

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**WEDNESDAY, JUNE 5, 2024**  
**9:00 A.M.**

**2024-1459**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

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

**MINUTES:** Approval of Minutes of May 22, 2024

[2024-1285]

**CERTIFICATION OF HEARINGS:** Hearings conducted on May 22, 2024:

- |    |                                                                        |             |
|----|------------------------------------------------------------------------|-------------|
| 1) | RLDF23-0002 – Sharp Trust                                              | [2024-0091] |
| 2) | USR24-0003 – Hutton Family Trust, c/o K-La Construction, LLC           | [2024-1195] |
| 3) | USR24-0005 – Peters 313 Ranch, Inc., c/o Rockies Express Pipeline, LLC | [2024-1208] |
| 4) | COZ24-0001 – Moore Real Property, LLC                                  | [2024-1238] |

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**WARRANTS:**

- |    |                                        |             |
|----|----------------------------------------|-------------|
| 1) | General Warrants – June 3, and 4, 2024 | [2024-1461] |
|----|----------------------------------------|-------------|

**BIDS:**

- |    |                                                                                                                                                         |             |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1) | Approve Bid #B2400090, Weld County Americans with Disabilities Act (ADA) Building Audit – Facilities Department ( <i>Cont'd to 6/19/2024</i> )          | [2024-1288] |
| 2) | Present Bid #B2400084, Engineering Services for a Safety Action Plan for Unincorporated Weld County – Departments of Planning Services and Public Works | [2024-1462] |

**NEW BUSINESS:**

- |    |                                                                                                                                                                                                                                                 |             |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1) | Consider Contract ID #8257 Agreement for Construction Services for Department of Human Services Building C Delta Controls Upgrade Project and authorize Chair to sign – Setpoint Systems Corporation                                            | [2024-1463] |
| 2) | Consider Contract ID #8260 Memorandum of Agreement for Purchase of Certain Property for Public Road Improvements for CR 41 and SH 52 Intersection Project, and authorize Chair to sign – Sakata Land Company                                    | [2024-1464] |
| 3) | Consider Acceptance of Deed of Dedication for Public Road Right-of-Way for Purchase of Certain Property (RWE-1) for Public Road Improvements for CR 21 and SH 66 Intersection Project, and authorize Chair to sign – Magness Land Holdings, LLC | [2024-1465] |
| 4) | Consider Acceptance of Deed of Dedication for Public Road Right-of-Way for Purchase of Certain Property (RWE-2) for Public Road Improvements for CR 21 and SH 66 Intersection Project, and authorize Chair to sign – Magness Land Holdings, LLC | [2024-1466] |

### NEW BUSINESS (CONT'D):

- 5) Consider Acceptance of Deed of Dedication for Public Road Right-of-Way for Purchase of Certain Property for Public Road Improvements for CR 21 and SH 66 Intersection Project, and authorize Chair to sign – Ritchie E. Pyeatt Trust and Linda A. Pyeatt Trust [2024-1467]
- 6) Consider Acceptance of Deed of Dedication for Public Road Right-of-Way for Purchase of Certain Property for Public Road Improvements for CR 21 and SH 66 Intersection Project, and authorize Chair to sign – Glen Mayer, Randy Mayer, and Shirley Kauffman [2024-1468]
- 7) Second Reading of Code Ordinance #2024-07, In the Matter of Repealing and Reenacting, with Amendments, Chapter 7 Emergency Medical Services of the Weld County Code [2024-1470]  
Legals.....[2024-1259]  
Correspondence.....[2024-1260]

### PLANNING:

- 1) Consider Termination of Road Maintenance Agreement for Use by Special Review Permit, USR19-0015 – H2S2, LLC [2024-1471]

### PUBLIC COMMENT:

Each individual speaker is allowed, and must strictly adhere to, a three (3)-minute period of time in which to direct comments to the Board of County Commissioners. The Chair shall enforce the Board's historically followed rules of order and decorum. The Chair may immediately refer any comment to staff for resolution or schedule a work session. Total time allotted for public comment from all speakers will not exceed fifteen (15) minutes per meeting, unless the Board, by majority vote, extends such total time prior to the start of Public Comment. 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 the appropriate public hearing, either in person or in writing. Persons who wish to submit written comments on any topic may do so at any time by emailing: [publiccomment@weld.gov](mailto:publiccomment@weld.gov), by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, by emailing [ctb@weld.gov](mailto:ctb@weld.gov), or by visiting 1150 O Street, Greeley, CO 80631.

