

March 20, 2018

The City Council of the City of Fort Morgan, Colorado, met this day at the city's Water Treatment Plant. 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 Kevin Lindell
Councilmember Dan Marler
Councilmember Lisa Northrup
Councilmember Doug Schossow

Absent: Councilmember Clint Anderson (excused)
Councilmember Allison Howe (excused)

The meeting was also attended by City Manager Jeff Wells, City Attorney Jason Meyers, City Treasurer Jean Kinney, Public Works Director Steve Glammeyer, Water Resources/Utilities Director Brent Nation, Community Services Director Ty Hamer, Management Intern Daniella Cabrera, Economic Development Specialist Jeni Elrick, Human Resources/Risk Management Director Susan Kurk, FMPD Commander Loren Sharp, Water Treatment Plant Superintendent Al O'Canas, Water Treatment Operator Bob Kopetzky, Water Treatment Operator Tom Smith and City Clerk/PIO John Brennan.

PUBLIC HEARING ON AN APPLICATION TO CREATE A MINOR SUBDIVISION ON EAST SIXTH AVENUE

Mayor Shaver reviewed 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. Public Works Director Steve Glammeyer reviewed the application and said the applicant planned to build three homes on the three lots that would be created by this subdivision. Applicant Robert Elrick thanked the council for considering his application and stated that it had been wonderful to work with the city staff and department heads throughout this process.

No public comments were received either during the hearing or in advance, and no council comments were offered. Councilmember Lisa Northrup made a motion to close the public hearing, which was seconded by Councilmember Kevin Lindell and approved on a unanimous vote of 5-0, with Councilmembers Clint Anderson and Allison Howe absent.

City Attorney Jason Meyers explained the council's options for action, and Northrup offered a resolution to approve Case 18-009 MS to create three lots as was recommended by the Planning Commission. That resolution was seconded by Councilmember Dan Marler and approved unanimously (5-0, Anderson and Howe absent).

COUNCIL ACTING AS THE LOCAL LICENSING AUTHORITY – FORMAL ACCEPTANCE OF AN APPLICATION FOR A NEW 3.2% BEER LICENSE AT 207 S. SHERMAN ST.

Brennan reviewed the application and said the paperwork had been examined by his office as well as the police department and city attorney's office and deemed complete. He said at this time the council was being asked to formally accept the application, after which a public hearing would be scheduled after at least 30 days. Brennan said notice of this hearing would be published and posted on the property.

Northrup offered a resolution to accept the application from Jassar Corporation Inc., dba Sherman Food & Gas, for a new 3.2 Beer License (Off Premises) at 207 S. Sherman St., and to schedule a public hearing on the application for May 1. That resolution was seconded by Councilmember Doug Schossow and approved unanimously (5-0, Anderson and Howe absent).

BIDS FOR 2018 WATER AND SEWER UNDERGROUND INFRASTRUCTURE PROJECTS

Water Resources/Utilities Director Brent Nation said this was probably the largest bid for underground utility work ever done by the city, noting that it was in conjunction with a large increase in planned street improvements after passage of a sales tax for streets. He said he was recommending awarding parts of the total bid package to two local vendors, to expedite things and keep ahead of the paving work. The recommendation was to award the water line projects to Ransom Boone and the sewer projects to Jess Backhoe.

Northrup offered a resolution to accept the bid from Ransom Boone Excavating in an amount not to exceed \$653,917.50 to complete the water portion of 2018 Infrastructure Projects A, B and C, and to accept the bid from Jess Backhoe Service LLC in an amount not to exceed \$87,425.26 to complete the sewer portion of 2018 Infrastructure Projects A.1, A.2 and D. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

BIDS FOR 2018 WATER LINE ISOLATION PROJECT

Nation said he separated this work from the rest of the underground infrastructure projects because he anticipated the need for additional “line stops” while working on a water main that had experienced a valve break the previous winter that required emergency repairs involving specialized line stops.

Northrup offered a resolution to accept the bid from Municipal Pipe Services in an amount not to exceed \$21,750 to perform two line stops to isolate the water main for the 2018 infrastructure main replacement. That resolution was seconded by Schossow and approved unanimously (5-0, Anderson and Howe absent).

BIDS FOR 2018 WASTEWATER COLLECTION SYSTEM RELINING PROJECT

Nation said this was a technique that the city experimented with the preceding year and found very successful in replacing sewer lines in hard-to-reach areas without nearby streets, alleys or easements. The “cure in place” process was relatively expensive but the best option for tight areas.

