

**FORT COLLINS BUSINESS COMMUNITY  
CANDIDATE ENDORSEMENT QUESTIONNAIRE  
2018 COUNTY COMMISSIONER ELECTION**

**Questionnaires are due back to [ahutchison@fcchamber.org](mailto:ahutchison@fcchamber.org)  
by noon on Monday, September 10, 2018**

**Please note that all questionnaire answers  
will be shared with the business community.**

Office Sought: County Commissioner	District (If Applicable): 1
Name: Sean M. Dougherty	
Home Address: 1344 Catalpa Drive, Fort Collins, CO 80521	
Daytime Phone: 970-402-5642	Evening Phone: 970-402-5642
Fax:	Email: SeanForLarimerCounty@Gmail.com
Employment: REALTOR®	
Length of Residence: In County: 19.5 Years      In District: Same	

*Please limit responses to approximately 200 words per section.*

(1) Education:

Associate's Degree in Hotel & Restaurant Management, Paul Smith's College  
Bachelor's Degree in Hospitality Management, Florida Int'l University

(2) Past and Present Community Service Including Offices Held:

- 8.5 years on the Larimer County Planning Commission (Past Chair)
- 3.5 years on the Red Feather Lakes Planning Advisory Committee
- 7 years on the BOD for the Fort Collins Board of REALTORS® (Past President)
- 5 years on the Colorado Association of REALTORS® Grievance Committee (Current Chair)
- 4 years on the Colorado Association of REALTORS® Legislative Policy

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Committee (Current Chair)

- 7 years on the Fort Collins Chamber Local Legislative Affairs Committee
- 13 years volunteering with Realities for Children, currently an Ambassador
- 6 years as Assistant Scoutmaster for Troop 87, Boy Scouts of America
- 5 years as a partner with Neighbor to Neighbor Charities
- 4 years working with Disabled Resource Services

(3) Past and Present Employment/Business Experience:

Nearly 18 years as a successful REALTOR

Past small business co-owner, North College Discount Liquors

I was in Hotels for 8 years, mainly in Accounting. Last hotel job was Comptroller, working with financials, budgeting and forecasting.

(4) Current Employment and Responsibilities:

- Real Estate. I help families buy and sell property.
- I am also a mentor for newer agents in my office. Have helped many agents achieve Real Estate Success over the past 10 years.

(5) Specific Qualifications for This Office:

- Volunteering on, and leading, the Larimer County Planning Commission has enabled me to work directly with our County Commissioners, and to learn the roles and responsibilities of the position. Additionally, this position has taught me about Land Use, Master Plans, 1041 powers, Metro Districts, and other required knowledge that will allow me to be able to perform the job of County Commissioner.
- I have leadership experience, having been President of a 1,000 member organization, as well as leading multiple other local and state committees, commissions, and non-profit organizations.
- Real Estate has given me skills in negotiation, finding a way to Yes.
- My small business and hotel experience in Budgeting will help me to be fiscally responsible with your money.

(6) Why are you running for this office?

I'm running for Larimer County Commissioner because I believe that the business experience that I have gained over the past (nearly) 20 years in Larimer County, combined with the knowledge of land use, budgeting, Master Plans, facility infrastructure, and roads that I have learned from our County officials will allow

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me to serve the residents of Larimer County well.

The years I've spent working directly with our Board of County Commissioners while on the Planning Commission have taught me the roles and responsibilities of a County Commissioner, while teaching me the duties they perform. Additionally, the leadership experience earned serving various business and charity organizations has given me the necessary skills to lead Larimer County in the direction laid out by our residents.

(7) What have you done to prepare for election to this office and how you will you conduct yourself if elected to this office? What experiences have you had that makes you qualified to serve in office?

- I have been working with my mentor, Lew Gaiter, our current District 1 County Commissioner, for 9 years to learn about the roles & responsibilities of the office. Plus, he and I have been working actively to prepare me to succeed him for about 2.5 years.
- I plan to conduct myself with the utmost professionalism, of course. My goal is to be fair, hear all sides of an application or request, and stick to my basic principles when making a decision.
- I know that what I learned while leading the Fort Collins Board of REALTORS has prepared me for the responsibilities of leading Larimer County.
- My time on the Planning Commission has very much prepared me for this position. The Planning Commission hearings are recommendations to the Board of County Commissioners.

(8) If you are elected, what are the top three accomplishments you want to have completed by the end of your term and how will you get them done?

