



**Meeting of the Boulder County Board of County Commissioners**

**February 4, 2025, 9:30 a.m.  
Third Floor Hearing Room  
County Court House  
1325 Pearl Street, Boulder**

**Members Present:**      **Commissioner Ashley Stolzmann  
Commissioner Marta Loachamin  
Commissioner Claire Levy**

**All documents referred to in these Minutes of Commissioners' Proceedings are on file and may be reviewed online or in the Office of the Boulder County Commissioners.**

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1.    Call to Order

The Board of County Commissioners of Boulder County met in Regular Meeting in full conformity with the law and resolution of said Board at the regular place of hybrid meetings, 1325 Pearl Street, Boulder and on Zoom Webinar, on February 4, 2025.

The meeting was called to order at approximately 9:31 a.m. by Chair Marta Loachamin.

2.    9:30 a.m. Business Meeting

3.    Items to Note for the Record

Item No. 3.a was noted for the record by Chair Marta Loachamin.

3.a Resignation notification received from Rose Marie Miller who served as Niwot representative on the Aging Advisory Council

4. Commissioners' Consent Items

**Moved by** Commissioner Levy

**Seconded by** Commissioner Stolzmann

to approve the Commissioners' Consent Agenda as a whole.

**Carried Unanimously**

4.a Community Services - Colorado Department of Human Services Behavioral Health Administration Amendment, (\$277,947,83)

Boulder County Co-Responder program and criminal justice early intervention program. The purpose of this Contract is to establish and expand services to divert and deflect individuals with behavioral health needs away from the criminal justice system and into appropriate treatment. This amendment increases the fiscal year 2025 budget by \$277,947.83 for a new fiscal year 2025 total of \$2,004,352.83.

- **Staff Contact(s):** Jim Adams-Berger, Community Services

4.b Community Services - Colorado Department of Human Services Behavioral Health Administration, Federal Interest Memo

Federal Interest Memo that requires BOCC signature for the reimbursement process for Boulder County to pay for the purchase of the 1410 Emery Ct. Property.

- **Staff Contact(s):** Jim Adams-Berger, Community Services

4.c Community Services - County Acknowledgement of Clinica's Assumption of Mental Health Partner's Contracts

Mental Health Partners (MHP) has merged with Clinica Family Health and Wellness (Clinica). Clinica wishes to assume the obligations of Mental Health Partners under any County contracts that are in place with Mental Health Partners. Seeking BOCC signature to acknowledge this assumption.

- **Staff Contact:** Akane Ogren, Community Services

4.d Community Services - Worthy Cause Amendments for Boulder Presbyterian Manor

Boulder County awarded \$350,000 in 2024 Worthy Cause funds to Boulder Presbyterian Manor to be used to towards renovation of their senior affordable housing units. In order to secure equity for the Low-Income Housing Tax Credits, Boulder Presbyterian Housing, Inc. entered into a LIHTC partnership known as Boulder Presbyterian Manor, LP. To align with the new transactional structure, the County is amendment the original Funding Agreement and associated documents.

4.e County Attorney's Office - Resolution 2025-009 (LU-24-0018/SPR-24-0077: Albert Earthwork and Residence)

Resolution 2025-009, conditionally approving Boulder County Community Planning & Permitting Docket LU-24-0018/SPR-24-0077: Albert Earthwork and Residence.

4.f County Attorney's Office - Resolution 2025-011 (SE-24-0002: Kostecki-Keil Lot Recognition)

Resolution 2025-011, conditionally approving Boulder County Community Planning & Permitting Docket SE-24-0002: Kostecki-Keil Lot Recognition

4.g Housing & Human Services - 2025 Approval of Contract and Scope of Work for A&I Avenues – IDD Mill Levy Services (\$3,344,614)

The contractual agreement between Boulder County Housing and Human Services (BCHS) and A&I Avenues for the provision of case management, systems navigation, and crisis management services under the Intellectual and Developmental Disabilities (IDD) Mill Levy.

**Background:**

The IDD Mill Levy was approved by Boulder County voters in 2002 to supplement funding gaps for services benefiting individuals with Intellectual and Developmental Disabilities (IDD), Autism Spectrum Disorder, and Brain Injury (BI). These services include case management, emergency support, advocacy, and direct care. A&I Avenues has been identified as a key service provider to ensure the continued availability of these essential resources.

