

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**WEDNESDAY, OCTOBER 11, 2023**  
**9:00 A.M.**

**2023-3025**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Commissioner Mike Freeman, Chair  
Commissioner Perry L. Buck, Pro-Tem  
Commissioner Scott K. James  
Commissioner Kevin D. Ross  
Commissioner Lori Saine

**MINUTES:** Approval of Minutes of September 27, 2023 [2023-2853]

**CERTIFICATION OF HEARINGS:** Hearings conducted on September 27, 2023:

- 1) USR23-0019 – Michael Boulter Farms, LLC, c/o CBEP Solar 26, LLC [2023-2746]
- 2) USR23-0020 – Robert and Allison Johnson [2023-2760]
- 3) USR23-0018 – Korwell Land Holdings, LLC [2023-2711]

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**PRESENTATIONS:**

- 1) Recognition of Services, Department of Public Health and Environment – Cindy Kronauge [2023-3027]

**WARRANTS:**

- 1) General Warrants – October 10, 2023 [2023-3028]

**NEW BUSINESS:**

- 1) Consider Contract ID #7448 Memorandum of Understanding for Distribution of State of Colorado Birth Certificates and Identification (I.D.) Vouchers, and authorize Chair to sign – United Way of Weld County [2023-3029]
- 2) Consider Contract ID #7459 Professional Service Agreement for Core and Non-Core Child Welfare Services and authorize Chair to sign – Deep Waters Parenting, LLC [2023-3030]

**PUBLIC COMMENT:**

Each individual speaker is allowed, and must strictly adhere to, a three-minute period of time in which to direct comments to the Board of County Commissioners. The Chair may immediately refer any comment to staff for resolution, schedule a work session, or limit the duration depending on the Board's schedule. Personal attacks against Board members, administrative staff, or employees will not be recognized. The Board will not accept comments regarding matters which are scheduled to be considered at a future public hearing, such as a land use hearing. In that event, the speaker will be asked to give their testimony at that hearing, either in person or in writing. Persons who wish to submit written comments on any topic may do so any time by emailing: [askthecommissioners@weld.gov](mailto:askthecommissioners@weld.gov), by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, or by emailing: [ctb@weld.gov](mailto:ctb@weld.gov).

**ADJOURN:**

**PUBLIC HEARINGS  
BOARD OF COUNTY COMMISSIONERS**

\* No Public Hearings Scheduled for October 11, 2023 \*

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Oct 12 -	Weld Faith Partnership Council	7:30 AM
Oct 12 -	Area Agency on Aging Advisory Board	9:00 AM
Oct 16 -	Federal Mineral Lease Act Board	3:00 PM
Oct 17 -	911 Emergency Telephone Service Authority Board	12:00 PM
Oct 17 -	Northern Colorado RETAC	2:00 PM
Oct 18 -	Building Trades Advisory Committee	5:30 PM
Oct 19 -	Extension Advisory Council	12:00 PM
Oct 19 -	Greeley-Weld County Airport Authority	3:30 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.

- Oct 16 - Second Reading of Code Ordinance #2023-12, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Floodplain Regulations*)
- Oct 23 - Final Reading of Code Ordinance #2023-19, In the Matter of Repealing and Reenacting, with Amendments, Chapter 3 Human Resources of the Weld County Code (*Holiday Addition*)
- Nov 8 - Final Reading of Code Ordinance #2023-12, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Floodplain Regulations*)

