

AGENDA
BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO
MONDAY, DECEMBER 18, 2023
9:00 A.M.

2023-3715

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 December 4, 2023 [2023-3489]

AMENDMENTS TO AGENDA:

APPROVAL OF CONSENT AGENDA:

PRESENTATIONS:

- 1) Recognition of Services, Department of Human Services – Barbara Wood [2023-3717]
- 2) Recognition of Services, Weld Larimer Revolving Loan Fund Committee – Ray Knapp [2023-3718]
- 3) Recognition of Services, Workforce Development Board – Sylvia Robinson, Maria Silveira, and Casey Katofsky [2023-3719]
- 4) Recognition of Services, Building Trades Advisory Committee and Weld County Building Code Board of Appeals – Tim Swanson [2023-3720]

WARRANTS:

- 1) General Warrants – December 15, 2023 [2023-3721]
- 2) Commissioner Warrants (Perry L. Buck) – December 15, 2023 [2023-3722]

BIDS:

- 1) Approve Bid #B2300185 Request for Quote/Request for Proposal (RFQ/RFP) for Bridge 54/13A Replacement Project – Department of Public Works [2023-3280]
- 2) Approve Bid #B2300196, Department of Public Safety Communications User Fee Study Project – Department of Finance and Administration [2023-3256]

NEW BUSINESS:

- 1) Consider Contract ID #7693 Application for 2024 Emergency Management Program Grant (EMPG) and Local Emergency Manager Support (LEMS) Program Funding, and authorize Chair Pro-Tem and Office of Emergency Management to sign [2023-3723]
- 2) Consider Application for Colorado Environmental Justice Grant Program for Community-Oriented Solutions to Improve Environmental Health and authorize Chair Pro-Tem to sign [2023-3724]
- 3) Consider Contract ID #7676 Agreement for Purchase of Certain Property for Public Road Improvements for CRs 76 and 35 Intersection Improvements Project, and authorize Chair Pro-Tem to sign any necessary documents – T.K. Farms, Inc. [2023-3725]

NEW BUSINESS (CONT'D):

- 4) Consider Contract ID #7677 Agreement for Purchase of Certain Property for Public Road Improvements for CRs 76 and 35 Intersection Improvements Project, and authorize Chair Pro-Tem to sign any necessary documents – Noffsinger Manufacturing Company, Inc. [2023-3726]
- 5) Consider Contract ID #7696 Agreement for Purchase of Certain Property for Public Road Improvements for CRs 76 and 35 Intersection Improvements Project, and authorize Chair Pro-Tem to sign any necessary documents – WB2, LLC [2023-3727]
- 6) Consider Contract ID #7685 Rental Contract Mandatory Provisions for Two (2) 40-Ton Articulating Haul Trucks for Various Gravel Pit Mines and authorize Chair Pro-Tem to sign – ProSource Machinery, LLC [2023-3728]
- 7) Consider County Dance Hall License Number 2024-01 and authorize Chair Pro-Tem to sign – El Centenario Entertainment, LLC, dba El Centenario Nightclub [2023-3729]
- 8) Consider County Dance Hall License Number 2024-02 and authorize Chair Pro-Tem to sign – RM, Inc., dba Room 119 [2023-3730]
- 9) Consider Acceptance of Property Transfer (2139 East 8th Street, Greeley) [2023-3731]
- 10) Consider Appointment to Noxious Weed Management Advisory Board [2023-3732]
- 11) Consider Appointments to Weld Faith Partnership Council [2023-3733]
- 12) Consider Appointment and Reappointment to Weld County Building Code Board of Appeals [2023-3734]
- 13) Consider Appointment and Reappointments to Human Services Advisory Commission [2023-3735]
- 14) Consider Reappointments to Workforce Development Board [2023-3736]
- 15) Consider Appointment and Reappointments to Regional Communications Advisory Board [2023-3737]
- 16) Consider Reappointments to 911 Emergency Telephone Service Authority Board [2023-3738]
- 17) Consider 2024 Amount to be Paid for Intergovernmental Agreement Between City of Greeley and Weld County for Island Grove Park Management Services [2023-3739]
- 18) Consider Memorandum of Understanding for Adult Treatment Court and authorize Chair Pro-Tem to sign [2023-3740]
- 19) Consider Memorandum of Agreement Between Weld County, Colorado, and A Woman's Place as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3741]
- 20) Consider Memorandum of Agreement Between Weld County, Colorado, and Envision as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3742]
- 21) Consider Memorandum of Agreement Between Weld County, Colorado, and Great Western Trail Authority as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3743]
- 22) Consider Memorandum of Agreement for Mental Health Services Between Weld County, Colorado, and North Range Behavioral Health as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3744]
- 23) Consider Memorandum of Agreement for Suicide Education and Prevention Services Between Weld County, Colorado, and North Range Behavioral Health as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3745]
- 24) Consider Memorandum of Agreement Between Weld County, Colorado, and East Colorado Small Business Development Center (SBDC) as Recipient of Weld County Economic Development Trust Fund Monies, and authorize Chair Pro-Tem to sign [2023-3746]
- 25) Consider Memorandum of Agreement Between Weld County, Colorado, and United Way of Weld County (211 Information and Referral) as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3747]

