

April 19, 2011

The City Council of the City of Fort Morgan, Colorado, met this day at City Hall. The Honorable Mayor Terry L. McAlister called the regular meeting to order at 5:30 p.m.

The Pledge of Allegiance was given.

Roll Call: Present: Honorable Mayor Terry L. McAlister
Councilmember Scott Bryan
Councilmember Sharol Lyn Deal
Councilmember Debra J. Forstedt
Councilmember Brent M. Nation
Councilmember James A. Powers
Councilmember Ronald Shaver

EXECUTIVE SESSION

Councilmember Forstedt made a motion to convene the first of two scheduled executive sessions. The motion stated that the session was for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES: Sale of water. The motion was seconded by Councilmember Powers and approved unanimously.

The session was attended by the seven members of the City Council as well as Acting City Manager/City Attorney Jeffrey Wells and Water Resources Director Gary Dreessen. It began at 5:32 p.m. and concluded at 6:04 p.m.

EXECUTIVE SESSION

Councilmember Nation then made a motion to convene the second scheduled executive session. The motion stated that the session was for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES: Pending litigation. The motion was seconded by Powers and approved unanimously.

The session was attended by the city council members and Wells. It began at 6:06 p.m. and concluded at 6:49 p.m.

REPORTS ON EXECUTIVE SESSIONS AND CONVENE REGULAR MEETING

The council convened the regular meeting in the Council Chambers at 7 p.m. Mayor McAlister noted that the council had just completed two executive sessions, and asked Councilmember James Powers to report on the first session.

Powers reported that the council met to discuss the specified topic and had set negotiating parameters on the matter discussed. Powers then made a motion to have the negotiators take those parameters forward as discussed by the council in the executive session. That motion was seconded by Councilmember Brent Nation and approved unanimously.

McAlister then asked Councilmember Debra Forstedt to report on the second executive session. Forstedt reported that the council had met for the stated purpose, and parameters for negotiations were set and negotiators instructed. Forstedt then made a motion to allow the

negotiators to proceed as discussed, which was seconded by Councilmember Scott Bryan and approved unanimously.

The regular meeting was also attended by Acting City Manager/City Attorney Jeffrey Wells, Police Chief Keith Kuretich, Director of Water Resources Gary Dreessen, Community Development Director David Callahan, Community Services Director Patti Evans, Golf Professional Tyler Tarpley and City Clerk/Public Information Officer John Brennan. Also in attendance were the three Morgan County Commissioners, Brian McCracken, Laura Teague and Tony Carlson, several members of the city's Airport Advisory Board and a number of interested parties to the airport development plans of the city.

PRESENTATION AND ACTION ON FIRST READING OF AN ORDINANCE AUTHORIZING THE LEASE OF THE CITY-OWNED SLUDGE FARM

Dreessen noted that there was nothing new to present on the ordinance, No. 1114, since the council discussed it at the previous week's work session. The lessee of the farm was agreeable to the increase in the rent fees, and the ordinance was ready for council approval on first reading.

Powers offered a resolution to approve the first reading of Ordinance No. 1114, which was seconded by Forstedt and approved unanimously.

UPDATE ON FORT MORGAN MUNICIPAL AIRPORT DEVELOPMENT

Mayor McAlister began this discussion with a review of the history of the local airport, which dates back to its first recorded dedication in 1933. The airport was donated to the city in 1940, he said, and the city later bought additional land for it. Flight schools and crop dusting operations utilized the airport from the 1940s until today. The first airport layout plan was created in 1982 by Armstrong Consultants, and in 1983 the existing concrete runway was constructed.

A new airport layout plan was developed in 1992 and the city has been working since then on plans to extend the existing runway. McAlister also read a list of the economic benefits of the airport, which includes 28 jobs, \$876,000 in wages and more than \$2.5 million in overall economic benefit.

Acting City Manager Wells then stated that the city had made a commitment at a Feb. 14 meeting of interested parties to the airport development that all interested parties would be invited when updates are made available.