## FUTURE PUBLIC HEARINGS:

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

- Oct 18 - Docket #2023-74, PL2893 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0030, for a 3.6 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, Louis and Gina Fabrizius, c/o CBEP Solar 30, LLC [located approximately 0.5 miles north of State Highway 14; approximately 3,200 feet east of County Road 39; west of and adjacent to County Road 41 Section Line] (Planner - Chris Gathman) 10:00 AM
- Oct 18 - Docket #2023-75, PL2894 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0031, for a 5.7 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, Louis and Gina Fabrizius, and Stanley and Carolyn Heinze, c/o CBEP Solar 32, LLC [located north of and adjacent to State Highway 392; approximately 1,600 feet east of County Road 41] (Planner - Chris Gathman) 10:00 AM
- Oct 18 - Docket #2023-67, PL2890 - Change of Zone, COZ23-0003, from the A (Agricultural) Zone District to the C-3 (Business Commercial) Zone District, PV East, LLC [located east of and adjacent to County Road 19; approximately 600 feet north of County Road 20] (Planner - Diana Aungst) 10:00 AM
- Dec 6 - Docket #2022-63, PL0048 - Show Cause Hearing, PCSC22-0010, to determine whether or not the applicant is in compliance with certain Development Standards contained in Use by Special Review Permit, USR-413, for Aircraft Storage and Salvage, in the A (Agricultural) Zone District, Paul Page [located east of and adjacent to County Road 1.5; north of and adjacent to Cheesman Street] (Planner - Diana Aungst) - (*Cont'd from 6/7/2023*) 9:00 AM

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

- Dec 6 - Docket #2023-66, PL2889 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0023, for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Thomas and Marjorie Brown, c/o CBEP Solar 27, LLC [located north of and adjacent to County Road 54; west of and adjacent to County Road 47] (Planner – Kim Ogle) – *(Cont'd from 10/4/2023)* 10:00 AM
- Dec 20 - Docket #2023-40, PL2877 - Change of Zone, COZ23-0001, from the A (Agricultural) Zone District to the C-3 (Business Commercial) Zone District, PV East, LLC [located north of and adjacent to County Road 20; approximately 0.30 mile east of County Road 19] (Planner – Maxwell Nader) – *(Cont'd from 8/23/2023)* 10:00 AM
- Jan 10, 2024 - Docket #2023-10, PL0674 - Probable Cause Hearing, PCSC22-0021, to consider setting a Show Cause Hearing to determine whether or not the applicant is in compliance with certain Development Standards contained in Use by Special Review Permit, USR11-0004, for an Oil and Gas Support Facility (water hauling) and any Use Permitted as a Use by Right, Accessory Use, or Use by Special Review in the Commercial or Industrial Zone Districts (maintenance and fabrication of new and existing trucks) in the A (Agricultural) Zone District, Donn Foster and Mary Lee Hardy, c/o Foster Trucking, Inc., [located south of and adjacent to State Highway 263 (8th Avenue); approximately 0.5 mile east of County Road 47] (Planner – Kim Ogle) – *(Cont'd from 7/12/2023)* 9:00 AM
- Jan 10, 2024 - Docket #2023-33, PL1373 - A Site Specific Development Plan and Use by Special Review Permit, USR22-0018, for Open Mining (sand, gravel and stone), employee and equipment parking associated with operations outside of subdivisions and historic townsites, in the A (Agricultural) Zone District, Loveland Ready-Mix Concrete, Inc. [located north of and adjacent to County Road 48.5; west of and adjacent to State Highway 257] (Planner – Kim Ogle) – *(Cont'd from 9/6/2023)* 10:00 AM

**COMMUNICATIONS:**

Persons who wish to submit written comments on any topic may do so any time by emailing: [askthecommissioners@weld.gov](mailto:askthecommissioners@weld.gov), by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, or by emailing: [ctb@weld.gov](mailto:ctb@weld.gov).

- 1) Department of Oil and Gas Energy, 1041 WOGLA Hearing Docket for October 12, 2023 [2023-2993]
- 2) Board of County Commissioners, Letter to Chair Dale Hall, Poudre River Trail Corridor, Inc., dated August 7, 2023, Re: Recommendation of Janet Miesel-Burns to Replace Jennifer Finch as the Weld County Representative on the Poudre River Trail Board [2023-2995]
- 3) Board of County Commissioners, Letter to City of Evans Mayor Mark Clark, dated October 3, 2023, Re: Support for the North Front Range Metropolitan Planning Organization (NFRMPO) Fiscal Year 26/27 Call for Projects for Freedom Parkway [2023-2994]
- 4) Colorado Department of Local Affairs, Division of Property Taxation, Final Determination, Re: Key Educational Group [2023-2997]

