

AGENDA
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
ASSEMBLY ROOM, ADMINISTRATION BUILDING
231 ENSIGN STREET, FORT MORGAN, CO 80701
TUESDAY, OCTOBER 13, 2020

The County Will Be Abiding By the Social Distancing Requirements in Public Health Order 20-28 for This Meeting. Due To Limited Space In The Assembly Room, Remote Attendance Is Encouraged. If You Have Any Questions Regarding Attending The Meeting, Please Contact Karla Powell at 970-542-3500.

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/88364673707> If you cannot connect via Zoom, you may submit written public comment to morgancountybcc@co.morgan.co.us by email by 4 p.m. on Monday October 12, 2020.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/88963827600> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 889 6382 7600

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/88963827600> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 889 6382 7600

9:00 A.M.

A. WELCOME – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioner Arndt
Commissioner Becker
Commissioner Zwetzig

B. PUBLIC HEARING

1. APPLICANT AND LANDOWNER: Wagon Wheel Homes, LLC

Legal Description: A parcel of approximately 2.38 acres located in the SW¼ of the SE¼ Section 3, Township 3 North, Range 57 West of the 6th P.M. Morgan County, Colorado and addressed as 21589 CO RD R, Fort Morgan, Colorado.

Request: Special permit for an existing, non-conforming mobile home park in order to permit the removal and installation of new mobile homes.

C. CITIZEN'S COMMENT PERIOD

*Any meeting or event scheduled to be held at the Commissioners' Offices (218 West Kiowa Avenue, Fort Morgan, CO) will be relocated to a site with handicapped access upon request. For special assistance for the Morgan County Board of Commissioners meeting, please notify us at least 48 hours before the scheduled agenda item. Please call (970)542-3500, extension 1410, to request accommodations for any of the two locations.

Prepared By: Karla Powell, Administrative Services Manager
Agenda Posted On Thursday October 8, 2020 @ 1:00 P.M.

Citizens are invited to speak to the Commissioners on non-agenda items. There is a 3 minute time limit per person, unless otherwise noted by the Chairman. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on future posted agenda if action is required.

D. ADOPTION OF THE AGENDA

E. CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the Board of County Commissioners and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, any Board member may ask that the item be removed from the Consent Agenda and considered separately:

1. Ratify the Board of County Commissioners approval of Contract 2020 CNT 122 Long Building Technologies, Term of Contract September 29, 2020 through December 11, 2020
2. Ratify the Board of County Commissioners approval of Contract 2020 CNT 123 Inspired Pathways Counseling Services, LLC, Term of Contract June 1, 2020 through completion
3. Ratify the Board of County Commissioners approval of Contract 2020 CNT 124 Marla Dickson, , Term of Contract April 1, 2020 through March 31, 2020
4. Ratify the Board of County Commissioners approval of Contract 2020 IGA 09 Fort Morgan School District, Term of Contract October 6, 2020 until terminated
5. Ratify the Board of County Commissioners approval on Fairgrounds Fee Waiver Request from Lads and Lassie-H Club , signed October 5, 2020
6. Ratify Chairman Mark Arndt's signature on the Certification of Local Government Approval for Nonprofit Organizations Receiving ESG Funds from State Sub-recipients signed October 7, 2020
7. Ratify Commissioner Mark Arndt's signature on Morgan County Warrants for September 2020, signed October 7, 2020
8. Ratify Chairman Mark Arndt's signature on the Veterans Officer report for the month of September, 2020
9. Ratify the Board of County Commissioners approval on assignment of debt collections to Wakefield and Associates, Client #20192B, #200373, #200592, #200844, #192109A

F. GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

1. Consideration of Approval – **Colorado Retirement Association Retirement Plan and Trust Agreement, 401(a) Participation Agreement** (Tracy Amen, Human Resources Director)
2. Consideration of Approval – **Colorado Retirement Association Deferred Compensation Plan, 457b Participation Agreement** (Tracy Amen, Human Resources Director)
3. Consideration of Approval – **Treasurer's 3rd Quarter Report** (Bob Sagel, Morgan County Treasurer and Public Trustee)

