Requirements.**

This Ordinance, adopted on First Reading on December 2, 2025, by a vote of 5-1 (Nay: Ohlson), updates the requirements for snow removal from sidewalks within the City to allow for up to two inches of snow accumulation.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS/DISCUSSION

Councilmember Potyondy supported placing a pause on this item for additional outreach to appropriate Boards and Commissions.

Councilmember Pignataro asked why this item is part of the Code rather than an internal policy. Lori Schwarz, Planning, Development, and Transportation Deputy Director, replied having the language codified helps prioritize services and provide clear expectations for when the City will address things through abatement. She stated staff's practice has not been to go directly to citations, though that is an option and those abilities would provide for progressive fines. She stated staff's hope is that this change will help strike a balance between the citation options and the abatement options, though officer discretion will continue to be allowed.

Councilmember Pignataro reiterated that snow must be cleared within 24 hours regardless of how much falls. Schwarz concurred and stated the difference is in enforcement. She noted proactive enforcement will continue and progressive citations would be used rather than going straight to abatement.

Councilmember Pignataro asked if any data could be provided. Schwarz replied there have been 386 abatements out of 3,532 cases.

Councilmember Pignataro thanked the members of the Disability Advisory Board who spoke and stated she heard the concerns, though she does not believe people will not shovel unless there is a threat of a citation or abatement.

Councilmember Canonico asked about the rates for citations. Schwarz replied the first offense is a \$100 fine, the second offense is a \$300 fine, the third offense is a \$500 fine, and a fourth and any subsequent offense could result in a misdemeanor citation.

Councilmember Canonico asked how many citations are being issued annually. Schwarz replied none have been issued, though this change would allow for going directly to citation as opposed to abatement.

Councilmember Canonico thanked the members of the Disability Advisory Board who spoke and encouraged they be consulted along with other Boards when there is a change like this in the future. She requested staff return to Council with information after the winter to allow for a shift in policy if needed.

Mayor Pro Tem Francis supported the citation ability and stated it will hopefully lead to more immediate compliance with snow removal.

Councilmember Ohlson stated he will be opposing the item, though he understands the reasons this is being brought forward. He also requested a report to Council after the winter season regarding the effectiveness of the changes.

Mayor Arndt commented on concerns related to accessibility and emphasized the necessity of utilizing Boards and Commissions for feedback on policies in the future. She stated she is not comfortable voting for this given the fact that Boards did not have a chance to provide input. She stated it is important to send a message that accessibility matters and stated she would support delaying the item.

Councilmember Canonico also expressed support for delaying the item.

Councilmember Potyondy also expressed support for delaying the item and suggested a possible joint Board meeting be scheduled to discuss the item.

Councilmember Ohlson requested that the Senior Advisory Board and transportation-related Boards be included.

Councilmembers discussed a possible date for consideration of Second Reading. City Manager DiMartino suggested it may be appropriate to give a full eight weeks to ensure meaningful engagement. Schwarz noted the City would still have abatement options available for any storms that may come in the next eight weeks.

Councilmember Canonico asked if there is budget for abatements. Schwarz replied there should be enough funds to cover any abatements prior to the consideration of Second Reading.

Mayor Pro Tem Francis moved, seconded by Councilmember Potyondy, to postpone consideration of the Second Reading of Ordinance No. 203, 2025, Amending Section 20-102 of the Code of the City of Fort Collins for the Purpose of Adjusting Snow and Ice Removal Requirements, to February 17, 2026.

Councilmember Potyondy thanked staff for their willingness to take extra time for outreach.

The motion carried 6-0.

21. First Reading of Ordinance No. 208, 2025, Amending Section 2-606 of the Code of the City of Fort Collins and Setting the Salary of the Chief Judge.

The purpose of this item is to amend City Code to establish the 2026 compensation of the Chief Judge. Council met in executive session on November 25, 2025, to conduct the performance review of Chief Judge Jill Hueser and to review the salary market analysis for this position.