### ADJOURN:

## PUBLIC HEARINGS BOARD OF COUNTY COMMISSIONERS

- 10:00 AM - Docket #2024-27, PL2917 - A Site Specific Development Plan and Use by Special Review Permit, USR24-0009, for a 1041 Major Facility of a Public Utility or Public Agency for 165 MW Peaker Power Plant with six (6) combustion turbine generators, 69kV switchyard, and ancillary equipment associated with facility operations utilized for energy generation outside of subdivisions and historic townsites in the A (Agricultural) Zone District, United Power, Inc., c/o Mountain Peak Power, LLC [located west of and adjacent to County Road 55; approximately one (1) mile north of County Road 20] (Planner – Maxwell Nader) [2024-1337]
- 10:00 AM - Docket #2024-30, PL2919 - Change of Zone, COZ24-0003, from the R-1 (Low Density Residential) Zone District to the A (Agricultural) Zone District, Shawn and Buffi Elliott [located east of and adjacent to Cherry Avenue; south of and adjacent to East 20th Street] (Planner – Chris Gathman) [2024-1351]

## CONSENT AGENDA

### SCHEDULE OF ADVISORY BOARD MEETINGS:

Jun 5 -	Weld County Community Development Block Grant Advisory Committee	3:00 PM
Jun 6 -	Island Grove Park Advisory Board	4:00 PM
Jun 10 -	Juvenile Community Review Board	12:00 PM
Jun 13 -	Weld Faith Partnership Council	7:30 AM
Jun 13 -	Area Agency on Aging Advisory Board	9:00 AM

### 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.

- Jun 10 - First Reading of Code Ordinance #2024-11, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration of the Weld County Code (*Per Diem*)
- Jun 10 - Final Reading of Code Ordinance #2024-05, In the Matter of Repealing and Reenacting, with Amendments, Chapter 5 Revenue and Finance of the Weld County Code (*No Appropriation for Emergency Sheltering of Illegal Aliens*)
- Jun 10 - Second Reading of Code Ordinance #2024-09, In the Matter of Repealing and Reenacting, with Amendments, Chapter 21 Areas and Activities of State Interest of the Weld County Code (*1041 WOGLA Code Changes*)
- Jun 12 - 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 (*Cont'd from 3/4/2024*)
- Jun 17 - Partial Vacation, VAC24-0011, of Two-Lot Amended Recorded Exemption, AMRE-1246, for Removal of Lot B – Kawakami Family Farms, LLC
- Jun 19 - Final Reading of Code Ordinance #2024-07, In the Matter of Repealing and Reenacting, with Amendments, Chapter 7 Emergency Medical Services of the Weld County Code
- Jun 24 - Second Reading of Code Ordinance #2024-06, In the Matter of Repealing and Reenacting, with Amendments, Chapter 29 Building Regulations of the Weld County Code (*National Electrical Code*)
- Jun 24 - First Reading of Code Ordinance #2024-10, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Floodplain*)
- Jun 26 - Final Reading of Code Ordinance #2024-09, In the Matter of Repealing and Reenacting, with Amendments, Chapter 21 Areas and Activities of State Interest of the Weld County Code (*1041 WOGLA Code Changes*)
- Jun 26 - Second Reading of Code Ordinance #2024-11, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration of the Weld County Code (*Per Diem*)
- Jul 10 - Final Reading of Code Ordinance #2024-11, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration of the Weld County Code (*Per Diem*)
- Jul 15 - Final Reading of Code Ordinance #2024-06, In the Matter of Repealing and Reenacting, with Amendments, Chapter 29 Building Regulations of the Weld County Code (*National Electrical Code*)
- Jul 17 - Second Reading of Code Ordinance #2024-10, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Floodplain*)
- Jul 17 - 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
- Aug 5 - Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Bruce Olson and Suzanne Brunstrom (*Cont'd from 11/8/2023*)
- Aug 5 - Final Reading of Code Ordinance #2024-10, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Floodplain*)

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

Aug 19 - Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Consuelo Hernandez (*Cont'd from 5/20/2024*)