G. UNFINISHED BUSINESS

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H. COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

1. Commissioners Calendar for week of October 9, 2020 through October 20, 2020
2. Road Report

I. ADJOURNMENT

*Any meeting or event scheduled to be held at the Commissioners' Offices (218 West Kiowa Avenue, Fort Morgan, CO) will be relocated to a site with handicapped access upon request. For special assistance for the Morgan County Board of Commissioners meeting, please notify us at least 48 hours before the scheduled agenda item. Please call (970)542-3500, extension 1410, to request accommodations for any of the two locations.

Prepared By: Karla Powell, Administrative Services Manager
Agenda Posted On Thursday October 8, 2020 @ 1:00 P.M.

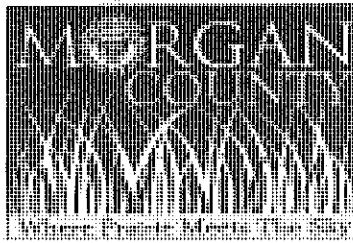
Wagon Wheel Homes

Special Use

BCC Packet

October 13, 2020 9:30am

File Summary



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

BOARD OF MORGAN COUNTY COMMISSIONERS

FILE SUMMARY

October 7, 2020

October 13, 2020 (meeting date)

APPLICANTS: Wagon Wheel Homes, LLC

LANDOWNER: Wagon Wheel Homes, LLC

On September 21, 2020 this application was considered by the Planning Commission. On a vote of 4 in favor, 3 opposed, the Planning Commission recommends approval of this application. There was nobody from the public to speak in favor of the application. Bill Lauck spoke in opposition stating that the well on the property was for livestock. The owners have cleaned up the parcel and it looks much better. Mr. Lauck's concern is if they sell the parcel and it falls back into disarray again. That is why he is against this application.

Items discussed during the Planning Commission hearing included:

Enforcements

Water supply – Quality Water – Existing well on the property

Options for wastewater - Septic system – Leach fields – Connection to City sewer

Foundation – permanent foundation – tie downs – ownership

Setbacks

Landscape vs fencing

Application Overview

Wagon Wheel Homes, LLC, as landowner, has submitted an application for a special use permit for an existing, non-conforming mobile home park in order to permit the removal and installation of new mobile homes. The property is approximately 2.38 acres (less than 20 acres) in the SW¹/₄ of the SE¹/₄ Section 3, Township 3 North, Range 57 West of the 6th P.M. Morgan County, Colorado and addressed as 21589 CO RD R, Fort Morgan, Colorado.

The property is zoned Agriculture Production and has been used as a mobile home park prior to the adoption of the County's Zoning Regulations which would have required a permit for the mobile home park. As a result, the mobile home park is a non-conforming use. In addition to the use of property being non-conforming, many of the mobile homes currently on the property

are also non-conforming having been installed prior to the requirement to obtain certain permits and prior to the regulation that did not permit as a use by right multiple mobile homes on one property in the Agriculture Production. All homes are currently on a rent basis. The applicant proposes to sell mobile homes and rent space, and continue to rent the other homes. The underlying real property cannot be sold unless the property is subdivided pursuant to the County's Subdivision Regulations.

The property has a long history with Morgan County. In 1994, the Board of County Commissioners denied a special use permit to a previous owner of the property to build an off-site waste treatment facility. The previous owner and the County litigated whether the off-site waste treatment facility was an expansion of the non-conforming use. The Morgan County District Court found that was the case.

Earlier this year, the County issued stop work orders because of construction work on one of the stick built buildings and two of the mobile homes which was being performed without the requisite County permits. Additionally, a new home was brought onto the property in violation of several provisions of the Morgan County Zoning Regulations and building codes. Additionally, State of Colorado permits have not been obtained for plumbing and electrical work that has occurred on the property. After the stop work orders were issued, the County also issued a Notice of Violation in May.

In response to those stop work orders and Notice of Violation, the owner submitted the special use permit application.