STAFF PRESENTATION

Teresa Roche, Human Resources Executive, commented on the market analyses conducted for each of the three Council direct report positions and noted she had meetings with each of the Councilmembers regarding their thoughts on the proposed 2026 salary recommendations.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS/COMMENTS

Mayor Arndt complimented Roche on her work, guidance, and expertise.

Roche stated her recommendation is for no salary increase for the Chief Judge in 2026.

Mayor Pro Tem Francis moved, seconded by Councilmember Potyondy, to adopt Ordinance No. 208, 2025, Amending Section 2-606 of the Code of the City of Fort Collins and Setting the Salary of the Chief Judge at \$218,141.00, on First Reading.

The motion carried 6-0.

22. First Reading of Ordinance No. 209, 2025, Amending Section 2-596 of the Code of the City of Fort Collins and Setting the Salary of the City Manager.

The purpose of this item is to amend City Code to establish the 2026 salary of the City Manager. Council met in executive session on November 25, 2025, to conduct the performance review of City Manager Kelly DiMartino and to review the salary market analysis for this position.

PUBLIC COMMENT

None.

Roche stated her recommendation is a 2% annual salary increase for the City Manager given significant movement in the regional market, for a total of \$337,351.00.

Mayor Pro Tem Francis moved, seconded by Councilmember Canonico, to adopt Ordinance No. 209, 2025, Amending Section 2-596 of the Code of the City of Fort Collins and Setting the Salary of the City Manager to \$337,351.00, on First Reading.

Councilmember Ohlson stated the City is fortunate to have a very professional, dedicated, and competent City Manager and stated that while he would have liked a greater increase, the 2% increase is in line with those received by most City employees.

Councilmember Canonico concurred with Councilmember Ohlson's praise of City Manager DiMartino and commended her leadership. She agreed she would have liked for the increase to have been greater.

Councilmember Potyondy concurred with the praise and noted City Manager DiMartino requested a 2% raise in lieu of something higher given her desire to be in line with other employees during a difficult budget year.

The motion carried 6-0.

23. First Reading of Ordinance No. 210, 2025, Amending Section 2-581 of the Code of the City of Fort Collins and Setting the Salary of the City Attorney.

The purpose of this item is to amend City Code to establish the 2026 compensation of the City Attorney. Council met in executive session on November 25, 2025, to conduct the performance review of City Attorney Carrie Daggett and to review the salary market analysis for this position.

Clerk's Note: Councilmember Potyondy withdrew from the discussion of this item due to a conflict of interest.

PUBLIC COMMENT

None.

Roche stated there are also some interesting trends related to the City Attorney position regionally and recommended a 2% annual salary increase for a new salary of \$270,676.

Councilmember Ohlson stated the City is fortunate to have a professional, dedicated, and competent City Attorney and stated that while he would have liked a greater increase, the 2% increase is in line with those received by most City employees.

Councilmember Canonico concurred with the positive comments about City Attorney Daggett.

Mayor Pro Tem Francis moved, seconded by Councilmember Pignataro, to adopt Ordinance No. 210, 2025, Amending Section 2-581 of the Code of the City of Fort Collins and Setting the Salary of the City Attorney to \$270,676, on First Reading.

The motion carried 5-0.

Clerk's Note: Mayor Arndt called for a break at 7:30 p.m., noting the meeting would resume at 7:40 p.m.

24. Items Related to the Adoption of the 2024 International Codes, the 2023 National Electric Code, and the 2025 Colorado Wildfire Resiliency Code, with local amendments.

