

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**MONDAY, OCTOBER 23, 2023**  
**9:00 A.M.**

**2023-3125**

**PLEDGE OF ALLEGIANCE**

**HOUSING AUTHORITY BOARD**

**ROLL CALL:**

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

**MINUTES:** Approval of Minutes of September 25, 2023

[2023-2778]

**BOARD OF COUNTY COMMISSIONERS**

**ROLL CALL:**

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

**MINUTES:** Approval of Minutes of October 9, 2023

[2023-2977]

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**PRESENTATIONS:**

1) Life Saving Award, Sheriff's Office – Kimberly Hawes

[2023-3128]

**WARRANTS:**

1) General Warrants – October 18, and 20, 2023

[2023-3129]

**BIDS:**

- 1) Approve Bid #B2300153, Online Service to Create Standardized Job Descriptions –  
Departments of Human Resources and Information Technology [2023-2980]
- 2) Present Bid #B2300177, Briggsdale Sand and Grader Shed – Facilities Department [2023-3130]

**NEW BUSINESS:**

- 1) Consider Contract ID #7477 Memorandum of Agreement for Vaccine Storage for Mobile  
Public Health Clinic (MPHC) Program and authorize Chair to sign [2023-3131]
- 2) Consider Contract ID #7500 Memorandum of Understanding for Hepatitis C Virus (HCV)  
Confirmatory Testing Program and authorize Chair to sign [2023-3132]

**NEW BUSINESS (CONT'D):**

- 3) Consider Contract ID #7504 Nurse Clinical Training Agreement and authorize Chair to sign – University of Colorado, College of Nursing [2023-3133]
  - 4) Consider Renewal Application for Hotel and Restaurant (County) Liquor License with One (1) Optional Premises and authorize Chair to sign – ION, LLC, dba McCarty’s Eaton [2023-3134]
  - 5) 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*) [2023-3135]
- Legals.....[2023-2797]  
Correspondence.....[2023-2798]

**PLANNING:**

- 1) Consider Improvements and Road Maintenance Agreement According to Policy Regarding Collateral for Improvements, authorize Chair to sign, and Accept Collateral for Planned Unit Development Final Plan, PUDF22-0004 – Olson Bros, LP, and Spring Meadows Development, LLC, c/o Roger Olson [2023-3136]

**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 23, 2023 \*

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Oct 24 -	Board of Public Health	9:00 AM
Oct 24 -	Regional Communications Advisory Board	10:30 AM
Oct 24 -	Community Corrections Board	12:00 PM
Oct 25 -	Greeley Housing Authority	4:30 PM
Oct 27 -	Human Services Advisory Commission	8:00 AM
Nov 1 -	Weld County Community Development Block Grant Advisory Committee	3:00 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.

- 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.

- Nov 8 - Docket #2023-77, PL0181 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0033, for a 1.5 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, John Scott Byrnes Trust, c/o CBEP Solar 28, LLC [located east of and adjacent to County Road 13; approximately 2,600 feet south of County Road 96] (Planner – Chris Gathman) 10:00 AM
- Nov 8 - Docket #2023-76, PL2734 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0032, for a 7.5 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, McKee Ranch, LLLP, c/o CBEP Solar 16, LLC [located south of and adjacent to State Highway 392; west of and adjacent to County Road 37] (Planner – Chris Gathman) 10:00 AM
- Nov 8 - Docket #2023-69, PL2884 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0025, for Event Facilities (not agriculture-related) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Sandra Strobel [located north of and adjacent to, and east of and adjacent to, County Road 8; approximately 3,500 feet east of County Road 17] (Planner – Chris Gathman) 10:00 AM
- Nov 22 - Docket #2023-78, PL2895 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0034, for a 5.8 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, Barry James Reider Living Trust and Julie Ann Nelson Living Trust, c/o CBEP Solar 17, LLC [located east of and adjacent to County Road 39; approximately 1,300 feet south of County Road 86] (Planner – Chris Gathman) – (*Rescheduled from 11/15/2023*) 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
- 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

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

- Dec 20 - 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) – *(Cont'd from 10/18/2023)* 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) Board of Public Health, Minutes from September 26, 2023 [2023-3114]
- 2) Board of Public Health, Agenda for October 17, 2023 [2023-3113]
- 3) County Council, Minutes from August 21, 2023 [2023-3116]
- 4) County Council, Agenda for October 16, 2023 [2023-3115]
- 5) Federal Mineral Lease Act Board, Minutes from July 10, 2023 [2023-3118]
- 6) Federal Mineral Lease Act Board, Final Budget for 2024 [2023-3117]
- 7) Department of Planning Services, Addition to File PL2880, COZ23-0002 – Robert L. Seltzer Family Trust, c/o Jack Seltzer, Trustee, c/o Brighton Outdoor Storage [2023-3120]
- 8) Department of Planning Services, Addition to File PL2398, USR15-0065 – National Western Holdings, LLC [2023-3121]
- 9) Department of Planning Services, Addition to File RE-2708, VAC23-0036 – Duane and Kathy Klinger [2023-3122]
- 10) Department of Planning Services, Addition to File PL0529, 2MUSR18-84-602 – Sharp Trust, c/o Donovan Sharp [2023-3123]
- 11) Weld County Sheriff's Office, Letter to Board of Weld County Commissioners, dated September 12, 2023, Re: Recognition for Support of the Active Bystandership for Law Enforcement (ABLE) Program [2023-3119]

