

September 4, 2018

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 Allison Howe  
Councilmember Kevin Lindell  
Councilmember Dan Marler  
Councilmember Lisa Northrup  
Councilmember Doug Schossow

The meeting was also attended by Acting City Manager/City Clerk/PIO John Brennan, City Attorney Jason Meyers, Chief of Public Safety Paul Schultz, City Treasurer Jean Kinney, Public Works Director Steve Glammeyer, Economic Development Specialist Jeni Elrick, Management Intern Daniella Cabrera, Parks Superintendent Doak Duke, Streets Superintendent Jim Willis, Library/Museum Director Chandra McCoy, FMPD Commander Jared Crone, Fire Chief Mark Frasco, and Court Administrator Amanda Dunn.

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### **APPROVAL OF MINUTES – AUGUST 21, 2018 CITY COUNCIL REGULAR MEETING**

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Councilmember Lisa Northrup offered a resolution to approve the minutes of the August 21, 2018 city council regular meeting as presented, which was seconded by Councilmember Kevin Lindell and approved unanimously.

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### **PRESENTATION BY THE RETAIL COACH**

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Aaron Farmer from The Retail Coach reviewed a PowerPoint presentation about his company's efforts on behalf of the city to attract retail businesses. These efforts included a cell phone analysis that showed where people who shopped in Fort Morgan originated, as well as an analysis of retail "leakage" of city residents traveling to other areas to spend their shopping, dining and entertainment dollars. He said The Retail Coach had also compiled a database of available development and redevelopment sites in the city. Farmer and Economic Development Specialist Jeni Elrick described workshops held for local retailers last year with only five people showing up for two separate workshops. Farmer stated that press releases went out regarding the workshops and information was made available on the Economic Development website. Acting City Manager/City Clerk/PIO John Brennan asked what was being done to try to fill the empty storefronts on Main Street and Farmer stated that they were looking at redevelopment sites and downtown lease space. Farmer concluded his presentation by stating that he would be working on another press release to get more retailers and developers engaged.

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### **PRESENTATION ON AN APPLICATION FOR HISTORIC LANDMARK DESIGNATION FOR THE ELKS LODGE BUILDING AT 430 STATE ST.**

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Elrick said the city's Historic Preservation Board had recommended this site for designation as a local historic landmark, and Councilmember Dan Marler asked Elrick to explain the benefit of the designation. Elrick said it is a way to show respect for the history of the property, and Brennan mentioned that the designation may allow for grant funding opportunities for restoration

or preservation of buildings. Marler questioned whether this designation would mean the building could not be demolished, but City Attorney Jason Meyers the designation is simply for grant funding opportunities and tax incentives. Councilmember Allison Howe offered a resolution to approve the application for historic landmark designation for the Elks Lodge building at 430 State St., which was seconded by Councilmember Clint Anderson and approved unanimously.

**PRESENTATION ON AN APPLICATION FOR HISTORIC LANDMARK DESIGNATION FOR THE STAPLETON DRUG STORE BUILDING AT 316 MAIN ST.**

Elrick said this request was for the same designation as the preceding one. Marler asked if the board's intent was to designate all of the buildings on Main Street, but Elrick said many of the business that had been approached about designation had declined. Northrup offered a resolution to approve the application for historic landmark designation for the Stapleton Drug Store building at 316 Main St., which was seconded by Howe and approved unanimously.

**REQUEST FOR FEE WAIVERS AND IN-KIND SERVICES FOR THE FALL HARVEST CAR SHOW**

Recreation Superintendent Steve Samson requested fee waivers and in-kind services in the amount of \$5,733.90 for the 2018 Fall Harvest Car Show. Northrup asked if this was a similar request to previous years. Samson said he had been unable to locate the request for the previous year, but Mayor Ron Shaver said the amount was similar to those made in the past. Howe then offered a resolution to approve the request for in-kind services and fee waivers totaling \$5,733.90 for the Fall Harvest Car Show. That resolution was seconded by Councilmember Doug Schossow and approved unanimously.

**BIDS FOR PRECAST CONCRETE MULTI-USER FLUSH RESTROOM FACILITY IN THE MOTHER'S PARK AREA OF RIVERSIDE PARK**

Parks Superintendent Doak Duke reviewed the bid process for this purchase, and requested that council approve the bid from CXT Concrete Buildings to replace the existing restrooms located by the playground at Riverside Park in the amount of \$79,330, as well as an additional \$3,000 for the exterior finish so that these restrooms would match the restrooms located near the baseball fields. The total requested by Duke was \$82,330, which he said was well below the \$105,000 that was budgeted for the project from the Conservation Trust Fund. Northrup offered a resolution to approve the bid from CXT Concrete Buildings in the amount of \$79,330 for a pre-cast multi-user flush restroom facility in the Mother's Park area of Riverside Park, plus an additional \$3,000 for the Board and Batt/Stone texture, for a total of \$82,330. That resolution was seconded by Lindell and approved unanimously.