- A. *Second Reading of Ordinance No. 211, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Building Code and Adopting the 2024 International Building Code, with Amendments.*
- B. *Second Reading of Ordinance No. 212, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Energy Conservation Code and Adopting the 2024 International Energy Conservation Code, with Amendments.*
- C. *Second Reading of Ordinance No. 213, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Residential Code and Adopting the 2024 International Residential Code, with Amendments.*
- D. *Second Reading of Ordinance No. 214, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Existing Building Code and Adopting the 2024 International Existing Building Code, with Amendments.*
- E. *Second Reading of Ordinance No. 215, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Swimming Pool and Spa Code and Adopting the 2024 International Swimming Pool and Spa Code, with Amendments.*
- F. *Second Reading of Ordinance No. 216, 2025, Amending Chapter 5, Article II, Division 3 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Property Maintenance Code and Adopting the 2024 International Property Maintenance Code, with Amendments.*
- G. *Second Reading of Ordinance No. 217, 2025, Amending Chapter 5, Article IV of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Mechanical Code and Adopting the 2024 International Mechanical Code, with Amendments.*
- H. *Second Reading of Ordinance No. 218, 2025, Amending Chapter 5, Article IV of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Fuel Gas Code and Adopting the 2024 International Fuel Gas Code, with Amendments.*
- I. *Second Reading of Ordinance No. 219, 2025, Amending Chapter 5, Article V, Division 1 of the Code of the City of Fort Collins for the Purpose of Repealing the Colorado Plumbing Code and adopting the 2024 International Plumbing Code, with Amendments.*
- J. *Second Reading of Ordinance No. 220, 2025, Amending Chapter 5 of the Code of the City of Fort Collins for the Purpose of Adopting the 2025 Colorado Wildfire Resiliency Code and Appendices, with Amendments.*

- K. *Second Reading of Ordinance No. 221, 2025, Amending Chapter 5, Article III of the Code of the City of Fort Collins for the Purpose of Repealing the 2020 National Electrical Code and adopting the 2023 National Electrical Code, with Amendments.*
- L. *Second Reading of Ordinance No. 222, 2025, Amending the Land Use Code of the City of Fort Collins to Add Wildfire Resiliency Landscaping Requirements.*

If desired, the following motion language can be used to amend the enforcement date of Ordinances A through I and K above:

I move that Ordinance No. __, 2025 be amended to add a new Section __ at the end to read as follows:

“Violations of the City Code provisions set forth above, on or after [DATE], shall be subject to enforcement.”

These Ordinances, unanimously adopted on First Reading on December 2, 2025, adopts the 2024 International Codes (2024 I-Codes) and the 2023 National Electric Code, which represent the most up-to-date, comprehensive, and fully integrated body of codes regulating building construction and systems using prescriptive and performance-related provisions. The purpose of the 2024 I-Codes is to establish minimum construction requirements to safeguard the public health, safety, and general welfare by regulating structural strength and stability, sanitation, light and ventilation, energy conservation, and property protection from hazards attributed to the built environment within the City of Fort Collins.

The 2024 I-Codes will replace the 2021 editions which were adopted by the City on April 5, 2022 (2021 I-Codes). The I-Codes are reviewed and voted on by code officials and construction industry professionals from across the country and published every three years under the oversight of the International Code Council (ICC). These core 2024 I-Codes represent the latest construction publications from the ICC.

This item also includes ordinances to adopt the 2025 Colorado Wildfire Resiliency Code, which is an adaptation of the 2024 International Wildland-Urban Interface Code published by the ICC.

A minor rewording of Section 4 of Ordinance No. 220, 2025, has been made to increase the clarity of (but not change) the enforcement date.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS/COMMENTS

Mayor Pro Tem supported the recommendation to align all of the Code updates with Wildfire Resiliency updates for an effective date of April 1, 2026 for all Codes.

Mayor Pro Tem Francis moved, seconded by Councilmember Pignataro, to adopt Ordinance No. 211, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Building Code and Adopting the 2024 International Building Code, with Amendments and an additional amendment to add a new Section 7 at the end of the Ordinance, on Second Reading.

Councilmember Ohlson stated he agreed with staff's original recommendation; however, in the spirit of collaboration, he stated he will be supporting this and the remaining motions that are part of this item.

The motion carried 6-0.

