

March 5, 2013

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

The Pledge of Allegiance was given.

Roll Call: Present: Honorable Mayor Terry L. McAlister
Councilmember Scott Bryan
Councilmember Debra J. Forstedt
Councilmember Lisa Northrup
Councilmember Ronald Shaver

Absent: Councilmember Christine Castoe
Councilmember Joe Segura Jr.

The meeting was also attended by City Manager Jeff Wells, Municipal Engineer Brad Curtis, Community Development Director David Callahan, City Treasurer Jean Kinney, Human Resources/Risk Management Director Michael Boyer, Water Resources/Utilities Director Brent Nation, Light & Power Superintendent Doug Linton, Golf Course Maintenance Superintendent Matt Givens, Network Administrator Nelson McCoy, FMPD Lt. Darin Sagel, Recreation Superintendent Josh Miller and City Clerk/PIO John Brennan.

APPROVAL OF MINUTES – FEBRUARY 19, 2013 CITY COUNCIL REGULAR MEETING

Councilmember Debra Forstedt offered a resolution to approve the minutes as presented in the council packets, which was seconded by Councilmember Scott Bryan and approved on a vote of 5-0, with Councilmembers Christine Castoe and Joe Segura Jr. absent.

PROCLAMATION REGARDING THE CITY'S SAFETY POLICY STATEMENT

Mayor Terry McAlister read the proclamation regarding the city's emphasis on safety, and presented a signed and sealed copy of the proclamation to Human Resources/Risk Management Director Michael Boyer.

RESOLUTION OF SUPPORT AND PARTICIPATION IN A GOCO GRANT APPLICATION WITH THE MORGAN COUNTY RE-3 SCHOOL DISTRICT

City Manager Jeff Wells introduced Nancy Hopper, principal of Columbine Elementary School, and Morgan County Re-3 School District Superintendent Ron Echols, and noted that this was a grant opportunity for the school district to make improvements to the playground at Columbine school. Because Great Outdoors Colorado grants can only go to local governments, the school district had approached the city about acting as the applicant and grant administrator for the grant application, Wells said.

Hopper outlined the plans for playground improvements, and Echols said there would be no financial responsibility on the part of the city.

Wells explained that as the city received bills and invoices during the project, these would be sent to the school district, which would pay the city the amount of the bills. Wells noted that because the city had not budgeted to receive or expend this potential grant money, this arrangement would require a budget amendment if the grant application were successful.

Councilmember Ron Shaver offered a resolution to approve the Resolution of support and participation in the GOCO grant application with the Morgan County Re-3 School District for improvements to the playground at Columbine Elementary School and authorizing the mayor to sign Addendum B to the Intergovernmental Agreement for Joint Use of Facilities, Service and Equipment. That resolution was seconded by Forstedt and approved on a vote of 5-0, with Castoe and Segura absent.

APPOINTMENT OF TEMPORARY REPLACEMENT MEMBER OF AIRPORT ADVISORY BOARD

Shaver explained that Airport Advisory Board member Phil Tarman had recently informed the board that he would be taking an extended leave and would miss several meetings during the coming summer. The board decided it would be best to appoint someone to fill that seat, and recommended Stan Sailsbery, who had served as a non-voting advisor to the airport board for years. Shaver and McAlister both said Sailsbery had been very active and involved on the airport board for many years and was very knowledgeable about the issues involved with the board.

Shaver made a motion to accept Sailsbery as a temporary replacement member of the Airport Advisory Board for the duration of Tarman's expected absence. That motion was seconded by Forstedt and approved 5-0 (Castoe, Segura).

COUNCIL ACTING AS THE LOCAL LICENSING AUTHORITY – TRANSFER OF OWNERSHIP FOR 3.2% BEER LICENSE FOR 7-ELEVEN STORE AT 603 W. PLATTE AVE.

City Clerk/PIO John Brennan explained that this application was similar to one approved by the council in early February, which involved the same parties, the 7-Eleven corporation and a new franchise owner. The application named both parties as joint licensees, and all of the appropriate paperwork had been submitted, background checks completed and fees paid, Brennan said.

Bryan made a motion to approve the application for transfer of ownership of a 3.2% beer retail license (off premises) for the 7-Eleven store at 603 W. Platte Avenue, which was seconded by Shaver and approved 5-0 (Castoe, Segura).

BIDS FOR LIGHT & POWER DEPARTMENT BUCKET TRUCK

Light & Power Superintendent Doug Linton reviewed the bid process for the truck, for which only one bid was received. He said the department was asking for approval of the bid for \$151,582 from Altec Industries of Creedmoor, N.C., along with a number of options and other miscellaneous equipment need to outfit the truck for city use, with the total cost not to exceed \$160,000.

