

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**MONDAY, NOVEMBER 6, 2023**  
**9:00 A.M.**

**2023-3277**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

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

**MINUTES:** Approval of Minutes of October 23, 2023 [2023-3127]

**READ ORDINANCE BY AUDIO:** Read Code Ordinance #2023-22 by audio

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:** See Item #1 Under 'Consent Agenda-Miscellaneous' – Partial Vacation of a Recorded Exemption

**WARRANTS:**

1) General Warrants – November 3, 2023 [2023-3279]

**BIDS:**

- 1) Approve Bid #B2300177, Briggsdale Sand and Grader Shed – Facilities Department [2023-3130]
- 2) Present Bid #B2300185, Request for Quote/Request for Proposal (RFQ/RFP) for Bridge 54/13A Replacement Project – Department of Public Works [2023-3280]
- 3) Present Bid #B2300198, Fort Lupton Annex Building (Southeast Substation) Network – Department of Information Technology [2023-3281]
- 4) Present Bid #B2300199, Chase Building (822 7th ST, Greeley) Renovation Network – Department of Information Technology [2023-3282]
- 5) Present Bid #B2300200, Zerto Replication Licenses – Department of Information Technology [2023-3283]

**NEW BUSINESS:**

- 1) Consider Contract ID #7537 for Local Match Funds for CR 21 and SH 66 Intersection Improvements Project, and authorize Chair Pro-Tem to sign and submit electronically [2023-3284]
- 2) Consider Contract ID #7574 Acceptance of Intergovernmental Grant Agreement Summary of Terms and Conditions for Energy and Mineral Impact Assistance Fund (EIAF) Program for Phase II of CR 77 Improvements Project Between CRs 100 and 106 (August Cycle – Tier I) [2023-3285]
- 3) Consider Funding Approval / Agreement Transmittal for Housing and Urban Development (HUD) Grant Funds for 2023 Community Development Block Grant (CDBG) Program, and authorize Chair Pro-Tem to sign [2023-3286]
- 4) Consider Extension of Temporary Closure of CR 7 Between CR 48 and SH 56 [2023-3287]

**NEW BUSINESS (CONTD):**

- 5) Consider Declaration of Certain Equipment as Surplus Property, Approve Sale of Same at Auction with Roller and Associates, and delegate authority to Controller to sign any necessary documents [2023-3288]
- 6) Consider Ratification of Appointments to Board of Trustees of High Plains Library District [2023-3289]
- 7) Consider Appointment to Building Trades Advisory Committee [2023-3290]
- 8) First Reading of Code Ordinance #2023-22, In the Matter of Repealing and Reenacting, with Amendments, Chapter 5 Revenue and Finance, and Chapter 21 Areas and Activities of State Interest, of the Weld County Code (*Annual Fees*) [2023-3291]
  - Legals.....[2023-3292]
  - Correspondence.....[2023-3293]

**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 November 6, 2023 \*

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Nov 6 -	Weld County Fair Board	6:00 PM
Nov 7 -	Board of Retirement	9:00 AM
Nov 7 -	Planning Commission	1:30 PM
Nov 9 -	Weld Faith Partnership Council	7:30 AM
Nov 9 -	Area Agency on Aging Advisory Board	9:00 AM
Nov 10 -	HOLIDAY	CLOSED
Nov 14 -	Workforce Development Board	11:45 AM
Nov 15 -	Weld County Emergency Medical/Trauma Services Council	11:00 AM
Nov 15 -	Board Meeting	CANCELLED
Nov 16 -	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.