- **Facilitating smart growth management with the eight municipalities in Larimer County.** To do this, we will need to be continue to cultivate our partnerships with all of the communities in the county. Our quarterly Municipal Leaders meetings are a good start, but we will need to talk with those leaders about the possibility of working together on a framework and goals so that all of NoCo can be smart about growth. This also includes working with Weld County.
- **Assisting with the planning and development of the future Behavioral Health Facility public/private partnership.** If approved by the public, we need to make sure that we not only abide by the requirements of the ballot language, but also that we abide by the desire of the people. We build the

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facility, and private providers staff it. We want to be sure that there is transparency and accountability throughout the process, and for the future.

- **Prioritizing the maintenance, repair, and replacement of our County Infrastructure including our roads & bridges, as well as our facilities such as the Jail, Landfill, Court Buildings and Maintenance Sheds.** We have over \$500 million of Infrastructure needs in the next 20 years, well over \$300 million of that is needed in the next 5 years. The citizens have spoken, they want our roads fixed. Per statute, we need to have enough room in the Courts Building to house the Courts and Staff. We want a Jail that has the capacity and safety for our Deputies and the inmates. The Landfill will be full in the next 5 – 7 years. And we have six figure trucks that have to sit outside because our Maintenance Shed doors are not tall enough to house them. These all need to be handled in an efficient, cost-effective way. I will research every opportunity we have to get these items completed with the least pain for the residents.

(9) What do you think are the top 3 economic priorities the county government should undertake during the next four years? What role should Larimer County have in economic development? How will you make the economy a County budget priority?

While this is not about Economic Development, we do need to plan the budget around the likely reduction of the assessment rate by Gallagher. If there is a reduction in the residential assessment rate in 2019, to the expected 6.11%, that will end up being a 15% reduction in the property taxes received from residential properties, in one year (23% in 3 years). Now, this doesn't mean that we will have a reduction in tax revenues of 15%, as Commercial properties pay a significant amount of the property taxes. We need to plan for this, as this will be a significant portion of the County revenues. This is less to work towards economic development, and more to make sure we don't fall behind. (as for the burden Gallagher has put on business, while I wish I was able to make those changes, the best thing I can do is try to speak to the State Legislators and urge them to get Gallagher fixed or gone)

- Infrastructure. Water, roads, bridges. We need to make sure we can stay out of the way for the water projects that are on the books, as we need water if we're going to thrive in the future. We may have I-25 coming forward, but the County has to make sure that we stay up on our own roads and bridges, as well. Businesses won't come here if we're not maintaining our infrastructure.
- I want to make sure that Jacob Castillo, Economic and Workforce

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Development Director, has the freedom to continue moving forward in the arena of Economic Development. He does a great job working with the other EcoDevo partners in Larimer County, and in light of recent disappointments in economic development, I want to make sure that we have the ability to move forward and to work with those already in EcoDevo

- I would like to make sure that we don't have any unnecessary regulations in place that raise the cost of either starting a business in Larimer County or relocating one here. We are already embracing Metro Districts, but I believe that we can do more. Having spent so much time on LLAC, I know how informed the Committee (as well as the Chamber) is when it comes to economic development, and I will be reaching out to you and your membership for thoughts in the future.

(10) How will you make Larimer County a more Jobs Friendly community? Are you willing to engage with business leaders to discuss these solutions? Please explain how you will stay in touch with business leaders.

- To be Jobs Friendly, we must be Business Friendly. When the County was recently looking at the Transportation Capital Expansion Fees, I was strongly in favor of reducing the fees to Commercial, Industrial, and Office, to keep them in line with other Counties. Residential TCEFs were changed by adding more tiers, and tacking on a larger TCEF fee for the larger homes, and reducing the TCEFs on some of the smaller home living spaces.
- I'd also want to look to the Chamber and our Economic Development partners for ideas for reducing unfriendly business habits at the County.
- As for keeping in touch with business leaders, my door will always be open for anyone who would like to meet to discuss how the County can help them. I have a great relationship with the Fort Collins Chamber, and would want to cultivate the same relationships with all of the other Chambers of Commerce in Larimer County.

(11) What role should Larimer County have in the region? What do you believe are the top issues facing Northern Colorado in the next several years?

- We should be the convener of municipalities in Larimer County, so that we can all work together towards common goals, making growth smarter and more managed.
- Top issues facing Northern Colorado include:
  - o Housing – While Larimer County does not delve much into Housing, there may be tools that we can employ to allow developers to more

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easily develop Attainable Housing, including density bonuses to developers who dedicate a portion of the project to housing that fits certain income levels.