Northrup offered a resolution to accept the bid from Layne Inliner LLC in an amount not to exceed \$220,000 to complete the 2018 wastewater collection system relining projects. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

BIDS FOR 2018 HBP PAVING AND CHIPSEAL PROJECTS

Glammeyer said this was an exciting item to present because it was the first bid under the Strictly for Streets program using revenue from the voter-approved sales tax for streets. Based on projected revenues from the tax, he said, staff had put out a proposal for about four miles of street improvements and the bids came in about \$500,000 under budget. Glammeyer said he was recommending awarding the paving and chipsealing portions of the projects to different bidders and would ask for about a 10 percent contingency cushion for each of these. Leftover or

extra funds would be used for ADA-compliant concrete work that would be needed in conjunction with the street work.

Northrup offered a resolution to accept the bid from McAtee Construction Co. in the amount of \$2,013,158 for Projects A through F, A-1 and C-1, with the total including contingency not to exceed \$2,214,473.80; and accept the bid from A-1 Chipseal in the amount of \$94,686 for the chipseal projects with the total including contingency not to exceed \$104,154.60. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

RESOLUTION AUTHORIZING STAFF TO SUBMIT A GRANT APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR DESIGN OF A NEW CITY CAMPUS

Glammeyer said plans for a new city office building had evolved into a campus that would bring many city facilities together at one site and also include a recreational fieldhouse. This grant application would be for design of the campus and would request DOLA's maximum grant of \$1 million, which would require at least a 50-50 match from the city.

Glammeyer described preliminary plans and costs for the campus, and council and staff discussion followed about the alternatives, the costs, sources of funding, timing and the impact on other city capital projects. Wells said having the design done would allow the city to build the project in phases as money was available, and selling current facilities after they were replaced could also help fund the project.

Schossow offered a resolution to approve the Resolution supporting the grant application for an Energy & Mineral Impact Assistance Fund grant from the Department of Local Affairs and authorize the staff to submit the application. That resolution was seconded by Marler and approved unanimously (5-0, Anderson and Howe absent).

BIDS FOR FIBER OPTICS MATERIALS

Nation said this was a second bid package for materials to complete the fiber optic network, following one approved earlier. This was for the actual fiber optic cable and other equipment, and although the low bid was from Graybar, Nation recommended accepting the bid from Allo Communications because that company was the city's partner in the fiber project and had the materials in hand so there would be no lead time to obtain them. He said the Allo bid was close to the low bid and the project was still well under budget.

Northrup offered a resolution to accept the unit bid prices for fiber optic cable and enclosures from Allo Communications in an amount not to exceed \$330,000. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

UPDATE ON TRAILS MASTER PLAN

Community Services Director Ty Hamer reviewed preliminary maps for the trails master plan being developed. He said consulting firm SE Group had visited the city in early March and he spent the day with them, visiting various sites and meeting with a stakeholder committee. He explained the initial goals for the plan and said some of these were modified based on the March visit. Hamer outlined some of the proposals and said that although some may be dreams it was worth having them in the plan because they could eventually become reality.

Hamer said the next step would be to begin work on a rough draft of the master plan, prioritize elements of the plan and hold another public meeting before finalizing the project. Some council and staff discussion of the plan and possible funding for it followed, but no formal action was taken.

FIRST READING OF AN ORDINANCE AMENDING FLOODPLAIN REGULATIONS

Glammeyer said this ordinance was being presented because the Federal Emergency Management Agency had determined that an earlier version was inadequate, even though that earlier ordinance was developed according to FEMA's direction. He said this ordinance had been reviewed by FEMA and determined to be appropriate.

Northrup offered a resolution to approve the first reading of an Ordinance amending floodplain regulations and scheduling second reading and a public hearing on the ordinance for April 3. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

FIRST READING OF AN ORDINANCE ANNEXING THE FORT MORGAN FARMS V PROPERTY

Glammeyer said this was the first of several annexation and zoning ordinances to be presented at this meeting, this one for a property in the southwest corner of the city.

Northrup offered a resolution to approve Case 18-012-AN, an annexation of 38.702 acres more or less, and approve the first reading of an Ordinance annexing to the City of Fort Morgan that area known as the Fort Morgan Farms V Annexation and schedule second reading and a public hearing on the ordinance for May 1. That resolution was seconded by Schossow and approved unanimously (5-0, Anderson and Howe absent).