## FUTURE PUBLIC HEARINGS:

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

- Jun 10 - Docket #2024-44, FI0080 - Public Hearing Concerning the Community Development Block Grant (CDBG) 2023 Consolidated Annual Performance and Evaluation Report (Staff – Elizabeth Relford) 9:00 AM
- Jun 10 - Docket #2024-40, FI0080 - Hearing to Allow Public Input Concerning the Community Development Block Grant (CDBG) 2024 Annual Action Plan and its Proposed Use for Infrastructure Improvements, Public Facilities, Public Services, Housing Preservation, and General Grant Administration (Staff – Elizabeth Relford) 9:00 AM
- Jun 12 - Docket #2024-41, PL2921 - Resubdivision, RES24-0001, to vacate road rights-of-way per the map of Union Colony Lands Subdivision, Book 2, Page 41, Sunset Industrial, LLC [located north of and adjacent to East 8th Street; approximately 700 feet east of North Cherry Avenue (County Road 43)] (Planner – Diana Aungst) 9:00 AM
- Jun 12 - Docket #2024-21, PL2912 - A Site Specific Development Plan and Use by Special Review Permit, USR24-0007, for a Campground (up to three [3] spaces for tiny homes/RVs) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Tiriell and Brenda Bassett [located west of and adjacent to County Road 21; approximately 600 feet north of County Road 28] (Planner – Diana Aungst) 10:00 AM
- Jun 12 - Docket #2024-16, PL2930 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0042, for an Oil and Gas Support Facility (Compressed Natural Gas [CNG] Station) in the A (Agricultural) Zone District, Michael Boulter Farms, LLC, c/o Liberty Power Innovations, LLC [located east of and adjacent to County Road 49; north of and adjacent to County Road 50] (Planner – Chris Gathman) – (*Cont'd from 5/8/2024*) 10:00 AM
- Jun 19 - Docket #2024-46, PL2923 - Revocation of Zoning Permit, ZPAG22-0012, for certain uses Agricultural Support and Service (trucking company principally engaged in the hauling of agricultural products) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Thomas and Connie Johnson [located south of State Highway 52; approximately 0.5 miles east of County Road 21] (Planner – Diana Aungst) 10:00 AM

## COMMUNICATIONS:

Persons who wish to submit written comments on any topic may do so at any time by emailing: [publiccomment@weld.gov](mailto:publiccomment@weld.gov), by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, by emailing [ctb@weld.gov](mailto:ctb@weld.gov), or by visiting 1150 O Street, Greeley, CO 80631.

- 1) Department of Planning Services, Addition to File PL2599, USR18-0059 – Dian and Travis Shockley, c/o Shocker Trucking, Inc. [2024-1423]
- 2) Department of Planning Services, Addition to File PL2842, COZ22-0008 – Jamm Power Service, LLC [2024-1424]
- 3) Department of Planning Services, Addition to File REC20-0028, VAC23-0051 – Scott Tarbell [2024-1425]
- 4) Department of Planning Services, Addition to File PL2672, USR19-0014 – Leeward Renewable Energy Development, LLC, and Mountain Breeze Wind, LLC [2024-1428]
- 5) Department of Planning Services, Addition to File PL2672, USR19-0014 – Leeward Renewable Energy Development, LLC, and Panorama Wind [2024-1429]

**COMMUNICATIONS (CONT'D):**

- 6) Poudre River Trail Corridor, Inc., Board of Directors, Letter dated May 13, 2024,  
Re: Annual Community Report for 2022-2023 and Ending Financial Report for 2023 [2024-1426]

**PUBLIC REVIEW:**

- 1) Colorado Department of Public Health and Environment, Air Pollution Control Division –  
DCP Midstream – Rocky Turbine Compressor Station, Public Notice, Proposed Title V  
Operating and Draft Permit No. 21OPWE431 [2024-1329]
- 2) Colorado Department of Public Health and Environment, Air Pollution Control Division –  
DCP Operating Company, LP – Northstar Compressor Station, Public Notice, Proposed  
Title V Operating and Draft Permit No. 21OPWE434 [2024-1421]
- 3) Colorado Department of Public Health and Environment, Air Pollution Control Division –  
DCP Midstream – Libsack Compressor Station, Public Notice, Proposed Title V Operating  
and Draft Permit No 21OPWE446 [2024-1422]

