

July 6, 2021

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 Lyn Deal  
Councilmember Bill Garcia  
Councilmember Jon Kaper  
Councilmember Kevin Lindell  
Councilmember Doug Schossow  
Councilmember Brian Urdiales

The meeting was also attended by City Manager Steve Glammeyer, Police Chief Loren Sharp, Water Resources/Utilities/Public Works Director Brent Nation, Community Services Director Ty Hamer, Economic Development Specialist Sandy Schneider-Engle, City Attorney Geoff Wilson, Senior Center/Events Coordinator Derek Lynch, Parks/Cemetery Mechanic Travis Petrino, Water Treatment Plant Superintendent Al O'canas, Wastewater Treatment Plant Superintendent Skip Kaiser, Water Distribution/Wastewater Collection Superintendent Erik Sagel and Deputy City Manager/City Clerk/PIO John Brennan.

---

**PUBLIC COMMENT / AUDIENCE PARTICIPATION**

---

Larry French of 919 Pawnee thanked the Parks Department for installing a restroom and water fountain at Brenda Joy Park, but questioned the use of rock instead of grass in the landscaping. French also asked for better speed enforcement in certain areas of the city by the police department.

---

**SWEARING-IN OF NEW FORT MORGAN POLICE DEPARTMENT OFFICER**

---

Police Chief Loren Sharp introduced Dustin Quick, who was born and raised in Fort Morgan and had eight years of law enforcement experience, and Mayor Ron Shaver administered the oath of office to Quick. His wife pinned his badge on his uniform.

---

**APPROVAL OF MINUTES – JUNE 15, 2021 CITY COUNCIL REGULAR MEETING**

---

Councilmember Kevin Lindell offered a resolution to approve the minutes of the June 15, 2021 regular meeting as presented, which was seconded by Councilmember Brian Urdiales and approved unanimously.

---

**RECOGNITION OF THE BUSINESS OF THE MONTH FOR JULY**

---

Economic Development Specialist Sandy Schneider-Engle announced that Edwards Right Price Market and Flowerland was the business of the month, and described some of the 88-year history of the family business and the lengthy list of donations, community involvement and participation, and social responsibility the company had demonstrated.

**PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT TO OPERATE A PRIVATE K-12 SCHOOL IN R-2 ZONING**

Mayor Ron 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.

Water Resources/Utilities/Public Works Director Brent Nation reviewed the application and explained the criteria for approval of a special use permit and the applicant's plans for the building at 914 State St., which had been used as a school on previous occasions. He said the Planning Commission had recommended approval with conditions.

Applicant Martin Cochran, superintendent of the proposed school, described further the plans for the school.

Under public comment, Zachary McFarland said the school had provided him and his brothers a way of learning that would not have been possible otherwise and he would not be where he is without it.

No public comments were received in advance of the hearing. Lindell said he was pleased to see the building used for education again, and made a motion to close the public hearing, which was seconded by Councilmember Doug Schossow and approved unanimously.

City Attorney Geoff Wilson advised the council of its options for action, and Lindell offered a resolution to approve Case 21-003 SU, a special use permit to allow a private K-12 school to operate at 914 State St. subject to the following conditions:

1. That the special use is personal to "Colorado Biblical University (CBU) Academy" to operate a Private K-12 School, and may not be inherited.
2. That representatives for the school communicate and/or meet with City staff as necessary for final determination on what Building and Fire Codes are required to be met, including parking.
3. That the proper permit(s) are issued to a registered contractor(s) for all work requiring a permit, along with all associated inspections being conducted and passed.
4. That a Certificate of Occupancy, as issued by the Chief Building Official, is received prior to public use of the building to operate the school.

That resolution was seconded by Schossow and approved unanimously.

**RESOLUTION AUTHORIZING THE SALE OF CITY PROPERTY AND APPROVING AN INCENTIVE AND DEVELOPMENT AGREEMENT**

City Manager Steve Glammeyer said this project was part of the city's effort to develop the CentrePointe property, and involved the sale of a half-acre lot in the Pointe Village commercial area for development of a coffee shop. The council had discussed incentives in an earlier executive session which were outlined in the development agreement, Glammeyer said.

Lindell offered a resolution to approve the Resolution authorizing the sale of real property located at Lot 1 of the Pointe Village Commercial Park subdivision and approving a development agreement for said property. That resolution was seconded by Schossow and approved unanimously.

**REQUEST FOR IN-KIND SERVICES AND FEE WAIVERS FOR THE MORGAN COUNTY FAIR**

Senior Center/Events Coordinator Derek Lynch said this was an annual request from the fair, for the use of 30 picnic tables for the duration of the fair. Lindell questioned the waiving of damage deposits as well as fees, and some council and staff discussion followed on this subject, with

agreement that it should be addressed when the city's in-kind service and fee waiver policy was revisited in the near future.

