



**MEETING OF THE BOARD OF COUNTY COMMISSIONERS
BOULDER COUNTY
AGENDA**

Tuesday, August 26, 2025, 9:30 a.m.

Tuesday, August 26, 2025, 1:00 p.m.

Third Floor Hearing Room

County Court House

1325 Pearl Street, Boulder

This agenda is subject to change. Please call ahead to confirm an item of interest (303-441-3500).

In-person meetings are held in the Third Floor Hearing Room, County Courthouse, 1325 Pearl Street, Boulder. Public comments are taken at meetings designated as Public Hearings. Meetings and hearings on this agenda are open to the public.

Boulder County wants to ensure that everyone has equal access to our programs, activities, and services. To request an Americans with Disability Act (ADA) accommodation, please email ADA@bouldercounty.gov, or call 303-441-1386. Submit your request as early as possible, and no later than two business days before the event.

To view a two-week forecast agenda of the commissioners' schedule, visit the Commissioners' [Advance Agenda](#).

All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join through Zoom or in-person at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder. The commissioners retain the right to switch all hearings and meetings to in-person only instead of hybrid if technical difficulties arise. To sign up for in-person public comment, please use the link in this agenda for each respective hearing. There will also be a kiosk located in the lobby of the 3rd Floor to sign up for in-person public comment. For questions regarding in-person hearings call 303-441-3500.

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1. Call to Order
 2. 9:30 a.m. Business Meeting and Public Hearing of the Boulder County Housing Authority
 - [Virtual Attendee Link for Commissioners' August 26 Morning Session](#)
 - Call-in information: 1-833-568-8864, Webinar ID: 161 364 0153
 - Registration Required

- In-Person Comment Registration for Commissioners' August 26 Morning Session

3. **Business Meeting**

4. **Housing Authority Consent Items (Sitting as the Boulder County Housing Authority Board of Directors)**

4.a **Housing - BCHA Resolution 2025-009**

BCHA Resolution 2025-009 involves adopting an updated Special Limited Partnership Development Participation Policy. This resolution is marked as necessary based on the criteria outlined.

- **Staff Contact(s):** Molly Chiang, Housing; Tanya Jimenez, Housing; Susana Lopez-Baker, Housing

5. **Board of Equalization Discussion Items (Sitting as the Boulder County Board of Equalization)**

5.a **County Assessor's Report**

Per Colorado State Statutes (C.R.C. 39-8-105) the County Assessor reports to the County Board of Equalization list of all appealed Real Property and Business Personal Property accounts and a list of all Business Personal Property accounts that did not submit Declarations prior to the beginning of County Board of Equalization hearings.

- **Action Required:** None - Report Only
- **Presenter(s):** Cynthia Braddock, County Assessor's Office (In Person)

6. **Commissioners' Consent Items**

6.a **Commissioners Office – 2025-044 Resolution Approving Amendment of Financing Agreement dated July 18, 2018**

Resolution authorizes the execution of the “Omnibus Amendment Agreement,” which amends the Financing Agreement dated July 18, 2018, pursuant to which Boulder County issued Colorado Skill Nursing Facility Revenue Bonds in order to finance several skilled nursing homes operated in Boulder County. The amendment allows the original Borrower to merge with related entities that were set up to own other skilled nursing homes and cross-collateralize all of its skilled nursing homes. No other terms of the original Financing Agreement are changing; this is not a debt of Boulder County and all liability against Boulder County is expressly waived in the amendment.

6.b **Commissioners Office – Signature needed for Omnibus Amendment Agreement**

The “Omnibus Amendment Agreement,” amends a Financing Agreement dated July 18, 2018, pursuant to which Boulder County issued Colorado Skill Nursing Facility Revenue Bonds in order to finance several skilled nursing homes operated in Boulder County. This amendment allows the original Borrower to merge with related entities that were set up to own other skilled nursing homes and cross-collateralize all of its skilled nursing homes. No other terms of the original Financing Agreement are changing; this is not a debt of Boulder County and all liability against Boulder County is expressly waived in the amendment.

6.c **Community Planning and Permitting - Four Mile Fire Protection District Strategic Fuels Mitigation Grant Agreement Spring 2025**

Funding agreement for the Four Mile Fire Protection District to complete a fuel break on 117

acres. ACII encompasses multiple, overlapping goals and objectives ranging from protection of life and property to forest management and ecosystem health.

- **Staff Contact(s): Meg Halford, Community Planning and Permitting; Vicky Reinold, Community Planning and Permitting**

6.d County Administrator's Office - Abatement Correction and Abatement Stipulations Refunds Over \$10,000

A correction to one abatement petition resulted in an abatement or refund of taxes in an amount over \$10,000. Three petitions for abatement or refund of taxes were settled by the Assessor's Office, resulting in abatements or refunds of taxes each in an amount over \$10,000.