Councilmember Lisa Northrup offered a resolution to approve the purchase of the bucket truck from Altec and other related equipment with the total cost not to exceed \$160,000. That resolution was seconded by Shaver and approved 5-0 (Castoe, Segura).

BIDS FOR GOLF COURSE OVERSEEDER

Golf Course Maintenance Superintendent Matt Givens reviewed the bid process for this equipment, which would replace a 1982 model for which parts were no longer available. Givens noted that the staff memo for this item that stated the equipment to be replaced was a 1994 model was in error. He said staff was requesting acceptance of the low bid.

Shaver offered a resolution to approve the purchase of a golf course overseeder from C&M Golf and Grounds of Denver in the amount of \$9,810. That resolution was seconded by Forstedt and approved 5-0 (Castoe, Segura).

BIDS FOR GOLF COURSE TRIPLEX MOWER

Givens reviewed the bid process for this item, for which three bids had been received. Givens explained that in this instance staff was recommending acceptance of the highest of the bids because it was for a Toro brand mower and all of the other triplex mowers used by the course were Toro models. Although the initial investment would be higher, Givens said, the savings realized by not having to purchase and stock replacement parts for another mower brand would offset this price difference in the long run.

Northrup offered a resolution to approve the purchase of a golf course triplex mower from LL Johnson of Denver in the amount of \$34,076. That resolution was seconded by Shaver and approved 5-0 (Castoe, Segura).

BIDS FOR SMALL FORM FACTOR COMPUTERS

Network Administrator Nelson McCoy outlined the bid process for this purchase, for which six bids had been received. McCoy explained that all but one bidder, Dell Inc., failed to meet the minimum specifications of the bid. He also noted that of the two bidders that were lower than Dell, one offered no warranty on the equipment and the other was suspect because it had no website and no other information about the company could be found. McCoy recommended accepting the bid from Dell, which he said had provided good products and service to the city for a number of years.

Bryan offered a resolution to accept the bid from Dell Inc. of Round Rock, Texas, in the amount of \$37,190.80. That resolution was seconded by Northrup and approved 5-0 (Castoe, Segura).

PUBLIC HEARING ON LOCAL HISTORIC LANDMARK DESIGNATION FOR HISTORIC CITY HALL

Mayor McAlister reviewed the format to be followed for the hearing, and Brennan confirmed that proper legal notice of the hearing had been published. Community Development Director David Callahan said notice had also been posted on the property for the required duration, and told the council he would act as both staff and applicant in this instance because the city was the applicant as the owner of the City Hall building.

He said this was the first application for historic landmark designation since the creation of the city's Historic Preservation Board in 2011, and that board had unanimously approved a recommendation for the designation. Bryan asked for confirmation of the fact that the historic designation would not limit the potential sale or remodeling of the property by the city or otherwise restrict its use, and Callahan said it would not do those things.

No public comments were offered, either at the meeting or in advance with the City Clerk's Office, and no council questions were posed.

Forstedt made a motion to close the public hearing, which was seconded by Bryan and approved 5-0 (Castoe, Segura).

Wells then reviewed the council's options for action, which were to either approve or deny the application for historic designation based on the information presented in the application and at the hearing.

Forstedt offered a resolution to approve Local Historic Landmark Designation for Historic City Hall, which was seconded by Northrup and approved 5-0 (Castoe, Segura).

PUBLIC HEARING ON LOCAL HISTORIC LANDMARK DESIGNATION FOR THE ARMORY RECREATION CENTER

McAlister said the same procedures would be followed for this hearing as for the previous agenda item, Brennan confirmed proper legal notice, and Callahan confirmed posting of notice on the property. Callahan reviewed this application, which he said was essentially same as that for City Hall. No public comments were offered at the hearing or submitted earlier, and no council questions were raised.

Forstedt made a motion to close the public hearing, which was seconded by Shaver and approved 5-0 (Castoe, Shaver).

Wells said the council had the same options to approve or deny the application based on evidence presented. Northrup offered a resolution to approve Local Historic Landmark Designation for the Armory Recreation Center, which was seconded by Shaver and approved 5-0 (Castoe, Shaver).

MEMORANDUM OF UNDERSTANDING BETWEEN THE RECREATION DEPARTMENT AND BONFILS BLOOD CENTER

Recreation Superintendent Josh Miller said this was an agreement that would formalize the terms for the use of the recreation center by Bonfils, which conducted blood donation drives at the center each month.

Northrup made a motion to approve the MOU as presented, which was seconded by Shaver and approved 5-0 (Castoe, Segura).

PROPOSAL TO PROVIDE FREE MULCH TO RESIDENTS

Municipal Engineer Brad Curtis said this proposal came forth because the city had accumulated an abundance of tree trimmings at its “tree dump” holding area, especially since the Parks Department had obtained a bucket truck recently and accelerated the pace of trimming city trees. The proposal would have the city chip the wood trimmings into mulch and place them in a central area of the city where residents could come and pick up mulch for use in their yards, gardens and other landscaping areas.