Analysis and Applicable Regulations

Under the County's Zoning Regulations related to non-conforming uses, the owner is not permitted to expand the mobile home park or replace any old mobile homes with newer mobile homes. Further, the owner is not permitted to repair the existing mobile home if the values of those repairs are more than 50% of the value of the mobile home. Due to the age of the mobile homes, most needed repairs are well over 50% of the value of the mobile home. Because a mobile home park is not a use-by-right, a conditional use or a use by special review in the Agriculture Production zone district a special use permit is required to allow such activities. See Sec. 2-175, 2-230, and 2-325, Morgan County Zoning Regulations (attached to this summary).

Criteria – Special Use Permits

The following criteria are to be used by the Planning Commission and the Board of County Commissioners when reviewing an application for a special use Permit.

- (A) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. The property is located in the northeast planning area.

Chapter 2

2.II.A - Economic Development

Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.

This project will support economic development by offering affordable residential options for local workers.

2.II.C

Goal - To encourage development where it is in proximity to the activity centers, compatible with existing land use, and there is access to established public infrastructure.

This project is located adjacent to existing infrastructure, roads and Morgan County Quality Water. The project is not compatible with the surrounding agricultural uses.

Goal - The County will encourage the preservation of agriculture production lands in balance with pressure for land use changes to higher intensity development.

This project will not impact the preservation of agriculture production lands. It will create an area where the land use change will increase the intensity of land use and the density of the area, creating more demand on public infrastructure.

Goal – Improve Morgan County’s image by dealing with community design issues in relation to land use.

While the surrounding agricultural uses provide a natural buffer to area farming operations and residential uses it will have an impact on property owners in the vicinity that have long understood that the non-conforming use would not expand. Often this sort of use results in the creation of a nuisance that may be required to be addressed through enforcement as it is in this case.

- (B) All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.
- (C) The Site Plan conforms to the district design standards of these Regulations.
- (D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
Offsite impacts include visual and traffic/infrastructure that have not been addressed in this plan, enhanced mitigation measures are not proposed. The majority of the homes are in poor condition and have needed maintenance for many years. Repairs and/or replacement of the units are necessary. Fencing and landscaping the perimeter would lessen the visual impact of this project. If approved, including landscape and fencing for buffer would reduce the impact.
- (E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
The addition of privacy fencing and landscaping would reduce the visual impact of the mobile home park, but has not been proposed.
- (F) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulation, whichever is the strictest.
Level of risk based on increase in traffic to the property is difficult to measure, though increased occupancy will increase traffic and increase risk to farmers that use County Road S, a road utilized for the transport of equipment and other normal traffic upon the road in the area.

Wagon Wheel Mobile Home Park has begun to perform long needed maintenance on the property, without county or state permits. The work that has been done is long overdue;

to continue improvements and maintenance on the property a special Use Permit is required.

Colorado Department of Public Health and Environment and the Northeast Colorado Health Department are in contact with the applicant on the needed improvements to the septic system which should be completed, if this project is approved, prior to any additional homes being brought onsite or occupied.

- (G) The special use proposed is not planned to be developed on a non-conforming parcel. *The parcel is conforming.*
- (H) The applicant has adequately documented a public need for the project, all pertinent technical information, and adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review. *There is a need for affordable housing in Morgan County. The applicant owns the property and mobile homes outright.*
- (I) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability. *Morgan County Quality Water provides water to the property and homes. In addition, there is an existing well 333-WCB and decreed as Schwindt Well #1 in Division 1 water court case no. W2676.*

Recommendation and conditions

Planning Commission recommends approval to the County Commissioners:

1. The applicant shall obtain necessary permits and comply with the requirements and conditions of those permits as determined by other governmental agencies with jurisdiction over this operation.
2. The septic/waste treatment system shall be installed prior to sales, placement or occupation of additional homes.
3. Submit plans for onsite lighting and service buildings.
4. Add landscape to south side for buffer purposes without impeding line of sight for motor vehicles.