NEW BUSINESS (CONT'D):

- 26) Consider Memorandum of Agreement Between Weld County, Colorado, and United Way of Weld County (Reading Great by 8) as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3748]
- 27) Consider Memorandum of Agreement Between Weld County, Colorado, and United Way of Weld County (Weld's Way Home) as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3749]
- 28) Consider Memorandum of Agreement Between Weld County, Colorado, and Upstate Colorado Economic Development as Recipient of Weld County Economic Development Trust Fund Monies, and authorize Chair Pro-Tem to sign [2023-3750]
- 29) Consider Memorandum of Agreement Between Weld County, Colorado, and Weld County Senior Citizen Coordinators as Recipient of Weld County General Fund Monies, and authorize Chair Pro-Tem to sign [2023-3751]

PLANNING:

- 1) Consider Contract ID #7671 Release of Project Collateral and Accept Warranty Collateral for Site Plan Review, SPR-340 – Lindsay Precast, LLC, formerly Rolinda Colorado Company, Ltd., and Firebaugh Precast, Inc. [2023-3752]

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, 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.

ADJOURN:

**PUBLIC HEARINGS
BOARD OF COUNTY COMMISSIONERS**

- 9:00 AM - Docket #2023-95, PL2902 - Resolution of Illegal Land Division, ILD23-0001, created in 2009, William and Debra Senseney [located south of and adjacent to U.S. Highway 34; approximately 1.45 miles east of County Road 91] (Planner – Maxwell Nader) – (Cont'd from 12/13/2023, and Cont'd to 1/10/2024) [2023-3513]

CONSENT AGENDA

SCHEDULE OF ADVISORY BOARD MEETINGS:

Dec 19 -	911 Emergency Telephone Services Authority Board	12:00 PM
Dec 19 -	Northern Colorado RETAC	2:00 PM
Dec 21 -	Extension Advisory Council	12:00 PM
Dec 21 -	Greeley-Weld County Airport Authority	3:30 PM
Dec 25 -	Holiday	CLOSED
Dec 26 -	Holiday	CLOSED
Jan 1, 2024 -	Holiday	CLOSED

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.

- 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 - 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
- Feb 26, 2024 - First Reading of Code Ordinance #2024-01, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code (*Appendix 8-O – Functional Classification Map*)
- Mar 4, 2024 - 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
- Mar 13, 2024 - Second Reading of Code Ordinance #2024-01, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code (*Appendix 8-O – Functional Classification Map*) – (*Rescheduled to 4/22/2024*)
- Mar 27, 2024 - Final Reading of Code Ordinance #2024-01, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code (*Appendix 8-O – Functional Classification Map*) – (*Rescheduled to 5/13/2024*)
- May 20, 2024 - Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Consuelo Hernandez (*Cont'd from 11/20/2023*)
- Aug 5, 2024 - Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Bruce Olson and Suzanne Brunstrom (*Cont'd from 11/8/2023*)

FUTURE PUBLIC HEARINGS:

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

- Dec 20 - Docket #2023-96, SD0004 - Annual Meeting of the Beebe Draw Law Enforcement District Authority Board and 2024 Budget Hearing 9:00 AM
- Dec 20 - Docket #2023-97, SD0131 - Annual Meeting of the Pioneer Community Law Enforcement District Authority Board and 2024 Budget Hearing 9:00 AM

FUTURE PUBLIC HEARINGS (CONT'D):

- Dec 20 - Docket #2023-98, SD0158 - Annual Meeting of the Southwestern Weld County Law Enforcement District Authority Board and 2024 Budget Hearing 9:00 AM
- Dec 20 - Docket #2023-99, FI0079 - 2024 Final Budget Hearing (*See 12/11/2023 Agenda for Public Hearing to Adopt Budget and Appropriate Funds*)
1) Resolution Re: Setting the Mill Levy for the Annual Appropriation for Weld County, Colorado, for Fiscal Year 2024 9:00 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 #2023-81, PL2898 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0036, for a Livestock Confinement Operation (dry cow facility for up to 2,000 cows) in the A (Agricultural) Zone District, Rooster Land Company, LLC [located north of and adjacent to County Road 22; 0.5 mile west of County Road 37] (Planner – Chris Gathman) 10:00 AM
- Dec 20 - Docket #2023-82, PL2899 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0026, for Livestock Confinement Operations for up to 25,000 calves and multi-family dwelling for persons principally employed at or engaged in farming outside of subdivisions and historic townsites in the A (Agricultural) Zone District, ABCD Landco, LLC, c/o 5280 Cattle Company, LLC [located south of and adjacent to County Road 84; east of and adjacent to County Road 23] (Planner – Kim Ogle) 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
- Jan 17, 2024 - Docket #2024-02, PL0529 - A Site Specific Development Plan and Rural Land Division Final Plan, RLDF23-0002, for the Creation of Three (3) Lots in the A (Agricultural) Zone District, Sharp Trust [located south of and adjacent to County Road 52; west of and adjacent to County Road 45] (Planner – Diana Aungst) 10:00 AM

FUTURE PUBLIC HEARINGS (CONT'D):

Jan 17, 2024 - 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 12/6/2023)

10:00 AM

COMMUNICATIONS:

Persons who wish to submit written comments on any topic may do so any time by emailing: askthecommissioners@weld.gov, 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.