**PUBLIC REVIEW:**

- 1) Colorado Department of Public Health and Environment, Air Pollution Control Division – Bonanza Creek Energy Operating Company, LLC – Park T-4 Production Facility, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 12WE2451 [2023-2911]

**PUBLIC REVIEW (CONT'D):**

- 2) Colorado Department of Public Health and Environment, Air Pollution Control Division – Bonanza Creek Energy Operating Company, LLC – State Seventy Holes K-3 Production Facility, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 14WE0462 [2023-2912]
- 3) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – Chalk-Seeley Federal 26 Sec HZ, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 21WE1000 [2023-2913]
- 4) Colorado Department of Public Health and Environment, Air Pollution Control Division – Noble Energy, Inc. – McClellan T8N-R59W-S9 L01, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 13WE2925 and 19WE0813 [2023-2914]
- 5) Colorado Department of Public Health and Environment, Air Pollution Control Division – Noble Energy, Inc. – Grigsby PC T7N-R63W-S30 L01, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 13WE1095 [2023-2915]
- 6) Colorado Department of Public Health and Environment, Air Pollution Control Division – Extraction Oil and Gas, Inc. – Ardrey Production Facility, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 20WE0872, 20WE0873, and 20WE0874 [2023-2916]
- 7) Colorado Department of Public Health and Environment, Air Pollution Control Division – Noble Energy, Inc. – Furrow ST USX T7N-R64W-S22 L01, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 23WE0323 [2023-2917]

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

- 1) Approve Amendment #3 to Voting System Acquisition Agreement and Three (3) Budgetary Quotes and Purchase Orders for Sole Source Ballot Voting Equipment – Dominion Voting Systems, Inc. [2023-2981]
- 2) Approve Contract ID #7458 Land Use Application for Wireless Communication Facility Equipment Upgrade at 822 7th ST, Greeley (Chase Building) – Retherford Enterprises, Inc., on behalf of Verizon Wireless and City of Greeley [2023-2982]
- 3) Approve Contract ID #7451 Consent to Assignment and Assumption of Agreement for Construction Services for CRs 66 and 41 Intersection Project from IHC Scott, Inc., to W. W. Clyde and Company [2023-2983]
- 4) Approve Temporary Closure of CR 84.5 Between CR 149 and Marble AVE [2023-2984]
- 5) Approve Local Government Land Use Applications Timeline Extension Agreement for Major Facilities of a Public Utility 1041 Permit (USR-0039), Use by Special Review Permit (1MUSR23-99-1236), and Site Plan Review Permit (1AMSPR23-82-10), for Major Facilities of a Public Utility, and authorize Chair to sign – Public Service Company of Colorado, dba Xcel Energy [2023-2986]

**MISCELLANEOUS:**

- \* 1) Recognition of Services, Department of Public Health and Environment – Cindy Kronauge [2023-3027]
- \* 2) Contract ID #7508 Cooperative Agreement Regarding Protocols for Child Welfare Notification and Investigation Requirements – Town of Windsor Police Department [2023-3031]
- \* 3) Addendum to Agreement for Construction Services for Sheriff's Office Shooting Range/Training Site Project (Bid #B2100116) – Roche Constructors, Inc. [2021-2923]
- \* 4) Contract ID #7437 Agreement for Construction Services for Records Relocation and Remodel Project (Bid #B2300157) [2023-2610]
- \* 5) Contract ID #7463 Professional Service Agreement for 35th AVE Tower UPS Replacement Design and Engineering Services (Informal Bid #B2300145) – Cairn Design, LLC [2023-3032]

**MISCELLANEOUS (CONT'D):**

- \* 6) Contract ID #7465 Amendment to Technical Currency Agreement for Banner Financials  
Maintenance Support – Avenu Government Systems, LLC [2018-0921]
- \* 7) Contract ID #7467 Agreement for Services for 2023 General Election Staff Support and  
Assistance – TEKSystems, Inc. [2023-3033]

\* **Signed this date**