**RESOLUTION ACCEPTING A GRANT FROM THE FEDERAL AVIATION ADMINISTRATION FOR THE AIRPORT APRON PROJECT**

Public Works Director Steve Glammeyer stated that the \$900,000 grant would be matched by 5 percent shares from the city and the Colorado Department of Transportation. He noted that the amount to be paid by CDOT listed in the resolution was incorrect, and should be \$50,000 not \$100,000 as indicated. Northrup offered a resolution to approve the Resolution authorizing the mayor to sign a grant agreement with the FAA, with the correction of the amount to be paid by CDOT to \$50,000 instead of \$100,000, which was seconded by Howe and approved unanimously.

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**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE MORGAN QUALITY WATER DISTRICT**

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Meyers explained that this IGA was a revision to an existing agreement that spelled out the process when the city annexed property in Quality Water's territory. He said this would allow those properties to continue using Quality Water's service for a period of time instead of immediately paying to hook up to city water. Shaver asked if there would be a requirement to eventually transition to the city system and Meyers said that was the intent but it would be treated on a case by case basis.

Howe offered a resolution to approve the Resolution authorizing the mayor to sign an intergovernmental agreement with the Morgan County Quality Water District, which was seconded by Northrup and approved unanimously.

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**SECOND READING AND PUBLIC HEARING ON ORDINANCE NO. 1219, AMENDING THE FORT MORGAN MUNICIPAL CODE AND THE BYLAWS OF THE HISTORIC PRESERVATION BOARD**

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Shaver outlined the format to be followed during the public hearing, and Court Administrator Amanda Dunn confirmed that proper legal notice of the hearing had been published. Elrick reaffirmed that the ordinance would clarify that the board shall have no less than five and no more than nine members. There were no public comments nor were any written/oral comments received, and no council comments were offered. Northrup made a motion to close the public hearing, which was seconded by Anderson and approved unanimously.

Meyers advised the council of its options for action, and Northrup offered a resolution to approve the second and final reading of Ordinance No. 1219, amending the Fort Morgan Municipal Code concerning the composition of the Historic Preservation Board, and to authorize publication by title only. That resolution was seconded by Anderson and approved unanimously.

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**2019 BUDGET CALENDAR**

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Chief of Public Safety Paul Schultz presented the proposed 2019 budget for the Fort Morgan Police Department, and also asked for council direction on the hiring of a second School Resource Officer, the cost of which would be shared 50/50 with the school district. Brennan said he had made clear when he was placed in the acting city manager capacity that he would not be supporting additional personnel in the 2019 budget, but he believed the addition of an SRO would be beneficial and supported the position because it would be funded 50/50. Council and staff discussion followed, with council strongly supporting the addition of another SRO and asking that it be implemented as soon as possible using reserve funding if necessary. No formal action was taken.

Fire Chief Mark Frasco presented the budget for the Volunteer Fire Department, Building Inspector Mike Kirkendall presented the budget for Planning & Zoning/Building Inspector, Dunn presented the budget for the Municipal Court, Duke presented the budget for the Parks Department/Cemetery, and Library/Museum Director Chandra McCoy presented the budget for the library/museum. Each department highlighted their innovations for the year and presented their ideas for future innovations in their respective departments. No formal action was taken.

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**PUBLIC COMMENT/AUDIENCE PARTICIPATION**

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Marler spoke under public comment about letters to the editor in the local newspaper that were critical of the city and the council, and encouraged those who write letters to attend council

meetings so that the positions that are posted in the Fort Morgan Times are not one-sided. Marler encouraged those who want to comment on council meetings to attend and present their comments and suggestions, and engage council members in dialogue through phone calls or in-person conversations.

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**REPORTS BY OFFICIALS AND STAFF**

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Brennan commented on the city employee picnic, which had a good turnout.

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**BIDS, MEETINGS AND ANNOUNCEMENTS**

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Dunn announced current bids and upcoming meetings.

Mayor Shaver adjourned the September 4, 2018 regular meeting at 8:20 p.m.

/s/ Ronald Shaver  
Mayor

/s/ John Brennan  
City Clerk