- Nov 8 - Vacation, VAC23-0050, of Special Use Permit, SUP-118 – Anadarko E & P Onshore, LLC, c/o Rachel Friedman
- 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*)
- Nov 8 - First Reading of Code Ordinance #2023-20, In the Matter of Repealing and Reenacting, with Amendments, Chapter 12 Licenses and Permits of the Weld County Code (*Secure Transportation Services*)
- Nov 8 - First Reading of Code Ordinance #2023-21, In the Matter of Repealing and Reenacting, with Amendments, Chapter 14 Health and Animals of the Weld County Code (*NOCO Humane*)
- Nov 22 - Second Reading of Code Ordinance #2023-20, In the Matter of Repealing and Reenacting, with Amendments, Chapter 12 Licenses and Permits of the Weld County Code (*Secure Transportation Services*)
- Nov 22 - Second Reading of Code Ordinance #2023-21, In the Matter of Repealing and Reenacting, with Amendments, Chapter 14 Health and Animals of the Weld County Code (*NOCO Humane*)
- Nov 27 - Second Reading of Code Ordinance #2023-22, In the Matter of Repealing and Reenacting, with Amendments, Chapter 5 Revenue and Finance, and Chapter 21 Areas and Activities of State Interest, of the Weld County Code (*Annual Fees*)
- Dec 4 - First Reading of Code Ordinance #2023-15, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration of the Weld County Code (*Planning and Zoning Matters, Hearings, and Addressing*)
- Dec 4 - First Reading of Code Ordinance #2023-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code
- Dec 4 - First Reading of Code Ordinance #2023-17, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning and Chapter 24 Subdivisions of the Weld County Code
- Dec 4 - First Reading of Code Ordinance #2023-18, In the Matter of Repealing and Reenacting, with Amendments, Chapter 27 Planned Unit Development of the Weld County Code
- Dec 6 - Final Reading of Code Ordinance #2023-20, In the Matter of Repealing and Reenacting, with Amendments, Chapter 12 Licenses and Permits of the Weld County Code (*Secure Transportation Services*)

**ITEMS SCHEDULED FOR FUTURE BOARD MEETINGS (CONT'D):**

- Dec 6 - Final Reading of Code Ordinance #2023-21, In the Matter of Repealing and Reenacting, with Amendments, Chapter 14 Health and Animals of the Weld County Code (*NOCO Humane*)
- Dec 20 - Second Reading of Code Ordinance #2023-15, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration of the Weld County Code (*Planning and Zoning Matters, Hearings, and Addressing*)
- Dec 20 - Second Reading of Code Ordinance #2023-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code
- Dec 20 - Second Reading of Code Ordinance #2023-17, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning and Chapter 24 Subdivisions of the Weld County Code
- Dec 20 - Second Reading of Code Ordinance #2023-18, In the Matter of Repealing and Reenacting, with Amendments, Chapter 27 Planned Unit Development of the Weld County Code
- Dec 20 - Final Reading of Code Ordinance #2023-22, In the Matter of Repealing and Reenacting, with Amendments, Chapter 5 Revenue and Finance, and Chapter 21 Areas and Activities of State Interest, of the Weld County Code (*Annual Fees*)
- Jan 8, 2024 - Final Reading of Code Ordinance #2023-15, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration of the Weld County Code (*Planning and Zoning Matters, Hearings, and Addressing*)
- Jan 8, 2024 - Final Reading of Code Ordinance #2023-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code
- Jan 8, 2024 - Final Reading of Code Ordinance #2023-17, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning and Chapter 24 Subdivisions of the Weld County Code
- Jan 8, 2024 - Final Reading of Code Ordinance #2023-18, In the Matter of Repealing and Reenacting, with Amendments, Chapter 27 Planned Unit Development of the Weld County Code

**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

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

- 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
- 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

**REPORTS:**

- 1) Department of Planning Services, Staff Approvals for October 2023 [2023-3275]

