

July 5, 2016

The City Council of the City of Fort Morgan, Colorado, met this day in the Council Chambers of City Hall. The Honorable Mayor Ron Shaver called the regular meeting to order at 6:00 p.m.

The Pledge of Allegiance was given.

Roll Call: Present: Honorable Mayor Ron Shaver
Councilmember Clint Anderson
Councilmember Christine Castoe
Councilmember Kevin Lindell
Councilmember Dan Marler
Councilmember Lisa Northrup

Absent: Councilmember Joe Segura Jr. (excused)

The meeting was also attended by City Manager Jeff Wells, City Treasurer Jean Kinney, Interim Police Chief Jared Crone, Engineering/Public Works Director Brad Curtis, Water Resources/Utilities Director Brent Nation, Community Services/Economic Development Director Josh Miller, Management Intern/Economic Development Specialist Chelsea Gondeck, City Attorney Jason Meyers, Fire Chief Mark Frasco, Streets Superintendent Jim Willis, Light & Power Superintendent Doug Linton, General Accountant Chris Bostron, Gas Superintendent Tony Behrends, Sanitation Superintendent Bob Evins, Customer Account Manager Connie Musgrave and City Clerk/PIO John Brennan.

APPROVAL OF MINUTES - JUNE 21, 2016 CITY COUNCIL REGULAR MEETING

Councilmember Christine Castoe offered a resolution to approve the minutes of the June 21, 2016 City Council regular meeting as presented, which was seconded by Councilmember Lisa Northrup and approved unanimously (6-0, Segura absent).

Mayor Ron Shaver then announced that the council would move up an agenda item scheduled for later in the meeting for a public hearing regarding a variance request.

COUNCIL ACTING AS THE BOARD OF ADJUSTMENT – PUBLIC HEARING ON A REQUEST FOR A VARIANCE FOR THE FAIRFIELD INN

Mayor Shaver outlined the format to be followed for the public hearing, and City Clerk/PIO John Brennan confirmed that proper legal notice of the hearing had been published.

Engineering/Public Works Director Brad Curtis reviewed the variance request, which asked the city to allow a building height greater than would otherwise be allowed under the zoning for a commercial property in the Riverview Commons subdivision. Curtis said staff did not have any immediate concerns with the variance, and in answer to a council question he noted that most hotels were in different zoning districts that allowed building heights up to 60 feet, and this building plan was similar to those but the property's zoning only allowed buildings up to 40 feet. Curtis said staff recommended approval of the variance for a building height not to exceed 57 feet. He also noted that most variances are granted with the condition that they be implemented within six months, but in this case he said staff was asking that the variance remain in place as long as the project was actively moving through the review and approval process.

Jerry Campbell, representing the property owner and developer from Missouri, said he appreciated everything the city had done to accommodate the project. He said the area was

poised to be another center for growth in the city and the building plan was close to complying with the normal height restrictions, and the developer would appreciate the granting of the variance and was ready to move forward.

No public comments were offered, but Brennan noted that comments had been received by e-mail that afternoon from David Amin of the Hampton Inn hotel in the city. Brennan said Amin essentially said he was opposed to the granting of the variance, citing the relative costs of this property and other recent hotel sites in the city, and saying that the denial of the variance would not place an undue hardship on the property owner.

No council comments were offered, and Castoe made a motion to close the public hearing, which was seconded by Councilmember Kevin Lindell and approved unanimously (6-0, Segura absent).

City Attorney Jason Meyers advised the council of its options for action. Northrup offered a resolution to approve the variance for Case No 16-008VA to allow a building height not to exceed 57 feet for the Fairfield Inn, with the condition that the variance would remain applicable as long as the project was active and the site plan did not expire. That resolution was seconded by Castoe and approved unanimously (6-0, Segura absent).

The council then returned to the original order of items on the agenda.

UPDATE ON CITY FINANCIAL INVESTMENTS

Chris Blackwood of PFM Asset Management, which handles investments for the city, reviewed the status of the city's investment account with his firm, explaining broad economic trends and other factors that affect the return on city investments. He said the city's account with PFM had grown by roughly 1 percent both in the first quarter of 2016 and since inception in February 2014.

City Manager Jeff Wells said the city's investment committee had met with Blackwood that afternoon and believed he was doing a great job and had been able to turn around the city's investments to earn more than they had in the past. Wells said the committee was happy with where things were going with city investments and would likely recommend placing additional funds with PFM. No action was taken.

MEMORANDUM OF UNDERSTANDING BETWEEN MORGAN COMMUNITY COLLEGE AND THE FORT MORGAN VOLUNTEER FIRE DEPARTMENT

Fire Chief Mark Frasco said this was a simple MOU that stated that the fire department would provide services and respond to emergencies at the college, and in turn the college would abide by fire codes set forth by the fire marshal. Frasco said such an MOU was required by the state and this MOU would update a previous one to include new fire codes currently used by the city. Northrup offered a resolution to approve the MOU between Morgan Community College and the Fort Morgan Volunteer Fire Department, which was seconded by Castoe and approved unanimously (6-0, Segura absent).

MEMORANDUM OF UNDERSTANDING WITH THE AMERICAN LEGION

Meyers said this issue had come up during the process of obtaining a dissolution of the trust that held the Legion Park property to transfer title to the city. Legion representatives wanted to ensure that the work the local Legion Post had done for the park over the past 100 years would continue to be recognized, and this memorandum of understanding said the city would work diligently to maintain the names of Legion Park and Eddie Underwood Field as long as the city had control of the property.

