

RECORD OF PROCEEDINGS

MINUTES

BOARD OF COUNTY COMMISSIONERS WELD COUNTY, COLORADO WEDNESDAY, JUNE 8, 2022

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, June 8, 2022, 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 Scott K. James, Chair - EXCUSED
Commissioner Mike Freeman, Pro-Tem
Commissioner Perry L. Buck - EXCUSED
Commissioner Steve Moreno
Commissioner Lori Saine

Also present:

County Attorney, Bruce Barker
Acting Clerk to the Board, Houston Aragon
Chief Financial Officer, Cheryl Pattelli

MINUTES: Commissioner Saine moved to approve the Minutes of the Board of County Commissioners meeting of May 25, 2022, as printed. Commissioner Moreno seconded the motion and it carried unanimously.

CERTIFICATION OF HEARINGS: Commissioner Saine moved to approve the Certification of Hearings conducted on May 25, 2022, as follows: 1) PUDZ22-0002 – Wesley and Shaun Basiliere, and 2) COZ22-0004 – International Farms, LLC. Commissioner Moreno seconded the motion, which carried unanimously.

PUBLIC INPUT: No public input was given.

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

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

WARRANTS:

1) GENERAL WARRANTS – JUNE 7, 2022: Commissioner Moreno moved to approve the General Warrants, as printed. Commissioner Saine seconded the motion and it carried unanimously.

BIDS:

1) PRESENT BID #B2200092, CISCO UCCX MAINTENANCE – DEPARTMENT OF INFORMATION TECHNOLOGY: Ryan Rose, Director of the Department of Information Technology, stated one (1) bid was received and staff will make a recommendation on June 22, 2022.

NEW BUSINESS:

1) CONSIDER CONTRACT ID #5835 MEMORANDUM OF UNDERSTANDING FOR TEMPORARY ASSISTANCE FOR NEEDY FAMILIES (TANF) FUNDING AND AUTHORIZE CHAIR TO SIGN – RIGHT TO READ OF WELD COUNTY, DBA IMMIGRANT AND REFUGEE CENTER OF NORTHERN COLORADO: Tami Grant, Deputy Director of the Department of Human Services, stated this Memorandum of Understanding allows access and leverage to TANF funds that would otherwise expire. Commissioner Saine moved to approve said Memorandum of Understanding and authorize the Chair Pro-Tem to sign. The motion was seconded by Commissioner Moreno, and it carried unanimously.

2) CONSIDER CONTRACT ID #5856 MEMORANDUM OF UNDERSTANDING FOR TEMPORARY ASSISTANCE FOR NEEDY FAMILIES (TANF) FUNDING AND AUTHORIZE CHAIR TO SIGN – WELD FOOD BANK: Ms. Grant stated this Memorandum of Understanding is the same funding source as above to allow for access and leverage to support the Weld County Food Bank. Commissioner Saine moved to approve said Memorandum of Understanding and authorize the Chair Pro-Tem to sign. The motion was seconded by Commissioner Moreno, and it carried unanimously.

3) CONSIDER AMENDED BYLAWS FOR ADULT PROTECTION COMMUNITY TEAM: Ms. Grant stated the Bylaws for the Adult Protection Community Team were last updated in 2017, and have since been amended to reflect changes in policy that include membership, chair duties, team structure, resignation, and termination. Commissioner Saine moved to approve said amended Bylaws. The motion was seconded by Commissioner Moreno, and it carried unanimously.

4) CONSIDER CONTRACT ID #5942 FOR JAIL BASED BEHAVIORAL HEALTH SERVICES AND AUTHORIZE CHAIR TO SIGN: Stephanie Dandurand, Sheriff's Office, stated this contract is for services funded by the State in the amount of \$284,979.00, from July 1, 2022, through June 30, 2023, which will be used to reimburse the County for substance abuse treatment costs. Commissioner Moreno moved to approve said contract and authorize the Chair Pro-Tem to sign. Seconded by Commissioner Saine, the motion carried unanimously.

5) CONSIDER CONTRACT ID #5945 GRANT APPLICATION FOR INTERNET CRIMES AGAINST CHILDREN (ICAC) TASK FORCE AND AUTHORIZE CHAIR TO SIGN – COLORADO SPRINGS POLICE DEPARTMENT: Daren Ford, Director of the Northern Colorado Regional Forensic Laboratory, stated this application is for grant funds in the total amount of \$10,000.00, and is at no-cost to the County. He further stated the grant funds will provide training for staff on the software and equipment needed to detect digital crimes against children. Commissioner Saine moved to approve said application and authorize the Chair Pro-Tem to sign. The motion, which was seconded by Commissioner Moreno, carried unanimously.

6) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R3252804 – NORTH FOREST OFFICE SPACE DENVER, LLC: Brenda Dones, Weld County Assessor, stated there is a statutory limit for tax year 2019, and these are the last of the petitions prior to that deadline. She further stated this petition is for an 11,470-square-foot multi-tenate office building on 1.33 acres of land, located in Firestone near the Saddleback Golf Course. Ms. Dones explained this petition is for tax years 2019, and 2020, and reviewed the market and income approaches to valuation for the record. She stated staff's recommendation is to deny the petition for abatement, and uphold the value of \$160.00 per square foot, resulting in a total valuation of \$1,835,201.00. No petitioner or agent was present. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously.

7) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R5834686 – JRE 2580, LLC: Ms. Dones stated this petition is for a property just east of the Erie Airport, and consists of two (2) acres of land with two (2) commercial buildings. She expanded one is a combined 6,080-square-foot hanger and a 4,000-square-foot office building, built in 1979, and the second building is a 2,989-square-foot hanger, built in 2002. She stated this petition is for tax years 2019, and 2020, and reviewed the market and income approaches to valuation for the record. She stated staff's recommendation is to deny, and uphold the value of \$80.00 per square foot, resulting in a total valuation of \$1,045,520.00. In response to Commissioner Saine, Ms. Dones clarified how she and her team believe the valuation was true and correct, given the stated approaches. No petitioner or agent was present. Commissioner Saine moved to deny said petition for abatement or refund of taxes. Commissioner Moreno seconded the motion, and it carried unanimously.

8) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R3919505 – 2316 INVESTMENTS, LLC: Ms. Dones stated this petition is for a 33,293-square-foot multi-tenate retail building located in Greeley, Colorado, that was built in 1976, and remodeled in 2007. She stated this petition is for tax years 2019, and 2020, and reviewed the market and income approaches to valuation for the record. She stated staff's recommendation is to deny, and uphold the value of \$80.00 per square foot, resulting in a total valuation of \$2,663,440.00. No petitioner or agent was present. Commissioner Saine moved to deny said petition for abatement or refund of taxes. Commissioner Moreno seconded the motion, and it carried unanimously.

9) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R2974604 – LBRB, LLC: Ms. Dones stated this petition, and the next petitions are from the same agent who did not send any supporting documentation as to why they feel the assessed values are incorrect. She further stated staff recommends denial for all, which will preserve their right to proceed to the Board of Assessment Appeals. She further stated this petition is for the tax years 2019, and 2020, and staff reviewed the assessed value and believe it to be fair, with no additional information from the tax agent; therefore, staff's recommendation is to deny, and uphold the total valuation of \$1,101,907.00. Richard Berman, Manager for LBRB, LLC, stated he hired David Johnson to represent him in this matter; however, he was not aware Mr. Johnson would not be present. He requested to meet with Ms. Dones after this meeting as there are additional documents that he brought today which she and her staff has not yet seen. Chair Pro-Tem Freeman explained to the petitioner that at this time the Board will likely approve staff's recommendation to deny the petition for abatement. Commissioner Saine moved to deny said petition for abatement or refund of taxes. Commissioner Moreno seconded the motion, and it carried unanimously.

10) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R3103304 – SONG REAL ESTATE, LLC: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial of the petition and to uphold the valuation of \$2,790,270.00. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously.

11) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R4094706 – 7800 MILLER, LLC: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$928,000.00. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously.

12) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R4966708 – MAGNUM MATERIALS OF COLORADO, INC.: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$2,341,603.00. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously.

13) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R5341108 – JT STRIPES, LLC: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$2,731,050.00. Commissioner Saine moved to deny said petition for abatement or refund of taxes. Commissioner Moreno seconded the motion, and it carried unanimously.

14) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R5610286 – PREMIER HOSPITALITY, INC.: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$2,600,000.00. Commissioner Saine moved to deny said petition for abatement or refund of taxes. Commissioner Moreno seconded the motion, and it carried unanimously.

15) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R7439798 – 7603 MILLER, LLC: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$3,876,370.00. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously.

16) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R7538699 – CCBW, LLC: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$1,109,570.00. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously.

17) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R8574400 – 7399 MILLER, LLC: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$2,329,507.00. Commissioner Saine moved to deny said petition for abatement or refund of taxes. Commissioner Moreno seconded the motion, and it carried unanimously.

18) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R8927100 – CHENOWETH FARM AND LAND, LLC: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$1,568,000.00. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously.

19) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R8952933 – RKB, INC.: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$3,858,735.00. Commissioner Saine moved to deny said petition for abatement or refund of taxes. Commissioner Moreno seconded the motion, and it carried unanimously.

20) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R0911301 – STAR PRECISION, INC.: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$10,216,754.00. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously.

21) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR ACCOUNT NUMBER R2718904 – HIGH PLAINS MARKETPLACE, LLC: Ms. Dones stated this petition for abatement is for tax years 2019 and 2020, and staff has reviewed and determined the value is fair. She further stated the tax agent has no additional documents; therefore, staff recommends denial and to uphold the valuation of \$2,390,314.00. Commissioner Saine moved to deny said petition for abatement or refund of taxes. Commissioner Moreno seconded the motion, and it carried unanimously.

22) CONSIDER PETITION FOR ABATEMENT OR REFUND OF TAXES FOR VARIOUS ACCOUNTS – CRESTONE PEAK RESOURCES, LLC, C/O CIVITAS RESOURCES: Ms. Dones stated the petition is for oil and gas production accounts operated by Crestone Peak, LLC, for tax year 2019. She further stated there was an audit conducted as a result of this petition for abatement; however, the audit is not completed at this time, and the law requires them to accomplish this audit within six (6) months from the date they are filed. Ms. Dones stated staff is recommending denial and to uphold the valuation of \$592,782,013.00, which will preserve the rights of the company to be heard by the Board of Assessment Appeals. Commissioner Moreno moved to deny said petition for abatement or refund of taxes. Commissioner Saine seconded the motion, and it carried unanimously. Commissioner Moreno thanked Ms. Dones and her staff working with the public.

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 9:29 a.m.

These Minutes were approved on the 22nd day of June, 2022.

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

ATTEST:

Weld County Clerk to the Board

BY: _____
Deputy Clerk to the Board

EXCUSED

Scott K. James, Chair

Mike Freeman, Pro-Tem

EXCUSED

Perry L. Buck

Steve Moreno

Lori Saine