## 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) Planning Commission, Agenda for November 7, 2023 [2023-3274]
- 2) Department of Planning Services, Addition to File PL2896, PFD22-0004 – Barclay Farm Property, LLC, c/o Richard Johnson [2023-3247]
- 3) Department of Planning Services, Addition to File RECX15-0087 – Leslie Gelvin and Jeanne Gelvin [2023-3248]
- 4) Department of Planning Services, Addition to File RE-3576 – Mark and Beverly Weinmaster [2023-3249]
- 5) Department of Planning Services, Addition to File PL1595, PUDF22-0004 – Olson Brothers, LP, and Spring Meadows Development, LLC, c/o Roger Olson [2023-3250]
- 6) Department of Human Services, Email dated October 30, 2023, Re: Closure of Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Widad Basha [2023-3272]
- 7) Weld County Board of Equalization, Arbitration Award for Account No. R4249606 (Arvid Hvidsten), dated September 21, 2023 [2023-3239]
- 8) Weld County Board of Equalization, Arbitration Award for Account No. R7618999, (David Claypool) dated October 10, 2023 [2023-3240]
- 9) Town of Mead, Oath of Office for Daniel Aguirre as a Police Officer [2023-3271]
- 10) Colorado Department of Local Affairs, Division of Local Government, Notice of Intent Re: Dissolving Winter Farm Metropolitan District No. 1 [2023-3273]
- 11) Colorado Department of Local Affairs, Division of Property Taxation, Final Determination, Re: The Mitchell Family Foundation [2023-3270]
- 12) U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), Region VIII, Letter dated August 22, 2023, Re: Final Flood Hazard Determination for Weld County [2023-1727]

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

- 1) Approve Contract ID #7535 Community Service Funding Agreement for Animal Control Services – NOCO Humane, fka Larimer Humane Society, and Humane Society of Weld County [2023-3257]
- 2) Approve Contract ID #7462 Agreement for Provision of Alternative Transportation Solutions – EverDriven Technologies, LLC [2023-3258]
- 3) Approve Contract ID #7563 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Dallas Williams and Krisstine Veit-Williams [2023-3259]
- 4) Approve Contract ID #7564 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Jodi Kiefer and Kristen Bushaw [2023-3260]
- 5) Approve Contract ID #7568 Professional Service Agreement for Various Core and Non-Core Child Welfare Services – The Family Resource Center [2023-3261]
- 6) Approve Contract ID #7570 American Rescue Plan Act (ARPA) Grant Agreement for Case Management Agencies (CMA) Retention Sign-On Bonus Project Phase Three (3) [2023-3262]
- 7) Approve Appointments of Weld County Veterans Service Officers [2023-3263]
- 8) Approve Appointment of Weld County Assistant Veterans Service Officer [2023-3264]
- 9) Approve Contract ID #7532 Award Letter and Intergovernmental Agreement for Surface Transportation Block Grant (STBG) Project Funds for CRs 54 and 13 Intersection Roundabout Project [2023-3265]
- 10) Approve Temporary Closure of CR 44 Between CR 35 and U.S. HWY 85 [2023-3266]
- 11) Approve Decommissioning and Reclamation Plan, and Accept Collateral for Zoning Permit for Solar Energy Facility, ZPSF23-0002, Less than Five (5) Acres In-Size – Sunshare, LLC, c/o Beau Scott [2023-3267]

**ORDINANCES:**

- 1) First Reading of Code Ordinance #2023-22, In the Matter of Repealing and Reenacting, with Amendments, Chapter 5 Revenue and Finance, and Chapter 21 Areas and Activities of State Interest, of the Weld County Code (*Annual Fees*) [2023-3291]

**MISCELLANEOUS:**

- \* 1) Partial Vacation, VAC23-0048, of Two-Lot Recorded Exemption, RECX19-0052, for Removal of Lot B – Joshua and Holly Lehman [2023-3294]
- \* 2) Contract ID #7578 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Jeffrey and Jaime Cook [2023-3295]
- \* 3) Contract ID #7549 Amendment #1 to Extend Subrecipient Agreement for Community Development Block Grant (CDBG) Funds for Non-Conforming American Disability Act (ADA) Ramp Replacement Project – Town of Eaton [2023-2144]
- \* 4) Contract ID #7572 Amendment #1 to Extend Subrecipient Agreement for Community Development Block Grant (CDBG) Funds for Accessibility Sidewalk Project – Town of Keenesburg [2023-0796]
- 5) Grant of Temporary Construction Easement for Agreement for Purchase of Public Road Right-of-Way for CRs 6 and 13 Intersection Improvements Project – Padade and Shoua Vue [2023-2244]

\* **Signed this date**