

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**MONDAY, APRIL 18, 2022**  
**9:00 A.M.**

**2022-1100**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Commissioner Scott K. James, Chair  
Commissioner Mike Freeman, Pro-Tem  
Commissioner Perry L. Buck  
Commissioner Steve Moreno  
Commissioner Lori Saine

**MINUTES:** Approval of Minutes of April 4, 2022

[2022-1007]

**PUBLIC INPUT:**

Each individual speaker is allowed, and must strictly adhere to, a three-minute period of time in which to address the Board of County Commissioners on topics which are not on the Consent Agenda and not on the Board's regular Agenda. All comments must be directed to the Board. To accommodate the limited time available for Public Input, speakers are asked to restrict comments to topics which have not been previously addressed to the Board by the speaker. The Chair may immediately refer any comment to staff for resolution or for scheduling of a work session. Personal attacks against Board members, Administrative staff or Employees will not be recognized. The Board will not accept comments regarding matters which fall outside its jurisdiction or are likely to be considered at a future public hearing, such as a land use hearing. In that event, the speaker will be asked to give his or her testimony at that hearing, either in person or in writing. Combined public input on any topic shall be limited to 15 minutes. Persons who wish to submit written comments on any topic may do so any time by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, or by email to: [ctb@weldgov.com](mailto:ctb@weldgov.com), either in person or in writing. Combined public input on any topic shall be limited to 15 minutes.

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**COMMISSIONER COORDINATOR REPORTS:**

**WARRANTS:**

- 1) General Warrants – April 15, 2022 [2022-1102]
- 2) Greeley-Weld County Airport Authority Warrants – April 15, 2022 [2022-1103]

**BIDS:**

- 1) Present Bid #B2200078, Emulsion Dust Control Agent – Department of Public Works [2022-1104]

**NEW BUSINESS:**

- 1) Consider Intergovernmental Agreement for Use of Weld County Oil and Gas Energy Department Staff to Assist with 1041 Oil and Gas Location Assessment Enforcement and authorize Chair to sign – City of Evans [2022-1105]
- 2) Consider Contract to Buy and Sell Real Estate and Agreement to Amend/Extend Contract (0 County Road 6, Keenesburg), and authorize Chair to sign all necessary documents – Blake and Darla Armstrong [2022-1106]

**PLANNING:**

- 1) Consider Improvements and Road Maintenance Agreement According to Policy Regarding Collateral for Improvements, authorize Chair to sign, and Accept Site Collateral for Rural Land Division Final Plan, RLDF21-0002 – Richard and Patricia Stahl [2022-1107]
- 2) Consider Request to Extend Time to Commence Operations for Use by Special Review Permit, USR18-0044 – Tricycle Lane Texas, LLC, c/o Clifford Hahne [2022-1108]
- 3) Consider Request to Extend Time to Record the Map or Recission of Resolution #2018-3253, dated October 17, 2018, for Use by Special Review Permit, USR18-0028 – Dittmer Farm, LLC, c/o Timothy Dittmer, and Blue Pill, LLC, c/o Kendal Dittmer (*Cont'd from 10/17/2021 – Cont'd to 10/17/22*) [2022-1109]
- 4) Consider Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Daniela Flores and Paula Grado (*Cont'd from 2/14/22 – Cont'd to 5/23/2022*) [2022-1110]
- 5) Consider Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Lucina Flores (*Cont'd from 2/14/22 – Cont'd to 7/18/2022*) [2022-1111]

**ADJOURN:**

**PUBLIC HEARINGS  
BOARD OF COUNTY COMMISSIONERS**

\* No Public Hearings Scheduled for April 18, 2022 \*

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Apr 19 -	911 Emergency Telephone Service Authority Board	12:00 PM
Apr 19 -	Northern Colorado RETAC	2:00 PM
Apr 21 -	Extension Advisory Council	12:00 PM
Apr 21 -	Greeley-Weld County Airport Authority	3:30 PM
Apr 21 -	Building Trades Advisory Committee	5:30 PM
Apr 26 -	Board of Public Health	9:00 AM
Apr 26 -	Regional Communication Advisory Board	10:30 AM
Apr 26 -	Community Corrections Board	12:00 PM
Apr 27 -	Greeley Housing Authority	4:30 PM

## ITEMS SCHEDULED FOR FUTURE BOARD MEETINGS:

This is not a complete listing of items scheduled for future Board Meetings; however, it is a listing of those items which are deemed to have interest to various citizens. All Board Meetings begin at 9 AM.