- **Staff Contact(s): Julie Brow, County Administrator's Office**

6.e County Attorney's Office - Boulder County Community Planning & Permitting Docket LU-25-0006: Rogue Rabbit Ranch Earthwork

A resolution has been conditionally approved under Boulder County Community Planning & Permitting Docket LU-25-0006 for Rogue Rabbit Ranch Earthwork. The resolution is numbered 2025-042.

6.f Human Services - 2026 A&I Avenues Bid Waiver Case Management and Systems Navigation (\$3,334,614)

This is a waiver of bids through procurement to fund a provider offering unique services for the Intellectual and Developmentally Disabled (IDD), Autism, and Brain Injury (BI) population in Boulder County. Adult Care Management, doing business as A&I Avenues, delivers both Case Management and Systems Navigation services to this population, streamlining the process for community members accessing these services. These combined services ensure continuity of care and reduce the burden of seeking assistance from multiple agencies. A&I is the sole provider in Boulder County offering these services in a single location without any conflicts of interest.

- **Staff Contact(s): Rebecca Seiden, Human Services; Allison Joel, Human Services**

6.g Parks and Open Space - Tolland Ranch Funding Support Letter

The Conservation Fund (TCF) is assisting Colorado Parks & Wildlife (CPW) with its acquisition of the 3,334-acre Tolland Ranch, which is situated in Boulder and Gilpin Counties south of Eldora and west of Rollinsville. TCF is requesting a letter from Boulder County to the Colorado General Assembly supporting CPW's acquisition funding request. Staff recommends approval and signature.

- **Staff Contact(s): Janis Whisman, Parks and Open Space**

6.h Public Works - 2025 Road Map

Resolution 2025-43 is a request for the Commissioners to adopt the 2025 Road Map.

- **Staff Contact(s): Dave Watson, Public Works**

6.i Public Works - Master License Agreement for Small Cell Wireless Communications Facilities

The Master License Agreement for Small Cell Wireless Communications Facilities involves Boulder County granting a license to SQF, LLC to place, construct, install, remove, replace,

reinstall, modify, maintain, and repair improvements in the County's Right Of Way.

- **Staff Contact(s): Dave Webster, Public Works**

6.j Public Works - New Contract with CDR Maguire for Emergency Response Debris Monitoring

The contract titled "New Contract with CDR Maguire for Emergency Response Debris Monitoring" is an original contract with CDR Maguire. It has a term from 8/1/2025 to 7/31/2030, with a contract value of \$2,000,000 and a recurring spend type. The purpose is to monitor debris removal work, ensuring compliance with FEMA Public Assistance guidelines and applicable regulations.

- **Staff Contact(s): Cody Lillstrom, Public Works**

6.k Public Works - New Contract with Jones Commercial Fencing for the new fencing at the Communication Center

The new contract with Jones Commercial Fencing, valued at \$402,950 and funded by the General fund, is a one-time expenditure. Contract number 304380, will run from September 1, 2025, to December 31, 2025. This original contract involves removing the existing fence, gates, and posts and installing a new fence, gates, and posts at the Communications Center, as per Boulder County's design documents.

- **Staff Contact(s): Keith Emrick, Public Works**

6.l Public Works - New contract with Synergy Disaster Recovery for Emergency Response Debris Removal

The new contract with Synergy Disaster Recovery is for emergency response debris removal and is valued at \$4,000,000. The contract term is from August 1, 2025, to July 31, 2030, with a recurring spend type. It is an original contract aimed at monitoring debris removal work, ensuring compliance with FEMA Public Assistance guidelines, and verifying adherence to applicable regulations. Source of funds for the project will depend on the project type.

- **Staff Contact(s): Cody Lillstrom, Public Works**

7. Commissioners' Discussion Items

7.a Commissioners' Office - Appointments to the Aging Advisory Council

- **Requested Action:** Decision
- **Presenter(s):** Robin Valdez, Commissioners' Office (In Person)

7.b Commissioners' Office - Appointment to the Board of Health

- **Requested Action:** Decision
- **Presenter(s):** Robin Valdez, Commissioners' Office (In Person)

7.c Commissioners' Office - Appointment to the Emergency Services Grant Program Advisory Committee

- **Requested Action:** Decision
- **Presenter(s):** Robin Valdez, Commissioners' Office (In Person)

7.d Commissioners' Office – Potential Rescission of Resolutions 2025-038 and 2025-039 Placing the Mental and Behavioral Health Sales Tax Measure on the Ballot

- **Action Requested:** Decision
- **Presenter(s):** Natalie Springett, Commissioners' Office (In Person)

7.e Commissioners' Office – Potential Rescission of Resolutions 2025-036 and 2025-037 Placing the Open Space Sales Tax Extension Measure on the Ballot

- **Action Requested:** Decision
- **Presenter(s):** Natalie Springett, Commissioners' Office (In Person)

8. Confirmation of Executive Session Topics

Confirming Executive Session topics noticed at the August 19th, 2025 Regular Meeting were discussed as scheduled.