Community Development Director David Callahan then started his briefing on the status of the airport expansion with some context about what the city is trying to do and why. He said the existing runway is deteriorated beyond repair, and is too short, too narrow and too close to the nearby highway to meet current Federal Aviation Administration standards. It cannot be rebuilt in its current location because it would not qualify for FAA funding, so it must be moved in order to qualify for the federal and state funding that would pay for most of the cost of a new runway.

Callahan described the environmental assessment process, which is currently under way and required because the airport is federally funded. This assessment is looking at seven different alternatives for placement and configuration of a new runway, including one proposed by neighboring landowner John Longacre. Callahan said the next draft of the study would be released within a few weeks, then would be subject to review and comment by city staff and consultants as well as the public. Then a final draft would be submitted to the FAA, and Callahan predicted this process would result in a Finding of No Significant Impact.

If that happens, he said, the city would then notify Longacre that it desired to purchase his 97 acres of land adjacent to the airport to allow for the expansion. An environmental study and two

appraisals would be done and the city would make an offer to buy the land based on the appraisal value.

Callahan noted that the Longacre property was the only land needed to allow the expansion project to move forward. The project would involve one year of design and two years of construction.

Wells then noted that the Fort Morgan airport is really an agricultural airport, and it is likely that 80 percent or more of the flights from the airport are related to the agricultural industry that supports the local economy. He said if the city does not expand the airport and move the runway to meet federal standards, it would lose the airport. The city cannot afford to build a new runway itself, and even if it did so in its current location the airport would not meet FAA standards and would lose all federal funding. He said if the airport goes away it would have profound impacts on the city, the county and agriculture that supports them.

Several members of the public then offered brief comments.

John Longacre said that a previous city superintendent had promised landowners they would be involved and allowed to give input on the airport layout plan but this was not done. He said the landowners told the city they would cooperate but were not given input into the process.

Roger Kovar then addressed the council, saying that he had purchased land and a home near the airport about three years ago for his retirement, and nothing was disclosed about the airport development plan. He said it was his understanding that the county had not approved the airport layout plan, and the plan does include some restrictions on things like building heights, lighting and electronic systems that could affect him. He said he has nothing against improving the airport and the economic development that would result, and does not want to stop the process but wants it to be fair for him and everyone involved. He also said not everyone who would be affected by the plan was invited to the meeting, because he was not invited.

Brian Baum commended the council for inviting the landowners to the meeting. Baum said the city was saying what a big economic engine the airport is, but it wants to shortchange the landowners who are affected. He said the city is willing to pay many thousands of dollars for engineers and consultants but just pennies to county residents for their land.

McAlister thanked everyone for coming and for their comments.

APPROVAL OF APPOINTMENTS TO THE GOLF COURSE ADVISORY BOARD

Councilmember Forstedt said the applications for the golf course advisory board from Thomas Smith and Harold Weimer were included in the council's meeting packets, and noted that Smith would be renewing his appointment to the board and Weimer would be a new member. She said a vacancy still exists on the board and urged others to apply. Nation asked whether these two appointments would fill the two seats permitted for county residents who live outside the city, and Forstedt said yes, so any new applicants would have to be city residents.

Forstedt made a motion to approve the appointments of Smith and Weimer, which was seconded by Nation and approved unanimously.

APPROVAL OF APPOINTMENT TO THE WATER ADVISORY BOARD

Councilmember Powers said the application for the water advisory board from Alberta Simmons was also in the meeting packets, and said the water board was unanimous in its approval of adding Simmons to the board. Powers made a motion to appoint Simmons to the water advisory board, which was seconded by Forstedt and approved unanimously.

CLARIFICATION OF COUNCIL INTENT ON PRICE OF CBT WATER PURCHASED FROM THE CITY BY NEW AND EXISTING CUSTOMERS

Director Dreessen told the council that the proposal for setting the price for CBT units at \$7,433.42 was discussed at the March 22 council work session at the library/museum, and that Dreessen had asked the council at that meeting to round up the figure to \$7,500. Although the council had agreed by consensus to rounding up the number, that figure did not make it into the document ultimately approved by the council as part of the consent agenda at the April 5 council meeting. Nation asked Wells what should be done to correct this, and Wells advised that the council make a motion clarifying that the price for CBT units would be \$7,500. Nation made a motion to that effect, which was seconded by Shaver and approved unanimously.