Northrup offered a resolution to approve the memorandum of understanding between the city and the American Legion regarding Legion Park and Eddie Underwood Field, which was seconded by Castoe and approved unanimously (6-0, Segura absent).

REQUEST FROM MORGAN COUNTY RE-3 SCHOOL DISTRICT TO RE-USE THE SCHOOL ZONE LIGHTS FOR THE NEW MIDDLE SCHOOL

Curtis said the school district had asked to re-use the school zone flashing lights and signage from the old middle school at Deuel Street for the new middle school under construction off south West Street. Curtis said staff was not opposed but the school district would have to retain a contractor to physically remove and install the lights because a licensed electrician was required for that work. Curtis also pointed out that only the two hard-wired devices out of the three sets of lights could be moved, because one solar light would have to remain in place for Lincoln School at the old middle school site, so the district would have to purchase new equipment for the other location.

Council and staff discussion followed about the timing of the change and the possibility of the new middle school not opening on schedule and the lights continuing to be needed at the old school. Middle School Principal Jason Frasco said if that were to happen the school district would do whatever was necessary to make things work.

Northrup offered a resolution to approve the request to re-use two sets of hard-wired school zone lights for the new middle school, which was seconded by Castoe and approved unanimously (6-0, Segura absent).

BIDS FOR A PICKUP TRUCK FOR THE STREETS DEPARTMENT

Streets Superintendent Jim Willis reviewed the bid process, with five bids received and the staff recommendation to accept a bid from Weld County Garage in the amount of \$33,461 for a GMC truck. Willis also requested authorization of funding for options and additional equipment to outfit the truck for city use, with the total expenditure not to exceed \$42,500.

Northrup offered a resolution to approve accepting the bid from Weld County Garage for a GMC pickup truck for the Streets Department with the total cost not to exceed \$42,500, which was seconded by Castoe and approved unanimously (6-0, Segura absent).

FIRST READING OF AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE SILVER SPUR CAMPGROUND

Curtis explained that the council had approved this rezoning at its previous meeting but it was not done by ordinance, which must be recorded with the Morgan County Clerk & Recorder, so this measure would fulfill that requirement. In answer to a council question, Meyers said a public hearing on the rezoning had already been held at the previous meeting so it was not necessary to hold another hearing.

Castoe offered a resolution to approve the first reading of an ordinance rezoning the property known as the Silver Spur Campground and amending the zoning code and the official zoning map of the city. That resolution was seconded by Northrup and approved unanimously (6-0, Segura absent).

PUBLIC HEARING ON AN APPLICATION FOR A MINOR SUBDIVISION AT 617/619 MAIN STREET

Mayor Shaver outlined the format for the public hearing, and Brennan confirmed that proper legal notice of the hearing had been published. Curtis reviewed the application and said staff

found it to meet all requirements and the Planning Commission had recommended approval. Council asked for clarification of parking for the site, and Curtis said the parking requirements would be determined by the proposed use of the properties if the subdivision into two separate lots was approved.

No comments were made by the applicant or the public, either during the hearing or in advance, and no council comments were offered. Castoe made a motion to close the public hearing, which was seconded by Lindell and approved unanimously (6-0, Segura absent).

Meyers advised the council of its options for action, and Northrup offered a resolution to approve the application for a minor subdivision of 617/619 Main St. to create two separate lots, as recommended by the Planning Commission, and to record the new plat of the property with the Morgan County Clerk & Recorder. That resolution was seconded by Castoe and approved unanimously (6-0, Segura absent).

2017 BUDGET CALENDAR – PRESENTATION OF 2017 BUDGET EXPENDITURES FOR THE ELECTRIC, GAS AND SANITATION FUNDS

Wells said this was the start of the presentations by individual departments as part of the development of the budget for 2017, and described the process of arriving at the proposed figures shown on the budget worksheets for the departments.

City department heads and directors including Light & Power Superintendent Doug Linton, Engineering/Public Works Director Brad Curtis, Customer Account Manager Connie Musgrave, General Accountant Chris Bostron, Water Resources/Utilities Director Brent Nation, Information Technology Director Nelson McCoy, Gas Superintendent Tony Behrends and Sanitation Superintendent Bob Evins presented the proposed expenditures for the Electric Department, Engineering/Public Works Department, Utility Billing Department, Inventory Control Department, Building Maintenance Department, Utility Director, IT Department, Gas Department and Sanitation Department.

Council questions were answered and staff focused on highlights and changes in the budgets from preceding years. Wells also asked each presenter to speak briefly about the value of their departments to the community. Several council members complimented the department heads for their work. No formal action was taken.

PUBLIC COMMENT / AUDIENCE PARTICIPATION

None.

REPORTS BY OFFICIALS AND STAFF

Nation told the council that the Cargill water line looping project was completed some time ago, but he wanted to inform the council that the project had come in about \$200,000 under budget, which he credited to Jim Boone of Ransom Boone Excavating. He said Boone always looked for ways to cut costs and billed only for what went into a project, not what was in the bid.

Wells thanked FMPD Lt. Jared Crone for doing a great job filling in as interim police chief. Wells also said he had learned at the recent CML annual conference that every community has its own problems, but Fort Morgan has a lot of answers.

Community Services Director Josh Miller thanked the water and electric departments for their help in resolving irrigation issues at the golf course.

BIDS, MEETINGS AND ANNOUNCEMENTS

Brennan announced current bids and upcoming meetings, and reviewed highlights of recent news releases.

Mayor Shaver adjourned the July 5, 2016 regular meeting at 8:29 p.m.

/s/ Ronald Shaver
Mayor

/s/ John Brennan
City Clerk