- **Action Requested:** Note for the Record
- **Presenter(s):** Natalie Springett, Commissioners' Office (In Person)

9. Authorizations for Executive Sessions

9.a Authorization for Executive Session

Authorization for the Board of County Commissioners to go into Executive Session on Wednesday, August 27th, 2025 at 10:00 a.m. with Ben Pearlman, County Attorney, pursuant to C.R.S. 24-6-402(4)(e), instructions to negotiators, regarding the following topic: 1) Boulder County Employees Union collective bargaining agreement.

- **Action Requested:** Decision

9.b Authorization for Executive Session

Authorization for the Board of County Commissioners to go into Executive Session on Wednesday, August 27th, 2025 at 10:00 a.m. with Ben Pearlman, County Attorney, pursuant to C.R.S. 24-6-402(4)(f), personnel matters, regarding the following topic: 1) Work performance of Susan Caskey and Carrie Inoshita.

- **Action Requested:** Decision

9.c Authorization for Executive Session

Authorization for the Board of County Commissioners to go into Executive Session on Wednesday, August 27th, 2025 at 1:00 p.m. with Ben Pearlman, County Attorney, pursuant to C.R.S. 24-6-402(4)(b), legal issues, regarding the following topic: 1) Policies for public comment sessions.

- **Action Requested:** Decision

10. Public Hearing of the Boulder County Housing Authority (Sitting as the Sitting as the Boulder County Housing Authority Board of Directors)

Boulder County Housing Authority: General update to the Board of County Commissioners.

- **Action Requested:** Public testimony taken; no action requested.
- **Presenter(s):** Susana Lopez-Baker, Housing (In Person); Sean Doherty, Housing (In Person); Kelly Stapleton, Housing (In Person); Molly Chiang, Housing (In Person); Brandon Ladd, Housing (Virtual); Aaron Ness, Housing (Virtual); Jim Williams, Human Services (Virtual);

Tanya Jimenez, Housing (Virtual); Mary Corbat, Housing (Virtual); Xi Huang, Housing (Virtual); Geneva Bailey, Housing (Virtual); Amanda Guthrie, Housing (In Person); Kelly Keefe, Housing (Virtual); Alejandro Garcia, Housing (Virtual); Domingo Garza, Housing (In Person); Gwen Mossman, Housing (Virtual)

- Location: Hybrid (Hearing Room and Zoom Webinar)

11. 1:00 p.m. Public Hearings on Hause Kennel and Lyons Area Comprehensive Development Plan Intergovernmental Agreement

- Virtual Attendee Link for Commissioners' August 26 Afternoon Session
- Call-in information: 1-833-568-8864, Webinar ID: 161 325 5524
- Registration Required
- In-Person Comment Registration for Commissioners' August 26 Afternoon Session

11.a Public Hearing on Hause Kennel

Community Planning and Permitting Department: Docket SU-24-0003: Hause Kennel; Special Use Review to permit the establishment of a dog kennel for up to 20 dogs on the property. The application is submitted by Garrett Hause and Jessica Kittle (applicants/property owners). The subject property is in the Agricultural (A) zoning district at 12350 Niwot Road, approximately .4 miles west of the intersection of Niwot Road and East County Line Road, in Section 36, Township 2N, Range 69W. There will be opportunities for live virtual and in-person public comment, and written comments can be emailed to planner@bouldercounty.gov. Information regarding how to participate will be available on the Hause Kennel docket webpage.

- Action Requested: Decision
- Presenter(s): Sam Walker, Community Planning & Permitting (In Person)
- Location: Hybrid (Hearing Room and Zoom Webinar)

11.b Public Hearing on Lyons Area Comprehensive Development Plan Intergovernmental Agreement (IGA)

Community Planning and Permitting Department: Amendment to Lyons Planning Area Comprehensive Development Plan Intergovernmental Agreement IGA-24-0003. There will be opportunities for live virtual and in-person public comment. Comments on the draft may be sent to Hannah Hippely at hhippely@bouldergcounty.gov. More information is available at the Lyons Area Comprehensive Development Plan IGA website.

- Action Requested: Decision
- Presenter(s): Hannah Hippely, Community Planning & Permitting (In Person)
- Location: Hybrid (Hearing Room and Zoom Webinar)