Apr 20 -	First Reading of Code Ordinance #2022-04, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code ( <i>Change of Zone</i> )
Apr 20 -	Vacation of Two-Lot Recorded Exemption, RECX16-0075, and Recombine the Lots into One Parcel – Jeffery and Rhonda Thompson, and Scebbi Family Trust, c/o Ryan and Lisa Scebbi
May 2 -	Vacation of Two-Lot Recorded Exemption, RECX18-0082, and Recombine the Lots into One Parcel – Joseph and Janet Timko
May 4 -	Second Reading of Code Ordinance #2022-04, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code ( <i>Change of Zone</i> )
May 18 -	Final Reading of Code Ordinance #2022-04, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code ( <i>Change of Zone</i> )
Jul 6 -	Request for Vacation of Use by Special Review Permit, USR12-0065 – Bruce Sandau and Bartels Family, LLC, c/o A&W Water Service, Inc. ( <i>Cont'd from 7/7/2021</i> )

## FUTURE PUBLIC HEARINGS:

All future Hearings are publicly noticed and will begin following the adjournment of the regular Board Meeting.

Apr 20 -	Docket #2022-34, PL0003 - Second Amended Planned Unit Development Change of Zone, PUDZ22-0001, of Beebe Draw Farms and Equestrian Center PUD (AMZ-412) for E (Estate), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Business Commercial), I-2 (Medium Industrial), and A (Agricultural) Zone District uses, including generally defined open space, recreational uses, community services, and oil and gas production facilities, REI, LLC, dba Investors, LLC, and Beebe Draw Farms Authority [located east of and adjacent to County Road 39; north of and adjacent to County Road 32] (Planner – Michael Hall)	10:00 AM
Apr 27 -	Docket #2022-17, PL2815 - Change of Zone, COZ21-0010, from the A (Agricultural) Zone District to the I-3 (Heavy Industrial) Zone District, R.H. Amen Farms, LLC [located south of and adjacent to County Road 56; approximately 0.5 miles east of County Road 13] (Planner – Angela Snyder ) – ( <i>Cont'd from 3/23/2022</i> )	10:00 AM

**FUTURE PUBLIC HEARINGS (CONT'D):**

- Apr 27 - Docket #2022-18, PL2816 - Change of Zone, COZ21-0011, from the A (Agricultural) Zone District to the I-3 (Heavy Industrial) Zone District, J & K Investments, LLC [located approximately 500 feet south of County Road 56; and approximately 1,800 feet west of County Road 15] (Planner – Chris Gathman) – (Cont'd from 3/23/2022) 10:00 AM
- Apr 27 - Docket #2022-19, PL2817 - Change of Zone, COZ21-0012, from the A (Agricultural) Zone District to the I-3 (Heavy Industrial) Zone District, W3 Legacy, LLC [located approximately 500 feet south of County Road 56; and approximately 2,000 feet west of County Road 15] (Planner – Chris Gathman) – (Cont'd from 3/23/2022) 10:00 AM
- May 4 - Docket #2022-28, PL0054 - A Site Specific Development Plan and Major Amended Use by Special Review Permit, 1MJUSR21-86-742, for a Horse Training and Breeding Center to permit a Commercial Rodeo and Commercial Roping Arena outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Wendy Chambers [located south of and adjacent to County Road 14; approximately 0.25 miles west of County Road 37] (Planner – Maxell Nader) 10:00 AM

**COMMUNICATIONS:**

- 1) Department of Human Services, Email dated April 11, 2022, re: Foster Home Closure and Cancellation of Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – William and Tracey Rand
- 2) Department of Planning Services, Letter of Response to David and Kathlene Woolverton, dated April 11, 2022, re: Colorado Department of Natural Resources, Division of Reclamation, Mining, and Safety (DRMS) Permit, M-2022-001, Section 20 Gravel Mine – CAW Equities, LLC and Red Tierra Equities, LLC, c/o Robert Lembke, Member
- 3) Department of Planning Services, Memorandum dated March 21, 2022, re: USR18-0065 Final Exhibits and Conditions
- 4) Great Western Railway of Colorado, LLC, c/o Karl Morell and Associates, Letter dated April 6, 2022, re: Filing of Notice of Exemption to Abandon Rail Line, Docket No. AB-857 (Sub-No. 3)

**RESOLUTIONS (Please see document for signature and/or execution date):**

- 1) Approve Contract ID #5697 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Ryan and Lidia Neuenberger [2022-1092]
- 2) Approve Contract ID #5698 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Shawn and Angela Shultzaberger [2022-1093]
- 3) Approve Contract ID #5741 Increased 2022 Grant Budget Request (DCJ Form 4-E) for Sustained Viability of Body-Worn Camera Expansion for Administration, Court, and Detention Units at Weld County Sheriff's Office [2022-1094]
- 4) Approve Contract ID #5714 Modification #3 of Grant/Agreement for Noxious Weed Treatment [2022-1095]