**Contract Details:**

- **Contract #:** 304026
- **Contractor:** A&I Avenues (Adult Care Management Inc.)
- **Contract Term:** Upon execution through December 31, 2025
- **Funding Source:** Boulder County IDD Mill Levy

- **Contract Value:** Not to exceed the agreed-upon amount as outlined in Exhibit B
- **Scope of Work:**
  - Case management and systems navigation
  - Coordination with partner agencies serving the IDD/BI/Autism community
  - Crisis intervention and emergency assistance
  - Culturally responsive service delivery
  - Quarterly reporting and compliance with Boulder County oversight
  - Financial accountability, including structured invoicing and fiscal reviews

**Recommendation:**

Staff recommends approval of the contract and scope of work as outlined in the provided attachments to ensure continued support and accessibility of services for Boulder County residents with IDD, Autism, and BI.

4.h Housing & Human Services - 2025 Community Partnership Grant (CPG) Agreement with OUR Center (\$442,534)

The Community Partnership Grant (CPG) funding agreement between Boulder County Human Services (BCHS) and Outreach United Resource Center, Inc. (OUR Center). This agreement provides funding to support the Family Resource Center (FRC) and related programs aimed at improving self-sufficiency and well-being for individuals and families in Boulder County.

**Background:**

The CPG program, funded in part by the voter-approved Human Services Safety Net (HSSN) tax, supports community organizations addressing essential human service needs, including housing stability, food security, employment assistance, and early childhood education. The OUR Center serves as a Family Resource Center, providing holistic, family-centered services to low-income individuals and families in Longmont and surrounding areas.

**Contract Details:**

- **Contractor:** Outreach United Resource Center, Inc. (OUR Center)
- **Contract Term:** January 1, 2025 – December 31, 2025
- **Funding Amount:** Not to exceed \$442,534

- **Scope of Work:**

- Operate a Family Resource Center (FRC) providing critical social services, including access to food, financial assistance, and case management.
- Support housing stability and emergency assistance programs for families in need.
- Provide bilingual, bicultural resource navigation to ensure equitable access to services across diverse communities, including rural and mountain areas.
- Facilitate two-generational programming to support long-term family self-sufficiency.
- Develop culturally appropriate outreach materials to increase participation in public benefits programs.
- Collect and report performance data on client demographics, service utilization, and program outcomes.
- Ensure that funds are used efficiently and in compliance with program guidelines, including financial reporting and accountability measures.

**Recommendation:**

Staff recommends approval of the funding agreement with OUR Center to ensure the continued delivery of critical safety net services to Boulder County residents, particularly those experiencing financial hardship and instability.

4.i Parks & Open Space - Intergovernmental Agreement between Boulder County and the Town of Erie Regarding Trail Construction and the Ongoing Management of the Prairie Run Connector Trails

Boulder County Parks & Open Space has collaborated with the Town of Erie Parks & Recreation to establish shared trail connections between Prairie Run Open Space and Erie-owned open space. The organizations have agreed upon location, design, construction, and maintenance and propose the IGA to formalize the agreement. The trail connections addressed in the IGA are pedestrian crossings at 119th Street and Kenosha Road.

- **Reference #:** IGA-2024-POS-0016
- **Staff Contact(s):** Heidi Wagner, Parks & Open Space

4.j Public Works - Architectural Services for Emergency Rescue Building (\$1,458,064)

Boulder County Building Services would like to amend the contract with Oz Architecture for the Emergency Rescue Building to add change orders 5 and 6 and increase the amount of the contract by \$58,664 for a total contract amount of \$1,458,064.

- **Staff Contacts:** Laura Konersman, Public Works; Seth Jacobs, Public Works

4.k Sheriff's Office - 2025 Diamond Drugs Inc dba Diamond Pharmacy Contract Amendment (\$500,000)

Boulder County Sheriff's Office contracts each year with Diamond Pharmacy who provides medication the medical facility at the Jail. This contract is to amend the contract for 2025 updating the term and amount for \$500,000 which is funded by both the BCSO budget and grants.