PRESENTATION OF BID FOR GOLF COURSE MAINTENANCE CONSULTANT

Wells introduced this proposal saying that the council had given staff direction to identify options for ongoing maintenance at the city golf course in light of the resignation of the course superintendent. He said Golf Pro Tyler Tarpley had done an excellent job promoting the course and generating additional revenue, and it was important to ensure that the course measured up in terms of playability.

Wells said the city did have someone on staff who could step into the role as superintendent, and that would be staff's recommendation as a long-term solution. However, because of the lack of specific golf course experience of this internal staffer, it was believed to be important to bring in a consultant with expertise in golf course maintenance to establish standards and plans to bring the course up to the desired level. A request for proposals had been issued and the only bidder was Graff's Turf Farms of Fort Morgan.

Graff's proposed to be on the golf course site five days a week for 12 months, developing standards and offering hands-on guidance. The cost of the proposal was \$84,000, which Wells noted was not in the budget for this year, and that did not include the cost of staffing which may be needed to implement the plans developed by Graff's, a cost that also was not budgeted. He said the council's options were to accept the proposal, negotiate a less expensive alternative proposal or direct staff to do the best they can and promote the golf course superintendent from within.

Forstedt asked whether the city could get by with a shorter contract than 12 months, and Wells said that was possible and could be explored. Powers asked where the money could be found, and Wells said it would have to be added to the general fund transfer to the golf fund. Powers said the last time the city hired Graff's it worked out very well, and he was in favor of accepting the proposal.

Nation said he was glad that Park Superintendent Matt Givens was willing to take on the role of golf course superintendent, saying that Givens had exceptional knowledge of grass, trees and all things green. But he was reluctant to enter a year-long contract when much of that would cover time when the course was dormant. Bryan said he thought highly of Graff's but has repeatedly expressed reluctance to spend more money on the golf course, and had a problem with the proposal budget-wise.

After more discussion, Powers offered a resolution to accept the contract for Graff's Turf Farms to manage the golf course for one year at a cost of \$84,000, which was seconded by Deal. Bryan then said he was going to vote against the measure, but wanted to make clear that it was not against Graff's but against the money. Nation echoed that, saying that he believed the city needs to have Graff's out at the golf course but at this time with the budget constraints, doing something on a more limited basis would be wiser.

The motion was then approved on a vote of 4-3, with Nation, McAlister and Bryan voting against.

CONSENT AGENDA BY RESOLUTION

Clerk Brennan presented the Consent Agenda for Council consideration, said Consent Agenda being in words, letters and figures as follows, to wit:

CONSENT AGENDA

- A. Approval of the disbursements and payroll for March.
- B. Approval of the minutes of the April 5, 2011 regular council 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.

Forstedt offered a resolution to approve the Consent Agenda as presented, which was seconded by Shaver and approved unanimously.

PASSED, APPROVED AND ADOPTED this 19th day of April 2010, the vote upon roll call being as follows: Ayes: Mayor McAlister; Councilmembers Bryan, Deal, Forstedt, Nation, Powers and Shaver. Nays: none.

PUBLIC COMMENT / AUDIENCE PARTICIPATION

None.

BIDS, MEETINGS AND ANNOUNCEMENTS

Clerk Brennan announced upcoming bids and meetings. Wells thanked the county commissioners for coming, and Powers suggested inviting the commissioners to the Colorado Municipal League District 1 meeting in Yuma in late May as guests of the city. McAlister also thanked the commissioners and said he would like to see the city and county work better together.

Mayor McAlister adjourned the April 19, 2011 regular meeting at 8:22 p.m.

/s/ Terry L. McAlister
Mayor

/s/ John J. Brennan
City Clerk