FIRST READING OF AN ORDINANCE ESTABLISHING ZONING FOR THE FORT MORGAN FARMS V ANNEXATION

Glammeyer said this was the second step for any annexation, to create the zoning for the property. He said the property owner was requesting R-2 (Medium Density Residential) zoning. Northrup offered a resolution approving an Ordinance establishing a zoning district in and upon lands annexed to the City of Fort Morgan and for said purpose revising and supplementing the zoning district map of the city for the Fort Morgan Farms V Annexation, and scheduling second reading and a public hearing on the ordinance for May 1. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

FIRST READING OF AN ORDINANCE ANNEXING THE BATH ANNEXATION I PROPERTY

Glammeyer explained that this was the first of two ordinances that would be required in order to annex three parcels of property in the city's northeast corner, north of the industrial park. Two ordinances were needed to establish the required contiguity with existing city limits, he said.

Glammeyer noted that when the council had accepted the Petition for Annexation of these properties, it had scheduled a public hearing for April 17, but he said that date was being changed to May 1.

Northrup offered a resolution to approve Case 18-011 AN, an annexation of a portion of 131.71 acres more or less, and approve the first reading of an Ordinance annexing to the City of Fort Morgan that property known as the Bath Annexation I and scheduling a public hearing on the ordinance for May 1. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

FIRST READING OF AN ORDINANCE ANNEXING THE BATH ANNEXATION II PROPERTY

Glammeyer said this was the second ordinance that would complete the annexation of the three parcels totaling about 131.71 acres. Some discussion followed about unincorporated areas between these properties and the city limits, and Glammeyer confirmed that when completed this annexation would create a large enclave area.

Northrup offered a resolution to approve Case 18-013 AN, an annexation of a portion of 131.71 acres more or less, and approve first reading of an Ordinance annexing to the City of Fort Morgan that property known as the Bath Annexation II and schedule second reading and a public hearing on the ordinance for May 1. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

FIRST READING OF AN ORDINANCE ESTABLISHING ZONING FOR THE BATH ANNEXATION I AND II PROPERTIES

Glammeyer said the two property owners involved with this annexation had asked for specific zoning for each of their properties and this measure would apply those zoning districts, designating the Keith Bath property as UA (Urban Agriculture) and the Robert Graves property as I (Industrial). He described some of the uses allowed and noted that interest had been expressed in obtaining or developing on some of these properties.

Northrup offered a resolution to approve first reading of an ordinance establishing a zoning district in and upon lands annexed to the City of Fort Morgan and for said purpose revising and supplementing the zoning map of the city for the K. Bath Annexation, and scheduling second reading and a public hearing on the ordinance for May 1. That resolution was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

PROPOSAL TO ADD ONE FTE POSITION TO THE PUBLIC WORKS DEPARTMENT

Wells noted that the council had just approved about \$4.5 million in public improvements at this meeting, and he said he had concerns about the capacity of the existing team in the public works and utilities departments to keep up with management and inspections of all of the capital projects. He said he had spoken with Glammeyer and Nation about what sort of position would be most useful to add to the department, and their recommendation was an engineer in training (EIT), which would be a new college graduate in engineering who would have to work under a licensed engineer for four years before becoming licensed.

Some discussion followed about the needs of the various departments, the salary range for the position, and the fact that this would be creating an unbudgeted position at mid-year.

Schossow offered a resolution to authorize adding one FTE position to the Public Works Department, which was seconded by Northrup and approved unanimously (5-0, Anderson and Howe absent).

CONSENT AGENDA BY RESOLUTION

Brennan presented the Consent Agenda for Council consideration as follows:

CONSENT AGENDA

- A. Approval of the disbursements and payroll for February
- B. Approval of the minutes of the March 6, 2018 City Council regular meeting

All matters listed under the Consent Agenda are considered to be routine business by the Council and will be enacted with a single motion and a single vote by roll call. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately.

Northrup offered a resolution to approve the Consent Agenda as presented, which was seconded by Lindell and approved unanimously (5-0, Anderson and Howe absent).

PUBLIC COMMENT / AUDIENCE PARTICIPATION

None.

REPORTS BY OFFICIALS AND STAFF

Wells told the council that the city would be contracting with a new company called Polco for community engagement surveying services. He described what the company did and said it should provide a great deal of worthwhile public input.

Meyers said he recently completed visits to all fifth-grade classes to teach them about the U.S. Constitution.

Nation said Allo Communications had informed him that it could be providing service to the first customers of the city's fiber network by June.

BIDS, MEETINGS AND ANNOUNCEMENTS

Brennan announced current bids and upcoming meetings.

Mayor Shaver adjourned the March 20, 2018 regular meeting at 7:51 p.m.

/s/ Ronald Shaver
Mayor

/s/ John Brennan
City Clerk