Lindell offered a resolution to approve the request for in-kind services and fee waivers from the Morgan County Fair as presented, which was seconded by Schossow and approved unanimously.

---

### **REQUEST FOR IN-KIND SERVICES AND FEE WAIVERS FOR BREAK THE SILENCE**

---

Lynch reviewed this request for a suicide awareness event in September. Lindell offered a resolution to approve the request for in-kind services and fee waivers for Break the Silence, which was seconded by Schossow and approved unanimously.

---

### **BIDS FOR A SPRAY CART FOR THE PARKS DEPARTMENT**

---

Parks/Cemetery Mechanic Travis Petrino reviewed the bid process for this purchase, for which one bid was received. Lindell offered a resolution to accept the bid from L.L. Johnson Distributing Co. of Denver in the amount of \$49,958.49 for a new 2021 Toro Workman HDX heavy-duty utility cart with a 200-gallon sprayer. That resolution was seconded by Urdiales and approved unanimously.

---

### **BIDS FOR THE FORT MORGAN MUNICIPAL AIRPORT RUNWAY 14-32 SEAL COAT AND MARKINGS PROJECT**

---

Nation explained that this project would extend the life of the runway at the city airport, and the two bids received were both well under budget. He recommended the lower of the two.

Lindell offered a resolution to accept the bid from American Road Maintenance in the amount of \$122,342.50 to complete the Fort Morgan Airport Runway 14-32 seal coat and markings project. That resolution was seconded by Councilmember Jon Kaper and approved unanimously.

---

### **SECOND READING AND PUBLIC HEARING ON ORDINANCE 1252, AMENDING BUILDING CODES**

---

Mayor Shaver outlined the format to be followed during the hearing, and Brennan confirmed that proper legal notice had been published. Nation said this ordinance was unchanged since first reading and would adopt newer versions of various building codes, with local modifications to fit Fort Morgan.

No public comments were received, either during the hearing or in advance, and no council comments were offered. Lindell made a motion to close the public hearing, which was seconded by Urdiales and approved unanimously. Wilson advised the council of its options for action.

Lindell offered a resolution to approve the second and final reading of Ordinance No. 1252, amending Chapter 21, Articles 3, 6 and 8 of the Fort Morgan Municipal Code pertaining to the 2015 International Residential Code, the 2018 International Plumbing Code and the 2018 International Fuel Gas Code, and authorization to publish by title only. That resolution was seconded by Urdiales and approved unanimously.

---

### **PUBLIC HEARING ON A FINAL PLAT FOR THE POINTE VILLAGE COMMERCIAL PARK SUBDIVISION**

---

Shaver outlined the format to be followed during the hearing, and Brennan confirmed that proper legal notice had been published. Nation explained that this final plat of this tract would replace a Phase 1 plat of part of the same property approved earlier by the council. Some surveying issues

had been discovered with that earlier partial plat so the decision was made to plat the entire property to expedite development. The city owns the property and it complies with all requirements, he said, and the Planning Commission had recommended approval.

No public comments were received either in advance or during the hearing, and no council comments were offered. Lindell made a motion to close the public hearing, which was seconded by Councilmember Bill Garcia and approved unanimously. Wilson advised the council of its options for action, and Lindell offered a resolution to approve Case 21-002 SD (Pointe Village Commercial Park Subdivision Final Plat for a Major Subdivision) to divide the entire parcel into 38 lots, creating rights of way and various easements, as was recommended by the Planning Commission. That resolution was seconded by Schossow and approved unanimously.

---

## **2020 BUDGET CALENDAR – PRESENTATION OF BUDGET EXPENDITURES FOR THE WATER AND SEWER FUNDS**

Glammeyer introduced Water Distribution/Wastewater Collection Superintendent Erik Sagel, Water Treatment Plant Superintendent Al O’canas and Wastewater Treatment Plant Superintendent Skip Kaiser, who reviewed he proposed 2022 budget for their departments including capital spending requests. They highlighted changes in the budgets and answered council questions, and no formal action was taken.

---

## **REPORTS BY OFFICIALS AND STAFF**

Glammeyer said he had attended a city and county managers’ association conference the preceding week and learned about some promising grant opportunities. He also updated he council on some issues at the swimming pool, including a leak in the piping system and a failed boiler.

Several councilmembers stated that they had received multiple calls complaining about fireworks the preceding holiday weekend, and some council and staff discussion followed on that topic, including the use of illegal fireworks, the use of fireworks long into the night and the impact on pets, veterans and others. It was suggested that possible solutions to the perennial problem be discussed more formally at a future time.

---

## **BIDS, MEETINGS AND ANNOUNCEMENTS**

Brennan announced current bids and upcoming meetings.

Mayor Shaver adjourned the July 6, 2021 regular meeting at 7:57 p.m.

/s/ Ronald Shaver  
Mayor

/s/ John Brennan  
City Clerk