- Water – NISP and the Windy Gap Firing Project need to be completed, so that the Northern Colorado water companies are able to hold onto the water that they own and are able to distribute it to their members.
- Infrastructure – Our major bridges in Larimer County will all be structurally sufficient by the end of 2019, which is great, but our roads need to be improved as well. Additionally, we will need to spend some time and money to improve the facilities that need updating, so we can continue to serve our residents.
- Jobs – A stagnant economy does not help Larimer County or her residents. We need to make sure that we are welcoming and inviting to new commerce.
- Broadband – Connectivity is becoming more essential to jobs, schooling, and life in general. While I do not support Larimer County starting their own Broadband Utility, I do support common sense in installing fiber optic cabling to allow private enterprise the opportunity to begin affordable high-speed internet to the more rural areas of the County.

(12) Colorado will continue to grow, including our area. How should Larimer County plan for growth, if at all?

- First and foremost, growth has been here, and will continue to be here. To try to say that it won't, or to try to stop it, is silly. The best thing that Larimer County can do is to be smart in our planning for this future growth.
- Working with our Municipalities, we have the opportunity to all plan together to achieve smart growth in the County. This would allow us to focus on the transportation and other needs at the same time.
- We need to make sure that we do not impede water storage.
- I am a supporter of Metro Districts, which allow for a developer to decide if he/she wants to put the burden for the costs for infrastructure on future residents, as this may impact the salability of the homes or commercial spaces. Additionally, it allows the Buyer to decide if he/she wants to live in a home with a higher property tax burden each year.
- We need to make sure that we do not impede attainable housing.

(13) What are the top two issues facing county government over the next 4 years

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and why do you believe they are the most important?

- Over \$300 million of necessary Infrastructure needs. We cannot just piece this together, or else it will end up costing more in the future. I'm not one for "kicking the can down the road," as this does not solve problems, just creates more.
- Housing and Jobs. These are really one issue, as we can't have great employees for new businesses if they can't find housing, and we can't support the growth of housing if we don't have jobs for those who want to move here. While we may now be in an era of extremely low unemployment, that will not always be the case. We need to make sure that we don't get in the way of those who are bringing smart growth to Larimer County.

(14) What economic tools should the County add to their "tool box" of resources to attract key employers?

- Probably the simplest tool is to not get in the way. Reduce unnecessary regulations, reduce redundant, and expensive requirements in order to build, and help commerce to move forward. I will cite "Fugitive Dust" as a prime example of an example of a municipality spending time and resources to implement a new regulation, which will cost developers and builders more money, due to very few complaints.
- We also need to protect our natural environment, and allow folks to use the open space we have.

(15) What are the top three transportation improvements Larimer County should accomplish? What is your position on the Fix North I-25 effort? Why?

- Finish bringing the remaining high-traffic bridges in the County up to a level of Structurally Sufficient, which is due to occur by the end of 2019.
- Maintain our roadways. Plan for future growth (Montava?) We should talk with the municipalities who may have developments coming and see what future-planning we can do so that when development comes, we may be ahead of the game, which could be an incentive.
- Build the necessary Maintenance Sheds. Bear with me for a minute – we have vehicles that cost in the hundreds of thousands of dollars each, yet many must sit outside, because the Maintenance Sheds we do have are not able to house them. These vehicles don't get cleaned often enough, either, which will lead to quicker deterioration of the rigs. We need to take care of our assets, so that they will be start and run when we need them for road

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repairs, plowing, etc.

I absolutely support the Fix North I-25 effort. I applaud the County and Municipalities for all working together to get this road expanded. I will be anxiously awaiting this fall's vote on the two roadway efforts to see if there's any way we could leverage the work we're having done into either more lanes or at least getting the third lane up to Wellington.

(16) Why would a business person support your election to office?

- Simply, two things:

- o I've run my own business, and understand budgeting, income and expenses, and that you need to be responsible with your money. I strongly believe in having a "rainy day fund" for those unexpected needs (see fires and floods)
- o I have the experience and qualifications to do the job. You only hire someone who has the skills to do a job in your business, so you should elect someone who has not only been learning this job from his predecessors for the past 9 years, but has been honing his leadership skills for many years, as well. I can walk into the position and hit the ground running.

(17) If business groups endorse you, is there any significant information that could come out about you during a campaign that could potentially embarrass you (and them) publicly? (ex: bankruptcy, arrest, conviction, etc.)

I had been utilizing a cabin I own in Red Feather for a short-term rental until just over a year ago. As soon as I realized that there is a permit that I'm supposed to apply for and hold in order to legally do short-term rentals, I stopped renting out altogether. (I will say that I do want to make it easier for folks to use their investment properties for short-term rentals, but that's for after I get into office)

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Signature, Date