- 1) Board of Public Health, Minutes from November 28, 2023 [2023-3712]
- 2) Department of Oil and Gas Energy, Cancelled 1041 WOGLA Hearing Docket for December 14, 2023 [2023-3711]
- 3) Department of Public Works, Email dated December 13, 2023, Re: Notice of Award for Energy and Mineral Assistance Fund (EIAF) Program for Infrastructure Investments and Jobs Act (IIJA) Local Match Support (August Cycle) for Safe Streets for All (SS4A) Safety Plan [2023-3713]
- 4) U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), Region VIII, Letter dated December 1, 2023, Re: Revalidated Letters of Map Change for Map Revision (LOMC) and Flood Insurance Rate Map (FIRM) [2023-3714]

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

- 1) Approve Contract ID #7645 Revised Cooperative Agreement Regarding Protocols for Child Welfare Notification and Investigation Requirements – City of Fort Lupton Police Department [2023-3670]
- 2) Approve Contract ID #7646 Revised Cooperative Agreement Regarding Protocols for Child Welfare and Investigation Requirements – Town of Keenesburg Police Department [2023-3671]
- 3) Approve Contract ID #7648 Agreement for Services – A Woman’s Place, Inc. [2023-3672]
- 4) Approve Contract ID #7649 Agreement for Services – Greeley Transitional House, dba Greeley Family House [2023-3673]
- 5) Approve Contract ID #7650 Agreement for Services – Catholic Charities and Community Services of the Archdiocese of Denver, Inc. [2023-3674]
- 6) Approve Contract ID #7652 Memorandum of Understanding for Precertification Process for Foster and Adoptive Family Requirements and Families Care Program – Project 1.27 [2023-3675]
- 7) Approve Contract ID #7655 Memorandum of Understanding for Special Youth Opportunities and Emergency Funding – Realities for Children Charities [2023-3676]
- 8) Approve Contract ID #7674 Grant Agreement for Key Funding Initiatives (KFI) for NoCo Works to Develop and Maintain Workforce Resource-Centered Website – The Weld Trust [2023-3677]
- 9) Approve Contract ID #7675 Task Order Contract for WISEWOMAN Chronic Disease Prevention Program [2023-3678]
- 10) Action of the Board Concerning ILD23-0001 – William and Debra Senseney [2023-3511]
- 11) Approve 1MJUSR23-22-0027 – CBEP Land 2, LLC, c/o CBEP Solar 9, LLC, and ECA CO Lead [2023-3523]
- 12) Approve PUDF23-0002 – Amanda, Brandon, Lisa, and Moriah Nguyen [2023-3572]

MISCELLANEOUS:

- * 1) Recognition of Services, Department of Human Services – Barbara Wood [2023-3717]
- * 2) Recognition of Services, Weld Larimer Revolving Loan Fund Committee – Ray Knapp [2023-3718]
- * 3) Recognition of Services, Workforce Development Board – Sylvia Robinson, Maria Silveira, and Casey Katofsky [2023-3719]
- * 4) Recognition of Services, Building Trades Advisory Committee and Weld County Building Code Board of Appeals – Tim Swanson [2023-3720]
- * 5) Appointment of Deputy District Attorney – Shane Sanford [2023-3753]
- * 6) Contract ID #7690 Extension/Renewal #9 to Master License and Services Agreement for Assessor’s Office Software (RealWare) – Harris Systems USA, Inc. [2014-0802]
- * 7) Contract ID #7660 Amendment #1 to Service Agreement for Floor Maintenance (Greeley Plaza, 822 7th ST – Bid #B2200176) – Metro Maintenance, Inc. [2022-3572]
- * 8) Contract ID #7680 Change Order #1 to Agreement for Construction Services for Jail Sewage Grinder Pump Electrical and Site Upgrade Project (Bid #B2300156) – Top Notch Plumbing, LLC [2023-2578]
- * 9) Contract ID #7683 Agreement for Custodial Services for Department of Human Services (Buildings A, B, and C – Bid #B2300207) – Obands Janitorial Company [2023-3423]
- * 10) Contract ID #7691 Extension/Renewal #2 to Agreement for Professional Services for Inmate Food Services (Bid #B2100124) – Trinity Services Group, Inc. [2021-2925]
- * 11) Contract ID #7692 Agreement for Materials or Equipment for Sheriff’s Office Uniforms and Equipment (Bid #B2300201) – Curtis Blue Line, aka L. N. Curtis and Sons [2023-3300]
- * 12) Consent to Assignment of Oil and Gas Lease from Bonanza Creek Energy Operating Company, LLC, to Kerr-McGee Oil and Gas Onshore, LP – SW1/4 S26, T4N, R63W [2023-3754]

* **Signed this date**