

October 9, 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, Public Works Director Steve Glammeyer, City Treasurer Jeanne Kinney, Community Development Director Ty Hamer, Water Resources/Utilities Director Brent Nation, Recreation Superintendent Steve Samson, Executive Assistant Sharon Velder, Administrative Assistant Jeton Edge, Human Resources/Risk Management Director Susan Kurk, Management Intern Daniella Cabrera and Court Administrator Amanda Dunn.

PRESENTATION ON BACKGROUND AND HISTORY OF CONSOLIDATION OF CITY FACILITIES AS A COUNCIL GOAL

Acting City Manager John Brennan said one goal of this meeting was to clear up some misinformation and misconceptions in the community about this project, noting that it had been on council priority lists for years and the city had been transparent about its plans. He said extensive background information had been prepared and packets of this information were available for the public attending the meeting

Public Works Director Steve Glammeyer reviewed a PowerPoint presentation outlining the history of the proposal for a new city complex/campus, which dated back to at least 2012 and included preliminary designs done by two groups of college engineering and architecture students. He noted how the project was dormant for several years, and that it rose to the top of the city council's budget priority list during its 2018 budget retreat, primarily because of the need for a fieldhouse to replace the Armory Recreation Center. This recreational element had not been included in the previous conceptual plans, he said, and its addition greatly increased the projected cost.

Glammeyer explained that the city had applied for a grant from the Colorado Department of Local Affairs to assist with the design of the complex/campus, and had been awarded \$800,000 of its \$1 million request. With the city match that meant there was \$1.6 million available for the design of the facilities, and Glammeyer said the most immediate needs could be designed 100 percent to the construction drawings level, while other facilities that might not be built in the next few years could be partially designed. Based on the lower-than-expected funding for design, for which the city had hoped to have a total of \$2 million, he said some elements of the project had been scaled back.

Glammeyer said the project would be phased and a variety of funding methods were available. Council and staff discussion followed about the size of the fieldhouse, which had been reduced twice from the original anticipated size of 152,000 square feet, and what recreational elements would be included in the facility. Brennan said staff was seeking direction on prioritizing the various buildings to be included or not included in the complex/campus master design, and said

staff had identified the fieldhouse, a new administration building and a new streets/sanitation department facility as the most pressing needs.

Further discussion followed about funding possibilities and the nature of the fieldhouse amenities, including the elimination of an indoor soccer field that had been proposed, to reduce the size and cost of the facility. Some council members felt the city should try to build the biggest fieldhouse possible with the most possible features. Debate was also had about the need to replace aging city facilities and what other needs should follow the fieldhouse on the priority list. In response to council comment, Glammeyer emphasized that a senior center with a full commercial kitchen, larger than the existing senior center, had always been a part of the plan for the fieldhouse.

Asked about involving the community and asking what people wanted in a fieldhouse, staff stated that this had been done in many ways and at many times over the years. Community Services Director Ty Hamer said it would likely be after the city had retained a design firm and started on the process that community input and such things as focus groups would come into play to flesh out the design of the fieldhouse. More discussion followed about current recreational demands at the Armory and the inadequacies of that facility.

Mayor Ron Shaver then opened the floor for public comment under conditions he outlined.

Lyn Deal of 615 E. Beaver Ave. said she agreed with the pressing need for a rec center as well as a streets building. She said there should be more planning and more focus on facilities downtown rather than at the Centre Pointe Plaza property as outlined in current city plans.

Bob Keenan of 302 Grant St. said it would take a lot of input from other people and the city should not limit itself but be innovative.

Nancy Lockwood of 517 Gayle St. said she strongly approved of the plans for a fieldhouse and administration building, and the city should think outside the box in design of the admin building.

Corliss Littlefield of 800 Walnut St. said she was greatly motivated by the discussion, and wondered what would be done with historic buildings if vacated. She said the city should not keep shrinking the size of the fieldhouse to cut costs and should consider using empty downtown buildings for some needs.

Barb Keenan of 302 Grant St. said to ask the people what they want and don't move too quickly but get validation of what they are doing. She noted that there was not a space for art or music in the planned fieldhouse.

Jack Darnell of 809 Cheyenne said it was important to include the people in the process.

Marj Kramer said she was impressed with all of the information provided and asked that citizens be asked for their input.

Vicki Foy of 718 Sherman St. said the proposal for the new complex should be put to a public vote.

Jeff Wells of 827 Maple St. said he was disappointed to hear some people thought the project was a done deal as it had been under discussion for a long time. He said the issue did not need to go to a public vote because the council was elected to represent the people and make decisions like this. Wells also said it was a very rare and positive thing that the City of Fort Morgan had such healthy financial reserves.

After the public comment was concluded, Shaver said the fieldhouse was clearly the top priority to design and build, and the remainder of the grant money should be used to design whatever could be afforded. Several council members agreed. Brennan pointed out that several facilities could be designed to 100 percent with the available grant and matching funds, including the fieldhouse, the administration building and the streets/sanitation building. After that point, he said, Glammeyer could manipulate the numbers to get partial designs for the rest of the facilities in the complex concept.

Final council comments focused on making the plans and phasing of the project public and being transparent throughout the process, not restricting the size of the fieldhouse unnecessarily, not being short-sighted regarding the senior center element and being inclusive.

Mayor Shaver adjourned the Oct. 9, 2018 city council special meeting at 8:08 p.m.

/s/ Ronald Shaver
Mayor

/s/ John Brennan
City Clerk