There were two additional conditions of approval that Planning Commission did not recommend:

1. Re-permit and transfer ownership of the existing well through the State Engineer's office.
2. Construct six foot privacy fencing along the north, east and west property lines.

On September 21, 2020 this application was considered by the Planning Commission, with the recommendation to remove suggested conditions #4 and #5. On a vote of 4 in favor, 3 opposed the Planning Commission recommends approval of this application.

Pam Cherry

Pam Cherry, MPA, CFM
Planning, Zoning and Floodplain Administrator

Additional Information

Post PC Meeting

- Notifications**
- Referral Responses**
- Correspondence**
- Driveway Approval Letters**

NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF
MORGAN COUNTY COMMISSIONERS

Notice is hereby given that on Tuesday, October 13, 2020 at 9:00 a.m., or as soon as possible thereafter, a public hearing will be held virtually to consider the following application:

Wagon Wheel Homes LLC - applicant and landowner
Legal Description: Parcel of land located in the SW1/4SE1/4 Section 3, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 21589 Co Rd R, Fort Morgan, CO 80701.
Reason: Use by Special Review to permit a non-conforming Mobile Home Park.
Date of Application: July 14, 2020

THE COUNTY WILL BE ABIDING BY THE SOCIAL DISTANCING REQUIREMENTS IN PUBLIC HEALTH ORDER 20-28 FOR THIS MEETING. DUE TO LIMITED SPACE IN THE ASSEMBLY ROOM, REMOTE ATTENDANCE IS ENCOURAGED. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT PAM CHERRY AT 970-542-3526.

To participate in this Public Hearing you may connect via Zoom Conferencing Access Information at:

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/88963827600>
Or iPhone one-tap:
US: +1 253 215 8782, 88963827600#
or +1 346 248 7799, 88963827600#
Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128
or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656
Webinar ID: 889 6382 7600
International numbers available: <https://us02web.zoom.us/j/kiwidcVfq>

Please monitor the Morgan County website for any changes to the meeting format or phone the office at 970-542-3526 closer to the day of hearing.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. You may email pcherry@co.morgan.co.us to request items in the file to be emailed to you.

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

/s/

Pam Cherry - Morgan County
Planning & Floodplain Administrator

Published: Fort Morgan Times September 25, 2020-1739897

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Morgan
State of Colorado

The undersigned, Elizabeth Maes, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

