

# RECORD OF PROCEEDINGS

## MINUTES

### BOARD OF COUNTY COMMISSIONERS WELD COUNTY, COLORADO MONDAY, JULY 26, 2021

The Board of County Commissioners of Weld County, Colorado, met in regular session in full conformity with the laws of the State of Colorado at the regular place of meeting in the Weld County Administration Building, Greeley, Colorado, July 26, 2021, at the hour of 9:00 a.m.

**ROLL CALL:** The meeting was called to order by the Chair and on roll call the following members were present, constituting a quorum of the members thereof:

Commissioner Steve Moreno, Chair  
Commissioner Scott K. James, Pro-Tem  
Commissioner Perry L. Buck  
Commissioner Mike Freeman  
Commissioner Lori Saine

Also present:

County Attorney, Bruce Barker  
Clerk to the Board, Esther Gesick  
Controller, Barbara Connolly

**MINUTES:** Commissioner Buck moved to approve the Minutes of the Board of County Commissioners meeting of July 21, 2021, as printed. Commissioner James seconded the motion, and it carried unanimously.

**PUBLIC INPUT:** No public input was given.

**AMENDMENTS TO AGENDA:** There were no amendments to the agenda.

**CONSENT AGENDA:** Commissioner James moved to approve the Consent Agenda, as printed. Commissioner Saine seconded the motion, and it carried unanimously.

**COMMISSIONER COORDINATOR REPORTS:** Commissioner Saine reported the State Highway 52 Coalition is working to complete an Intergovernmental Agreement with the participating municipalities. She referenced the archeological efforts at the Historic Townsite of Dearfield and thanked Chair Moreno for helping facilitate a 'County Roots' story on the community's cultural significance. Lastly, she referenced the many activities taking place this week at the Weld County Fair. Commissioner Buck reported last Friday she joined staff from the Department of Human Services in visiting the Juvenile Assessment Centers in Arapaho, Jefferson, and Boulder Counties. She stated 1,721 requests for Emergency Rental Assistance have been processed and approximately \$3.3 million payments have been approved. She announced on August 14, 2021, the Department will be hosting a booth at the Milliken Beef and Bean Day to promote Foster Care recruitment, as well as participate in a Pay it Forward event in Ault. Lastly, she stated the Employment Services of Weld County is evaluating H.B. 1264 and discussing how to best use the funds to help Weld residents get back to work. Chair Moreno reported the Weld County Treasurer is pleased to announce they have collected 97% of the taxes due, and he also

shared that he and Commissioner James attended a Habitat for Humanity event and learned the inflation in today's Real Estate market is costing the program an average of \$90,000.00, per project, to obtain a vacant lot with utilities.

**WARRANTS:**

1) GENERAL WARRANTS – JULY 23, 2021: Commissioner Buck moved to approve the General Warrants, as printed. Commissioner Saine seconded the motion, and it carried unanimously.

2) GREELEY-WELD COUNTY AIRPORT AUTHORITY WARRANTS – JULY 23, 2021: Commissioner Freeman moved to approve the Greeley-Weld County Airport Authority Warrants, as printed, which was seconded by Commissioner James. Upon a roll call vote, the motion carried four to one, with Commissioner Saine opposed.

**BIDS:**

1) PRESENT BID #B2100111, TANDEM AXLE TANK TRAILER WITH DUST PALLIATIVE SPRAY SYSTEM (QTY 2) – DEPARTMENT OF PUBLIC WORKS: Rob Turf, Purchasing Department, stated 17 vendors downloaded the specifications and two (2) bids were received. Staff will review and make a recommendation on August 9, 2021.

**NEW BUSINESS:**

1) CONSIDER CONTRACT ID #5057 AGREEMENT CONCERNING PURCHASE OF PROPERTY TO COMPLETE CERTAIN IMPROVEMENTS FOR CRS 80 AND 37 INTERSECTION PROJECT AND AUTHORIZE CHAIR TO SIGN NECESSARY DOCUMENTS – DARRELL FRANK WAGG: Clay Kimmi, Department of Public Works, stated under this agreement the County will purchase the necessary right-of-way and easements, for a total amount of \$415,000.00. Commissioner James moved to approve said agreement and authorize the Chair to sign. Seconded by Commissioner Freeman, the motion carried unanimously.

**PLANNING:**

1) CONSIDER APPLICATION FOR SMALL BUSINESS INCENTIVE PROGRAM AND AUTHORIZE RELEASE OF ECONOMIC DEVELOPMENT TRUST FUNDS (TIER I) – HOMESTEAD EVENTS, C/O CORINNE MOORE: Tom Parko, Director of the Department of Planning Services, stated the Use by Special Review Permit was approved last year for the subject business, and the applicant has satisfied the criteria of a Tier I application. He also recognized the contributions of the County's Communications Team in revamping the application form and promoting the SBIP program to better assist the public. Commissioner Freeman moved to approve said application and authorize the release of funds, in the amount of \$9,842.59. Commissioner Buck seconded the motion, and it carried unanimously.

2) CONSIDER VACATION OF USE BY SPECIAL REVIEW PERMIT, USR-1564 – HARLEY AND PATRICIA TROYER: Michael Hall, Department of Planning Services, reviewed the previously permitted 17-acre site and explained the vacation request is necessary due to a Condition of Approval for Site Plan Review Permit, SPR21-0003, which was approved by staff on May 12, 2021, and supersedes the old request. He noted the property owners submitted their letter requesting the vacation on May 26, 2021. Chair Moreno confirmed the applicants were present but did not wish to speak. Commissioner Freeman moved to approve said vacation. Commissioner Buck seconded the motion, and it carried unanimously.

3) CONSIDER DETERMINATION OF SATISFACTION OF SPECIAL ASSESSMENTS FOR ZONING VIOLATION PENALTIES – HOWARTH HALL FINANCIAL, LLC: Bob Choate, Assistant County Attorney, explained the former property owner is deceased and the current property owner has expended a significant amount of money to remedy the violations on the property for the first time in 19 years. Mr. Choate explained the assessments cannot be waived, since they have already been certified;

however, the Treasurer's Office has not sold the tax liens, thus the Board has the option to deem the Special Assessments as satisfied, which will allow the Treasurer's Office to accept payment for the taxes due but take no further action on the Special Assessments. He further stated the current owner is prepared to pay the taxes and obtain clear title to the property. Commissioner Freeman commended staff for recommending a resolution to this long-standing violation. Commissioner Freeman moved to approve a determination of satisfaction of said Special Assessments for Zoning Violation Penalties, direct the County Attorney's Office to move the court to dismiss the zoning enforcement action, and to instruct the Treasurer's Office to take no further action on the Special Assessments. The motion was seconded by Commissioner James, and it carried unanimously.

**RESOLUTIONS AND ORDINANCES:** The resolutions were presented and signed as listed on the Consent Agenda. No Ordinances were approved.

Let the minutes reflect that the above and foregoing actions were attested to and respectfully submitted by the Clerk to the Board.

There being no further business, this meeting was adjourned at 9:14 a.m.

BOARD OF COUNTY COMMISSIONERS  
WELD COUNTY, COLORADO

ATTEST:

Weld County Clerk to the Board

BY: \_\_\_\_\_  
Deputy Clerk to the Board

\_\_\_\_\_  
Steve Moreno, Chair

\_\_\_\_\_  
Scott K. James, Pro-Tem

\_\_\_\_\_  
Perry L. Buck

\_\_\_\_\_  
Mike Freeman

\_\_\_\_\_  
EXCUSED DATE OF APPROVAL  
Lori Saine