**MISCELLANEOUS:**

- \* 1) Contract ID #5737 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Scott and Shelly Wilson [2022-1112]
- \* 2) Contract ID #5738 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Nathan and Mistie Scudder [2022-1113]
- \* 3) Contract ID #5739 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Kaci and Angela Hecker [2022-1114]
- \* 4) Contract ID #5742 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Taylor and Hannah Cross [2022-1115]

**MISCELLANEOUS (CONT'D):**

- \* 5) Contract ID #5745 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Stephanie Young [2022-1116]
- \* 6) Contract ID #5713 Task Order to Agreement for Design Services (Hazardous Waste Building Ventilation Hoods Design - Bid #B1900100) – Robert Shreve Architects and Planners, Inc. [2022-1117]
- \* 7) Contract ID #5688 Change Order to Agreement for Services for Custodial Services for North Business Park (Facilities Department and Coroner’s Office Building – Bid #B1900053) – Oband’s Janitorial Company [2019-0971]
- \* 8) Contract ID #5699 Change Order to Agreement for Professional Services for Materials Testing Services (Bid #B2000096) – Professional Service Industries, Inc. [2020-0958]
- \* 9) Contract ID #5670 Amendment Extension/Renewal #3 to Agreement for Services for Custodial Services for North Business Park (Bid #B1900053) – Oband’s Janitorial Company [2019-0971]
- \* 10) Contract ID #5716 Amendment Extension/Renewal #2 to Agreement for Professional Services for Materials Testing Services (Bid #B2000096) – Professional Service Industries, Inc. [2020-0958]
- \* 11) Contract ID #5717 Amendment Extension/Renewal #1 to Agreement for Professional Services for Uninterruptable Power Supply (UPS) Preventative Maintenance and Repairs (Bid #B2100059) – DC Group, Inc. [2021-0461]
- \* 12) Contract ID #5719 Amendment Extension/Renewal #1 to Agreement for Services for Window Cleaning (North County – Informal Bid #B2100091) – High Plains High Rise Window Cleaning [2021-1320]
- \* 13) Contract ID #5720 Amendment Extension/Renewal #2 to Agreement for Services for Custodial Services for Downtown Buildings and Crime Lab (Bid #B1900153) – Oband’s Janitorial Company [2019-5105]
- \* 14) Contract ID #5721 Professional Service Agreement for Surveillance Camera Upgrade for Community Corrections (Bid #B2200059) – Sturgeon Electric Company, Inc. [2022-0879]
- \* 15) Contract ID #5732 Agreement for Construction Services for Material Crushing (Bid #B2200051) – Overlook Mine, LLC [2022-0880]
- \* 16) Warranty Letter for Weld County 401k Savings Plan and Deferred Compensation Plan (Policy #106796588) for Term Dates 9/1/2021 through 9/1/2022 – Travelers Casualty and Surety Company [2022-1118]
- \* 17) Contract ID #5724 Road Maintenance Agreement According to Requirements During the Construction Period for Location Assessment for Pipeline Permit, LAP22-0005 – DCP Operating Company, LP [2022-1119]
- \* 18) Contract ID #5729 Road Maintenance Agreement According to Policy Regarding Collateral for Improvements, RMA22-0006 – PDC Energy, Inc. [2022-1120]
- \* 19) Contract ID #5734 Road Maintenance Agreement According to Policy Regarding Collateral for Improvements for Zoning Permit for Certain Uses in Agricultural Zone, ZPAG21-0023 – Newell Plaza, LLC [2022-1121]
- \* 20) Division Order to Bayswater Exploration and Production, LLC (COT West W-30-25HC – API 05-123-50501 and COT West X-30-25HN – API 05-123-50497) [2022-1122]
- \* 21) Division Order to Bayswater Exploration and Production, LLC (COT West M-30-25HN – API 05-123-50498 and COT West N-30-25HC – API 05-123-50503; COT West O-30-25HN – API 05-123-50422, COT West P-30-25HN – API 05-123-50419, COT West QA-30-25-HN – API 05-123-50404, COT West R-30-25HN – API 05-123-50414, COT West S-30-25HN – API 05-123-50421, COT West T-30-25HC – API 05-123-50405, COT West U-30-25HN – API 05-123-50407, COT West V-30-25HN – API 05-123-50413) [2022-1123]

**MISCELLANEOUS (CONT'D):**

- \* 22) Division Order to Civitas Resources, Inc. (Anschutz Equus Farms ["AEF"]) – AEF FED 5-61-34-2532BS – API 05-123-48185, AEF FED 5-61-34-4033B – API 05-123-48184, AEF FED 5-61-34-4148B – API 05-123-48187, AEF FED 5-61-34-5649B – API 05-123-48183, AEF FED 5-61-34-5764B – API 05-123-48186) [2022-1124]

\* **Signed this date**