**PUBLIC REVIEW:**

- 1) Colorado Department of Public Health and Environment, Air Pollution Control Division – Bayswater Exploration and Production, LLC – Calvary Farms North Pad, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 21WE0690, 23WE0094, and 23WE0611 [2023-3085]
- 2) Colorado Department of Public Health and Environment, Air Pollution Control Division – Nickel Road Operating, LLC – Dehaan Pad, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 21WE0809 [2023-3086]
- 3) Colorado Department of Public Health and Environment, Air Pollution Control Division – Mallard Exploration, LLC – Bashor Well Pad, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 23WE0160 [2023-3087]
- 4) Colorado Department of Public Health and Environment, Air Pollution Control Division – Expedition Water Solution – EWS 13 (HPD Kersey), Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 09WE0398 [2023-3088]
- 5) Colorado Department of Public Health and Environment, Air Pollution Control Division – Verdad Resources, LLC – Timbro Fed 1931 Pad, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 23WE0422, 23WE0423, and 23WE0424.XP [2023-3089]

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

- 1) Approve Contract ID #7468 Agreement to Purchase Out-of-Home Placement Services – Hope’s Promise [2023-3098]
- 2) Approve Contract ID #7506 Expenditure Authorization and Work Plan for Various Workforce Innovation and Opportunity Act (WIOA) Programs [2023-3099]
- 3) Approve Contract ID #7505 Programming Agreement and Colorado Satellite Partner and Grant Addendum for Cooking Matters Program for No Kid Hungry Campaign – Nourish Colorado [2023-3100]
- 4) Approve Contract ID #7522 Off-System Bridge Program Application for Bridge 60.5/49A Replacement Project – Colorado Counties, Inc. (CCI) [2023-3101]
- 5) Approve Extension of Temporary Closure of CR 77 Between CR 100 and SH 14 [2023-3102]
- 6) Approve Contract ID #7521 Professional Service Agreement for Weld County Strategic Plan and Terminate Agreement Entered Into Under Resolution #2022-0634, dated March 30, 2022 – Stratalysts, LLC [2023-3103]
- 7) Approve Resolution for Opposing Proposition HH and Strongly Urging Defeat [2023-3104]
- 8) Approve Cancellation of Board of County Commissioners Meeting Scheduled for November 15, 2023 [2023-3105]
- 9) Approve COZ23-0003 – PV East, LLC [2023-3034]
- 10) Approve USR23-0030 – Louis and Gina Fabrizius, c/o CBEP Solar 30, LLC [2023-2998]
- 11) Action of the Board Concerning USR23-0031 – Louis and Gina Fabrizius, and Stanley and Carolyn Heinze, c/o CBEP Solar 32, LLC [2023-3111]

**ORDINANCES:**

- \* 1) 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*) [2023-3135]
  - Legals.....[2023-2797]
  - Correspondence.....[2023-2798]

**MISCELLANEOUS:**

- 1) Life Saving Award, Sheriff's Office – Kimberly Hawes [2023-3128]
- \* 2) Contract ID #7533 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Christopher and Nicole Purtell [2023-3137]
- \* 3) Contract ID #7538 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Catherine Oakleaf [2023-3138]
- \* 4) Contract ID #7541 Amendment #2 to Child Protection Agreement for Services (Bid #B2200040) – Inspired Pathways Counseling Services, LLC [2022-1591]
- \* 5) Contract ID #7413 Professional Service Agreement for Generator Maintenance at Various Locations (Bid #B2300168) – Colorado Standby, LLC [2023-2467]
- \* 6) Contract ID #7460 Service Agreement for 2023 Tree Removal and Replacement (Informal Bid #B2300175) – TigerTree, Inc. [2023-3139]
- \* 7) Contract ID #7509 Service Agreement for Parking Lot Striping (Informal Bid #B2300192) – Applied Property Services, Inc. [2023-3140]
- \* 8) Contract ID #7466 Extension/Renewal #1 to Service Agreement for Various Gases (Informal Bid #B2200131 – Departments of Public Health and Environment, Public Works, and Facilities) – Airgas USA, LLC [2022-3607]
- \* 9) Deed of Dedication for Agreement for Purchase of Certain Property for Public Road Improvements for CRs 76 and 35 Intersection Improvements Project – Brian and Vivian Foss [2023-2786]
- \* 10) Deed of Dedication for Agreement for Purchase Certain Property for Public Road Improvements for CRs 6 and 13 Roundabout Project – Hunt Brothers Properties, Inc. [2023-2893]

\* **Signed this date**