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

- 1) Approve Contract ID #8203 Intergovernmental Agreement for Weld County Drug Task  
Force – Cities of Greeley and Evans Police Departments [2024-1385]
- 2) Approve Standard Form, Rates, and Provider List for Individual Provider Contracts for  
Purchase of Foster Care Services in a Foster Care Home Between Department of Human  
Services and Various Providers [2024-1386]
- 3) Approve Standard Form, Rates, and Provider List for Agreements for Foster Care Respite  
Services Between Department of Human Services and Various Providers [2024-1387]
- 4) Approve Standard Form, Rates, and Provider List for Agreements for Therapeutic Foster  
Care Respite Services Between Department of Human Services and Various Providers  
[2024-1388]
- 5) Approve Contract ID #8205 Individual Provider Contract for Purchase of Foster Care  
Services in a Foster Care Home – Bradley and Hilary King [2024-1389]
- 6) Approve Contract ID #8248 Amendment #3 to Intergovernmental Agreement for Aging  
and Disability Resources for Colorado (ADRC) Transition-Related Referrals and Options  
Counseling [2024-1390]
- 7) Approve Contract IDs #8250-#8254 Five (5) Memorandums of Understanding for Front  
Range Communications Consortium (FRCC) Interoperability Radio Channel Sharing and  
Use Between Weld County Regional Communications Center (WCRCC) and Various  
Agencies [2024-1391]
- 8) Approve Contract ID #8120 Professional Services Agreement for Security Services at  
2024 Weld County Fair – All-Season Events and Security, LLC [2024-1396]
- 9) Approve Grant Application and Work Plan for High-Impact Human Immunodeficiency  
Virus (HIV) Prevention Program [2024-1397]
- 10) Approve Contract ID #8262 Amendment #1 to Task Order Contract for Local Planning and  
Support for Core Public Health Services [2024-1398]
- 11) Approve Contract ID #8265 Statement of Work for Waste Tire Inspection Program [2024-1399]
- 12) Approve Contract ID #8269 Amendment #3 to Task Order Contract for Communities that  
Care Youth Substance Abuse Prevention Program [2024-1400]
- 13) Approve Contract ID #8270 Task Order Contract for Public Health Preparedness and  
Response Program [2024-1401]
- 14) Approve Contract ID #8111 Intergovernmental Agreement for Traffic Signal Installation,  
Operation, and Maintenance for CRs 13 and 2 Intersection (aka Colorado BLVD and  
168th AVE) – Adams County and City of Thornton [2024-1402]

## **RESOLUTIONS (CONT'D):**

- 15) Approve Acceptance of Deed of Dedication for Public Road Right-of-Way for Purchase of Certain Property for Public Road Improvements for CR 41 and SH 52 Intersection Project – Michael Dreiling [2024-1403]
- 16) Approve Contract ID #8267 Application for 2024 Homeland Security Grant Program Funds for Northeast All-Hazards Region [2024-1404]
- 17) Approve Declaration of Certain Equipment as Surplus Property and Sale of Same at Auction with Roller and Associates [2024-1405]
- 18) Approve Call for an Election to Refer to Certain Registered Electors Residing in the Town of Erie the Question of whether Portions of the Town of Erie in which they reside should be Annexed into The Regional Transportation District [2024-1412]

## **ORDINANCES:**

- 1) Second Reading of Code Ordinance #2024-07, In the Matter of Repealing and Reenacting, with Amendments, Chapter 7 Emergency Medical Services of the Weld County Code [2024-1470]

## **MISCELLANEOUS:**

- \* 1) Recognition of Services, Department of Public Works – Larry Wagner [2024-1472]
- \* 2) Contract ID #8170 Professional Service Agreement for Various Core and Non-Core Child Welfare Services (Bid #B2400040) – Alison Reece [2024-1473]
- \* 3) Contract ID #8263 Professional Service Agreement for Various Core and Non-Core Child Welfare Services (Bid #B2400040) – Specialty Counseling and Consulting, LLC [2024-1474]
- \* 4) Contract ID #8272 Amendment #1 to Case Management Agency (CMA) Service Agreement Terms and Conditions – Hearts in Harmony Music Therapy, LLC [2024-0574]
- \* 5) Contract ID #8275 Amendment #1 to Case Management Agency (CMA) Service Agreement Terms and Conditions – Wonder Years, LLC [2024-0662]
- \* 6) Contract ID #8288 Amendment #1 to Case Management Agency (CMA) Service Agreement Terms and Conditions – Banner Home Care [2024-0506]
- \* 7) Contract ID #8289 Amendment #2 to Child Protection Agreement for Services (Bid #B2200040) – Timothy Martinez, dba Assurance Therapeutic Services, Ltd. [2022-2398]
- \* 8) Contract ID #8228 Agreement for Construction Services for Weld County Jail Annual Fire Alarm Testing (Informal Bid #B2400085) – Meridian Fire and Security, LLC [2024-1475]
- \* 9) Contract ID #8256 Agreement for Construction Services for Parking Lot Light Pole Replacement Project (Pole Only) for Various Locations (Informal Bid #B2400063) – Walton Electric, Inc. [2024-1476]
- \* 10) Contract ID #8246 Agreement for Construction Services for Southwest Storefront Door Replacement Project (Bid #B2400078) – WCC Construction, LLC [2024-1052]
- \* 11) Contract ID #8264 Road Maintenance Improvements Agreement for Oil and Gas Location Assessment (1041 WOGLA) Permit, 1041WOGLA23-0070 – Verdad Resources, LLC [2024-1477]
- \* 12) Small Tract Oil and Gas Lease for Mineral Interests (2.98 acres – S23, T4N, R68W) – Kerr-McGee Oil and Gas Onshore, LP [2024-1478]

\* **Signed this date**