5. Commissioners' Discussion Items

5.a Community Planning & Permitting - Authorization Request for Land Use Code Text Amendments Related to Mobile Farm Stands

Staff requests authorization to initiate text amendments to the Land Use Code that would allow for the use of mobile farm stands

**Presenter:** Jack Sheehan, Community Planning & Permitting

**Moved by** Commissioner Levy

**Seconded by** Commissioner Stolzmann

**Carried Unanimously**

5.b Historic Preservation Advisory Board Appointments (Walk On Item)

Amended appointments from January 28, 2025, Business Meeting.

**Presenter:** Robin Valdez, Commissioners' Office

**The following new applicants were appointed to the Historic Preservation Advisory Board:**

George Schusler, Member-at-Large

Lawrence Dorsey, Member-at-Large

**The following applicants were re-appointed to the Historic Preservation Advisory Board:**

Caitlin McKenna, Member-at-Large

Elizabeth Gehring, Member-at-Large

**Moved by** Commissioner Levy  
**Seconded by** Commissioner Stolzmann

**Carried Unanimously**

6. Confirmation of Executive Session Topics

Confirming Executive Session topics noticed at the January 21, 2025, Regular Meeting were discussed as scheduled.

**Presenter:** Natalie Springett, Commissioners' Office

Item No. 6 was noted for the record.

7. Authorizations for Executive Sessions

7.a Authorization for Executive Session

Authorization for the Board of County Commissioners to go into Executive Session for Legal Advice on Wednesday, February 5, 2025 at 12:00 p.m. with Ben Pearlman, County Attorney, pursuant to 24-6-402(4)(a), real property issues, regarding the following topics: 1) Potential acquisition of Arbor House, located at 2043 Pearl Street in Boulder.

- **Action Requested:** Decision

**Presenter:** Natalie Springett, Commissioners' Office

**Moved by** Commissioner Levy  
**Seconded by** Commissioner Stolzmann

**Carried Unanimously**

7.b Authorization for Executive Session

Authorization for the Board of County Commissioners to go into Executive Session for Legal Advice on Wednesday, February 5, 2025 at 12:30 p.m. with Ben Pearlman, County Attorney, pursuant to 24-6-402(4)(b), legal issues, regarding the following topics: 1) Boulder County Employees Union collective bargaining.

- **Action Requested:** Decision

**Presenter:** Natalie Springett, Commissioners' Office

**Moved by** Commissioner Levy  
**Seconded by** Commissioner Stolzmann

## Carried Unanimously

### 8. Public Hearing on Community Planning & Permitting Docket SPR-24-0075: Benedict Change In Use

Appeal of Director's Determination of SPR-24-0075 for Site Plan Review for a change in use from an existing accessory structure (office) to a 2,132-square-foot residence with 88 square feet of covered porch area in defined neighborhood where the size presumed to be compatible is 3,120 square feet. The Determination is appealed by Audrey Benedict Revocable Trust (applicant/property owner) and Matthew Brown C/O Treo Architects (agent). Property is in the Forestry (F) zoning district at 8295 Overland Road, in Section 21, Township 2N, Range 72W.

There will be opportunities for live virtual and in-person public comment, and written comments can be emailed to [planner@bouldercounty.gov](mailto:planner@bouldercounty.gov). Information regarding how to participate will be available on the [Benedict Change In Use docket webpage](#).

This public hearing was called to order at 9:42 a.m.

#### **Staff Presenter(s):**

Amber Knotts, Community Planning & Permitting  
Ron Flax, Community Planning & Permitting  
Ian Brighton, Community Planning & Permitting

#### **Other Presenter(s):**

Audrey Benedict, Property Owner  
Ed Shure, Treo Architects

#### **County Attorney Present:**

David Hughes, County Attorney

#### **Public Speaker:**

Chris O'Brian, Boulder County

An Executive Session began at 10:34 a.m. and the hearing resumed at 10:38 a.m.

The commissioners' public hearing adjourned at approximately 10:50 a.m.

**Moved by** Commissioner Stolzmann

**Seconded by** Commissioner Levy



to go into an Executive Session with David Hughes, County Attorney, pursuant to CRS 24-6-402(4)(b) to discuss legal matters related to Docket SPR-24-0075 on February 4, 2025, at approximately 10:34 a.m.

**Carried Unanimously**

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

to uphold the Director's Determination for Docket SPR-24-0075 in accordance with staff recommendations

**Carried**

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Clerk to the Board