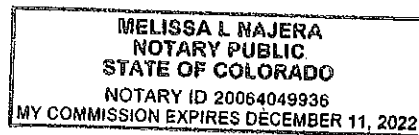
Sep 25, 2020

Signature

Subscribed and sworn to me before me this

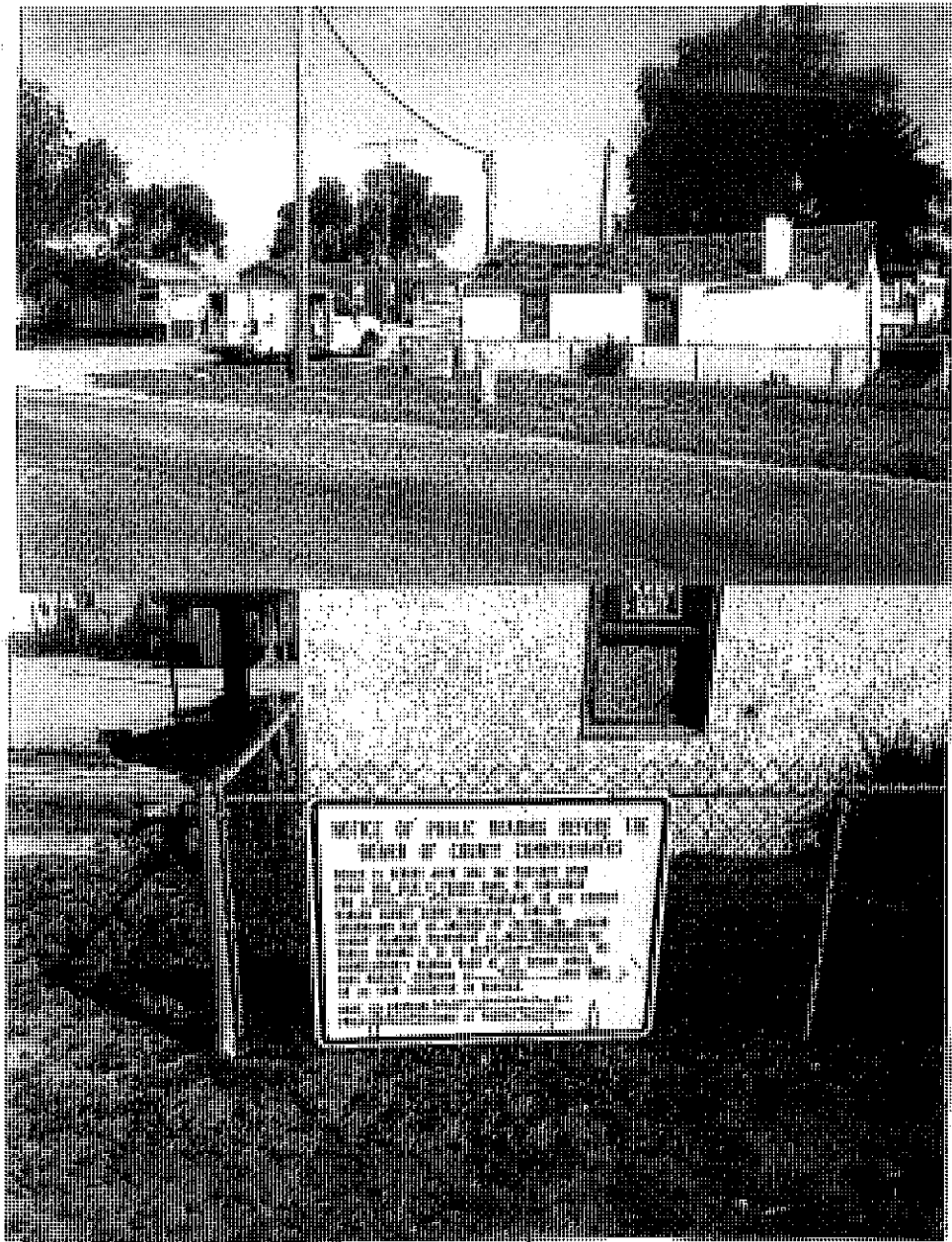
28th day of September, 2020

Notary Public



(SEAL)

Account: 1052763
Ad Number: 1739897
Fee: \$52.44



The above sign was posted on (date) 9/24/2020, pursuant to the
Morgan County Zoning Resolution by (name of applicant) WAGON WHEEL HOMES

Project name and number: WAGON WHEEL HOMES SU 2020-0009

Signature of Applicant/Representative: [Signature]

STATE OF COLORADO)

) ss.

COUNTY OF MORGAN)

Signed before me this date: 9.28.2020

My Commission expires: 04.25.2023

NOTARIZED BY: Carrie L Mobley

CARRIE L. MOBLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114024675
MY COMMISSION EXPIRES 4-25-2023



Pam Cherry <pcherry@co.morgan.co.us>

Fwd: Wagon Wheel Mobile Home Park

1 message

Mercer - CDPHE, Mandy <mandy.mercer@state.co.us>

Thu, Oct 8, 2020 at 9:57 AM

To: Pam Cherry <pcherry@co.morgan.co.us>

Pretty long email string, some of which you've probably already seen. But there are some new additions in the past few days. Let me know if you need anything else.

Thanks,

Mandy Mercer
Enforcement Specialist
Clean Water Enforcement Unit
P 303.692.2283
4300 Cherry Creek Drive South, Denver, CO 80246-1530
mandy.mercer@state.co.us | www.colorado.gov/cdphe/wqcd

24-hour Environmental Release/Incident Report Hotline: 1-877-518-5608

IMPORTANT COVID-19 INFORMATION:

- COVID-19 Frequently Asked Questions (including instructions for necessary changes to DMR reporting) can be found [HERE](#).
- The Enforcement Unit is operating remotely. During regular business hours, please contact me by email and I will respond as quickly as possible.

