

July 21, 2020

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 Doug Schossow
Councilmember Brian Urdiales

Absent: Councilmember Lyn Deal (excused)
Councilmember Allison Howe (excused)
Councilmember Kevin Lindell (excused)

The meeting was also attended by City Manager Steve Glammeyer, City Treasurer Jean Kinney, Interim Police Chief Jared Crone, FMPD Commander Loren Sharp, Community Services Director Ty Hamer, Human Resources/Risk Management Director Susan Kurk, Water Resources/Utilities Director Brent Nation, Water Distribution/Wastewater Collection Superintendent Erik Sagel, Water Treatment Plant Superintendent Al O'canas, Wastewater Treatment Plant Superintendent Skip Kaiser and Deputy City Manager/City Clerk/PIO John Brennan.

BIDS FOR AN AUDIO-VISUAL SYSTEM FOR THE FIELDHOUSE

Community Services Director Ty Hamer reviewed the bid process for this purchase, for which five bids were received, and described the features and functions of the system. After doing research and checking references, Hamer said, he recommended accepting the low bid with a request for some contingency money in case of unforeseen expenses. In response to a council question Hamer confirmed that the cost of this system was included in the overall price cap of \$10 million for the fieldhouse.

Councilmember Doug Schossow offered a resolution to accept the bid from High Country Low Voltage of Evergreen in the amount of \$92,064.69 for audio-visual equipment and installation at the fieldhouse with total expenditure not to exceed \$100,000. That resolution was seconded by Councilmember Brian Urdiales and approved on a unanimous vote of 4-0, with Councilmembers Lyn Deal, Allison Howe and Kevin Lindell all absent (excused).

Mayor Ron Shaver then announced that the next item scheduled on the agenda, bids for financial auditing services, would be removed and postponed to a future council meeting.

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE MORGAN COUNTY RE-3 SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

Fort Morgan Police Department Commander Loren Sharp explained that this arrangement for providing a police officer to be present in schools had been in place since 2002, with the city and district sharing the costs. He noted that the council had approved expanding the program to include a second school resource officer the preceding year, and this was a renewal of that agreement. Sharp also said the agreement had been modified to provide for automatic annual renewals unless either party had concerns or wished to withdraw.

Schossow offered a resolution to approve the intergovernmental agreement with the Morgan County Re-3 school district for school resource officers, which was seconded by Councilmember Clint Anderson and approved unanimously (4-0, Deal, Howe and Lindell absent).

CHANGE ORDER FOR A CAPITAL PROJECT FOR THE WATER SYSTEM

Water Resources/Utilities Director and Interim Public Works Director Brent Nation explained that this change order was needed because of a staff error in the bid form for a water main replacement project, which understated the amount of pipe that would need to be installed. The contractor installed the correct length of pipe, Nation said, but had bid on a lower amount so this change order was needed to compensate the contractor for the actual volume of work performed. Nation said the water department would work with its remaining budget for 2020 to find savings to make up for this change.

Schossow offered a resolution to approve a change order for 2020 Infrastructure Project A constructed by Ransom Boone Excavating for the additional installation of approximately 1,250 feet of water line in the amount of \$45,411.77. That resolution was seconded by Anderson and approved unanimously (4-0, Deal, Howe and Lindell absent).

PUBLIC HEARING ON A PRELIMINARY PLAT FOR A MAJOR SUBDIVISION OF THE CENTREPOINTE SQUARE PROPERTY

Mayor Shaver outlined the format to be followed during the public hearing, and Deputy City Manager/City Clerk/PIO John Brennan confirmed that proper legal notice of the hearing had been published. Nation presented the application, which would approve the preliminary plan for a residential subdivision on approximately 12.86 acres that would eventually contain 160 townhome units in 40 buildings. He said the plat met the city's requirements and was recommended for approval by the Planning Commission, and staff was also recommending approval.

City Manager Steve Glammeyer said the city was technically the applicant on this matter because it still owned the land, but said one of the partners in the development company, Jay Stoner, wanted to present the council with a brief overview of what the project would look like and what amenities would be included in the dwelling units. Stoner said the company was ready to move quickly on the first phase and believed there was demand for even more housing in Fort Morgan and he looked forward to a long and productive relationship with the city.

No public comments were received either during the hearing or in advance, and no council comments were offered. Anderson made a motion to close the public hearing, which was seconded by Urdiales and approved unanimously (4-0, Deal, Howe and Lindell absent). Deputy City Attorney Nina Williams directed the council to the recommended action in the staff memo.

Anderson offered a resolution to approve Case 20-008 SD (CentrePointe Square Preliminary Plat for a Major Subdivision) to divide the parcel into 40 lots, creating rights of way and various easements, as was recommended by the Planning Commission. That resolution was seconded by Urdiales and approved unanimously (4-0, Deal, Howe and Lindell absent).

DISCUSSION AND POSSIBLE DIRECTION ON PREFERRED USES FOR THE PROPERTY NORTH OF THE CENTREPOINTE SQUARE HOUSING DEVELOPMENT IN CENTREPOINTE PLAZA

Glammeyer directed the council's attention to a map of CentrePointe Plaza showing the roughly 11-acre property in question, and noted that the city had been receiving some inquiries and interest in possible developments there, both commercial and residential. He said staff was looking for some direction from council about what type of development they would like to see in this area.

Economic Development Specialist Sarah Crosthwaite said the property was in an Opportunity Zone so there had been interest expressed in additional housing there, both single-family and multi-family development. She said knowing what the council felt was the best use of this tract would help her in responding to these inquiries and discussing potential development incentives.

Council and staff discussion ensued about the possible uses of the land, with Shaver saying he would like to think it over for a time and suggesting that this topic be revisited a few meetings later when all councilmembers were present and had the chance to contemplate the possibilities and best use. No action was taken

2021 BUDGET CALENDAR – PRESENTATION OF 2021 BUDGET EXPENDITURES FOR THE WATER AND SEWER FUNDS

Water Distribution/Wastewater Collection Superintendent Erik Sagel, Water Treatment Plant Superintendent Al O’canas and Wastewater Treatment Plant Superintendent Skip Kaiser reviewed highlights of their respective budgets for 2021, including changes and capital project requests, and answered council questions. No action was taken.

CONSENT AGENDA BY RESOLUTION

Brennan presented the Consent Agenda for Council consideration as follows:

CONSENT AGENDA

- A. Approval of the disbursements and payroll for June
- B. Approval of the minutes of the July 7, 2020 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.

Anderson offered a resolution to approve the Consent Agenda as presented, which was seconded by Schossow and approved unanimously (4-0, Deal, Howe and Lindell absent).

PUBLIC COMMENT / AUDIENCE PARTICIPATION

None.

REPORTS BY OFFICIALS AND STAFF

Glammeyer said his first two weeks as city manager had been busy but fun and interesting, and he was still scheduling meetings with some staff and council members.

Crosthwaite outlined the city’s latest business assistance grant program, known as Reopen Safe, Reopen Strong, and said applications were online in multiple languages and would be accepted beginning the following day.

Hamer announced that had hired Adam Blake, who had grown up in Fort Morgan, as the new head golf professional at Quail Dunes.

Glammeyer then gave brief updates on capital projects including the fieldhouse and street improvements.

BIDS, MEETINGS AND ANNOUNCEMENTS

Brennan announced current bids and upcoming meetings.

Mayor Shaver adjourned the July 21, 2020 regular meeting at 7:13 p.m.

/s/ Ronald Shaver

Mayor

/s/ John Brennan

City Clerk