Forstedt made a motion to provide free mulch to residents as described, which was seconded by Northrup and approved 5-0 (Castoe, Segura).

DISCUSSION AND COUNCIL DIRECTION REGARDING INCENTIVES FOR RESIDENTIAL CONSTRUCTION

Wells told the council that recent conversations with local real estate professionals and economic development forums had reinforced the belief that a housing shortage existed in Fort Morgan and Morgan County, with homes difficult to find for both rental and purchase. Wells said he wanted to know if the council would support a public forum to find out from real estate practitioners, contractors, builders and others what they would like to see from the city in terms of incentives for the construction of residential housing. Examples might include building permit fee waivers, use tax refunds and annexation fee waivers, among other things, Wells said.

The forum could also provide the city with feedback on things the city could do internally to smooth the process for builders, he said. Wells suggested scheduling the forum around the noon hour and providing a light lunch, and inviting those involved in the building and real estate businesses as well as the general public. McAlister said it would be a good idea and said council members should also attend.

No formal action was taken, but the council direction was to set up the forum and bring back more specific information including the date and time for the forum to the next council meeting.

PROPERTY PURCHASE AGREEMENT WITH COMMUNITY RESOURCES & HOUSING DEVELOPMENT CORPORATION

Wells said the city was approached by CRHDC about a project to build an apartment complex, seeking the city's cooperation and assistance. The purchase agreement would call for the city to purchase about 3.5 acres of excess property that would not be needed for the development but would help the city in extending an existing street in this developing area. The agreement would be contingent on the developer securing the property and beginning development within a certain time frame, with the city to pay the assessed value for the property. The city would not be committed to purchase the land if another buyer was interested, but would retain the right to extend the street, Wells said.

Northrup offered a resolution authorizing the mayor to sign the purchase agreement with the Community Resources & Housing Development Corporation, which was seconded by Shaver and approved 5-0 (Castoe, Segura).

PRESENTATION AND COUNCIL DIRECTION REGARDING STORMWATER PROJECT ALTERNATIVES

Wells reminded the council of the recommendations of the city's Stormwater Ad Hoc Committee, which had suggested establishing a stormwater utility with a fee to support funding of projects to alleviate flooding in the city. Drainage studies had targeted two areas in the northwest and southeast sections of the city as the highest priorities, with estimated costs for improvements in those areas between \$8 million and \$10 million, Wells said.

Wells said the city essentially had three options for tackling the stormwater issue: making improvements incrementally using the existing city budget; placing a ballot question before voters for a debt issuance to fund the projects; or setting up a stormwater utility as recommended by the ad hoc panel. He discussed the potential benefits and drawbacks of each approach.

Wells pointed out that the city was being considered for a grant from the state Department of Local Affairs for a project to improve drainage on South Sherman Street, and one question being raised by DOLA officials was why the city was not trying to "help itself" by imposing a fee to fund improvements. Wells said city officials had informed DOLA that the city was still working toward a solution and he needed council direction on whether to proceed toward the utility fee, which would require a study to help determine how it would be structured and established. He said staff could also pursue grants to assist with the cost of that study.

Council discussion followed about the limitations on the street repair budget, with a consensus that shifting money from that focus to stormwater would not be wise.

Council direction to staff was to pursue grants and bring back a proposal to do a study on establishing a stormwater utility and fee. No formal action was taken.

PRESENTATION OF THE 2014 BUDGET CALENDAR

Wells reviewed the proposed calendar, which outlined the dates and topics to be covered throughout 2013 to develop the 2014 city budget.

Forstedt made a motion to adopt the budget calendar as presented, which was seconded by Bryan and approved 5-0 (Castoe, Segura).

PUBLIC COMMENT / AUDIENCE PARTICIPATION

None.

REPORTS BY OFFICIALS AND STAFF

Wells reminded residents about the deadline for setting up payments of service charges to preserve unused water taps, and Fort Morgan Police Lt. Darin Sagel announced an event scheduled for the following Saturday aimed at helping families to protect their children.

Water Resources/Utilities Director Brent Nation encouraged the council to attend the Northern Colorado Spring Water Users Meeting in April.

BIDS, MEETINGS AND ANNOUNCEMENTS

Brennan announced current bids and upcoming meetings, as well as several recent news releases issued by his office including one about the opinion poll on the city website regarding recreational marijuana regulation by the city.

Mayor McAlister adjourned the March 5, 2013 regular meeting at 8:03 p.m.

/s/ Terry L. McAlister
Mayor

/s/ John J. Brennan
City Clerk