----- Forwarded message -----

From: **Camrud - CDPHE, Douglas** <douglas.camrud@state.co.us>
Date: Mon, Oct 5, 2020 at 9:49 AM
Subject: Re: Wagon Wheel Mobile Home Park
To: Richard Migchelbrink <rikkie2009@gmail.com>
Cc: Mercer - CDPHE, Mandy <mandy.mercer@state.co.us>

Richard,

Yes, options A and B could work but there would need to be some sort of advanced wastewater treatment installed in order to meet most if not all of the groundwater effluent limits prior to discharge to the leach fields. A few of the effluent limits may be able to be met using groundwater monitoring wells, but this can be a challenge if there is not a lot of property to get dilution prior to the monitoring wells. Also, a historical wastewater discharge to groundwater on a property can cause issues in meeting limits in the monitoring wells.

Thanks

Doug Camrud, P.E.
Engineering Review Unit Manager
Engineering Section



COLORADO
Water Quality Control Division

Department of Public Health & Environment

P 303.692.3271 | F 303.758.1398
4300 Cherry Creek Drive South, Denver, Colorado 80246
douglas.camrud@state.co.us | www.colorado.gov/cdphe/wqcd

24-hr Environmental Release/Incident Report Line: 1.877.518.5608

On Sun, Oct 4, 2020 at 5:17 PM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Doug,

Thanks for the reply.

One note of clarification. Options A and B would work, but they would have to be approved by the State of Colorado Water Quality Control Division, Engineering Section in accordance with Regulation 22 (i.e., obtain site approval and design approval - 2 steps).

At this time, I have not even looked at numbers, I am only trying to show the Planning Commission and the County Commissioners that there are several viable options. The approval, or disapproval of the zoning file will help determine which path to follow.

Thanks,

Richard

From: Camrud - CDPHE, Douglas [mailto:douglas.camrud@state.co.us]

Sent: Sunday, October 04, 2020 5:05 PM

To: Richard Migchelbrink <rikkie2009@gmail.com>

Cc: Mercer - CDPHE, Mandy <mandy.mercer@state.co.us>

Subject: Re: Wagon Wheel Mobile Home Park

Richard,

We have reviewed the sketches and have come up with the following notes and comments. I can pass these on to Pam at the County.

General Notes:

1) Property includes 16 mobile homes and 1 stick built residence (what is building west of residence).

2) Reported water use flow records show that 3,600 gallons of water are used on average per day (no irrigation at MHP and no large events). Subtracting out 10% for consumptive use (water used and not generating wastewater) equals 3,240 gpd of water, which equates to 3,240 gpd of wastewater on average. Using a wastewater peaking factor of 1.2 would give a maximum month average daily wastewater flow of 3,888 gpd (design capacity).

3) Estimated wastewater flow per Regulation 43:

Check 1: 17 single family dwellings x 3 people per dwelling = 51 people x 75 gpd/person = 3,825 gpd.

Summary: Reported water use flow records are comparable to estimated wastewater flow per Regulation 43.

4) Dimensions of MHP property estimated at 530 ft (west to east) and 200 ft (north to south).

5) Adjacent land uses:

North: irrigation ditch and farm land

East: irrigation ditch and farm land

West: irrigation ditch and farm land

South: County Road R followed by farm land and residence

6) Divide wastewater flow of approximately 3,900 gpd equally into two separate onsite wastewater collection and treatment systems = 1,950 gpd into each system (design each system at 2,000 gpd).

7) In accordance with WQCD Policy No. WQSA-6, Multiple Individual Sewage Disposal Systems (Policy No. 6), the horizontal influence distance from the edge of each soil treatment area (leach field) is 260 ft. In other words, the two separate onsite wastewater treatment system (OWTS) soil treatment areas must be at least 520 ft apart.

8) In accordance with Regulation 43, the horizontal separation requirement for any component of an OWTS to an irrigation ditch is 50 feet. This would need to be noted if adjacent property was to be purchased to address Policy No. 6 issues.