Councilmember Ohlson moved, seconded by Councilmember Canonico, to adopt Ordinance No. 212, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Energy Conservation Code and Adopting the 2024 International Energy Conservation Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Councilmember Potyondy moved, seconded by Councilmember Canonico, to adopt Ordinance No. 213, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Residential Code and Adopting the 2024 International Residential Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Councilmember Canonico moved, seconded by Councilmember Potyondy, to adopt Ordinance No. 214, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Existing Building Code and Adopting the 2024 International Existing Building Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Councilmember Pignataro moved, seconded by Mayor Pro Tem Francis, to adopt Ordinance No. 215, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Swimming Pool and Spa Code and Adopting the 2024 International Swimming Pool and Spa Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Mayor Pro Tem Francis moved, seconded by Councilmember Canonico, to adopt Ordinance No. 216, 2025, Amending Chapter 5, Article II, Division 3 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Property Maintenance Code and Adopting the 2024 International Property Maintenance Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Councilmember Ohlson moved, seconded by Councilmember Potyondy, to adopt Ordinance No. 217, 2025, Amending Chapter 5, Article IV of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Mechanical Code and Adopting the 2024 International Mechanical Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Councilmember Potyondy moved, seconded by Councilmember Canonico, to adopt Ordinance No. 218, 2025, Amending Chapter 5, Article IV of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Fuel Gas Code and Adopting the 2024 International Fuel Gas Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Councilmember Canonico moved, seconded by Councilmember Pignataro, to adopt Ordinance No. 219, 2025, Amending Chapter 5, Article V, Division 1 of the Code of the City of Fort Collins for the Purpose of Repealing the Colorado Plumbing Code and adopting the 2024 International Plumbing Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Councilmember Pignataro moved, seconded by Mayor Pro Tem Francis, to adopt Ordinance No. 220, 2025, Amending Chapter 5 of the Code of the City of Fort Collins for the Purpose of Adopting the 2025 Colorado Wildfire Resiliency Code and Appendices, with Amendments, on Second Reading.

The motion carried 6-0.

Mayor Pro Tem Francis moved, seconded by Councilmember Potyondy, to adopt Ordinance No. 221, 2025, Amending Chapter 5, Article III of the Code of the City of Fort Collins for the Purpose of Repealing the 2020 National Electrical Code and adopting the 2023 National Electrical Code, with Amendments and an additional amendment to add a new Section 6 at the end of the Ordinance, on Second Reading.

The motion carried 6-0.

Mayor Pro Tem Francis moved, seconded by Councilmember Canonico, to adopt Ordinance No. 222, 2025, Amending the Land Use Code of the City of Fort Collins to Add Wildfire Resiliency Landscaping Requirements, on Second Reading.

The motion carried 6-0.

25. Second Reading of Ordinance No. 201, 2025, Amending Chapter 9, Article I of the Code of the City of Fort Collins for the Purpose of Updating Local Amendments to the 2024 International Fire Code.

This Ordinance, unanimously adopted on First Reading on December 2, 2025, modifies the City's local amendments to the 2024 International Fire Code (IFC), adopted earlier this year.

If desired, the following motion language can be used to amend the enforcement date of this Ordinance:

I move that Ordinance No. 201, 2025 be amended to add a new Section 5 at the end to read as follows:

"Violations of the City Code provisions set forth above, on or after [DATE], shall be subject to enforcement."

PUBLIC COMMENT

None.

COUNCIL QUESTIONS/DISCUSSION

Councilmember Potyondy moved, seconded by Councilmember Canonico, to adopt Ordinance No. 201, 2025, Amending Chapter 9, Article I of the Code of the City of Fort Collins for the Purpose of Updating Local Amendments to the 2024 International Fire Code, on Second Reading.

Mayor Pro Tem Francis requested an amendment to add a new Section 5 at the end of the Ordinance. Councilmembers Potyondy and Canonico accepted the amendment as friendly.

The motion carried 6-0.

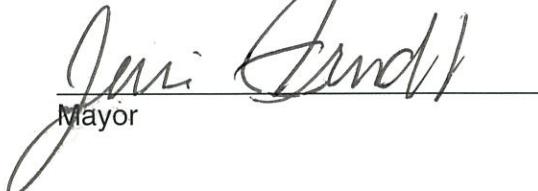
Q) OTHER BUSINESS

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.)

R) ADJOURNMENT

There being no further business before the Council, the meeting was adjourned at 7:52 p.m.


Mayor

ATTEST:


Jelynn Celdron
City Clerk