9) With each separate wastewater collection and treatment system having a design capacity of 2,000 gpd (or less), Morgan County would approve the design/construction of each system. The Division would request that a wastewater flow meter be installed on each system.

10) Existing soil conditions or the groundwater table has not been identified. That will also determine the size of the proposed soil treatment areas.

11) There is still the possibility of reducing the number of sites/trailers, in combination with purchasing adjacent property, in order to meet Policy No. 6 and Regulation 43 requirements.

Specific Comments about each sewer plan:

Sewer Plan A: MHP property does not appear large enough to locate two 2,000 gpd OWTSs and meet Policy No. 6 soil treatment area spacing requirement and Regulation 43.

Sewer Plan B: MHP property does not appear large enough to locate two 2,000 gpd OWTs and meet Policy No. 6 soil treatment area spacing requirement and Regulation 43.

Sewer Plan C: Sufficient land purchased/leased to the north of the MHP property would need to be large enough to locate two 2,000 gpd OWTs and meet Policy No. 6 soil treatment area spacing requirement and Regulation 43.

Sewer Plan D: Sufficient land purchased/leased to the south of the MHP property would need to be large enough to locate two 2,000 gpd OWTs and meet Policy No. 6 soil treatment area spacing requirement and Regulation 43. Additionally, pipelines would need to be bored under County Road R and there is a residence located in this area.

Sewer Plan E: Install lift station to pump the wastewater to the City of Fort Morgan's WWTF.

- Lift stations with a design capacity greater than 2,000 gpd have to be reviewed and approved by the State of Colorado Water Quality Control Division, Engineering Section in accordance with Regulation 22 (i.e., obtain site approval and design approval - 2 steps).

- Lift station would have to be designed by a Colorado Registered Professional Engineer and meet the Regulation 22 and Design Criteria requirements.

- Size of lift station is based on the peak hour flow to the lift station (estimated at 3,600 gpd multiplied by a peaking factor of 3.5 = 12,600 gpd (or 8.75 gpm).

- Lift station would have to include 2 pumps and emergency storage (possible emergency generator).

Thanks

Doug Camrud, P.E.

Engineering Review Unit Manager

Engineering Section



COLORADO

Water Quality Control Division

Department of Public Health & Environment

P 303.692.3271 | F 303.758.1398

4300 Cherry Creek Drive South, Denver, Colorado 80246

douglas.camrud@state.co.us | www.colorado.gov/cdphe/wqcd

24-hr Environmental Release/Incident Report Line: 1.877.518.5608

On Wed, Sep 23, 2020 at 10:38 AM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Doug,

The Wagon Wheel Park went to Planning Commission this week and got a recommendation for approval for a rezoning of the property. The new zoning that I am applying for will allow me to purchase more land to allow for leach fields or to secure an easement to pump the wastewater to the city of Fort Morgan. The file will go in front of the Morgan County Commissioners on October 13 for final approval or denial.

One of the main issues concerning the approval of the rezoning had to do with what I am going to do with the wastewater. The Planning commission was concerned that I would be able to deal with the wastewater. I am putting together sketches showing five possible solutions to the problem. If I were to send these sketches to you, would you feel comfortable sending me a letter stating that the five options are all credible solutions to the problem (assuming that you agree that they are) and reserving approval to seeing detailed drawings, say that I am on the right path. According to Pam Cherry, the Commissioners would feel more comfortable approving the rezoning knowing that the wastewater problem has a solution. A letter from you agreeing with my preliminary concepts would go a long way in helping me get the zoning to fix this problem the right way, the first time.

Thank you in advance for your help in this matter.

Richard Migchelbrink

From: Camrud - CDPHE, Douglas [mailto:douglas.camrud@state.co.us]

Sent: Thursday, June 18, 2020 4:59 PM

To: Richard Migchelbrink <rikkie2009@gmail.com>

Subject: Re: Email

Ok, talk to you next week.

Doug Camrud, P.E.

Engineering Review Unit Manager

Engineering Section



COLORADO

Water Quality Control Division

Department of Public Health & Environment

P 303.692.3271 | F 303.758.1398

4300 Cherry Creek Drive South, Denver, Colorado 80246

douglas.camrud@state.co.us | www.colorado.gov/pacific/cdphe

On Thu, Jun 18, 2020 at 7:31 AM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Thanks. I'll review he permits.

Thanks for the help,

Richard

From: Camrud - CDPHE, Douglas [mailto:douglas.camrud@state.co.us]

Sent: Thursday, June 18, 2020 7:10 AM

To: Richard Migchelbrink <rikkie2009@gmail.com>

Subject: Re: Email

Richard,

Attached are the general permits for groundwater (COX634000) and surface water (COG589000).

For a groundwater discharge see Table B.1. These limits would have to be met at end of pipe (end of treatment) before discharge to a leach field, or in downgradient monitoring wells (need lots of space for dilution before the wells). The toughest ones are total inorganic nitrogen (requires advanced treatment or lots of dilution), total coliform (requires chlorine / UV disinfection or lots of dilution) and total dissolved solids.

For a surface water discharge (ditch) see Table 2a (same comments as above apply).

If you would like to talk more today I am free after 3 pm. I am going to talk to our OWTS guy this morning and get his thoughts also about two 1,800 gpd systems that meet policy 6 spacing (leach fields 470 feet apart).

Thanks

Doug Camrud, P.E.

Engineering Review Unit Manager

Engineering Section



COLORADO
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4300 Cherry Creek Drive South, Denver, Colorado 80246

douglas.camrud@state.co.us | www.colorado.gov/pacific/cdphe

On Sun, Jun 14, 2020 at 5:38 PM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Doug,

Yes, I would be available for a call around 3:30. Why don't you call me since your days seem more hectic than mine. You can call at 970-682-5522.

Thanks,

Richard

From: Camrud - CDPHE, Douglas [mailto:douglas.camrud@state.co.us]

Sent: Sunday, June 14, 2020 5:20 PM

To: Richard Migchelbrink <rikkie2009@gmail.com>

Subject: Re: Email

Hey Richard,

Would you be available for a google meet call/video tomorrow (Monday) at 3:30 pm or so for a half hour. I would like to review a few things about our process. Thanks

Doug Camrud, P.E.

Engineering Review Unit Manager

Engineering Section



COLORADO

Water Quality Control Division

Department of Public Health & Environment

P 303.692.3271 | F 303.758.1398

4300 Cherry Creek Drive South, Denver, Colorado 80246

douglas.camrud@state.co.us | www.colorado.gov/pacific/cdphe

On Thu, Jun 4, 2020 at 1:10 PM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Sounds good. See you then.

On Thu, Jun 4, 2020, 1:07 PM Camrud - CDPHE, Douglas <douglas.camrud@state.co.us> wrote:

How about 10 am.

Doug Camrud, P.E.

Engineering Review Unit Manager

Engineering Section



COLORADO
Water Quality Control Division
Department of Public Health & Environment

P 303.692.3271 | F 303.758.1398

4300 Cherry Creek Drive South, Denver, Colorado 80246

douglas.camrud@state.co.us | www.colorado.gov/pacific/cdphe

On Thu, Jun 4, 2020 at 12:56 PM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

That works for me. What time works best for you?

Richard

On Thu, Jun 4, 2020, 12:20 PM Camrud - CDPHE, Douglas <douglas.camrud@state.co.us> wrote:

Richard,

It would probably be best to meet. I am open June 19, Friday. thanks

Doug Camrud, P.E.

Engineering Review Unit Manager

Engineering Section



COLORADO
Water Quality Control Division
Department of Public Health & Environment

P 303.692.3271 | F 303.758.1398

4300 Cherry Creek Drive South, Denver, Colorado 80246

douglas.camrud@state.co.us | www.colorado.gov/pacific/cdphe

On Thu, Jun 4, 2020 at 11:31 AM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Doug,

I am starting the process for obtaining PEL's for the wagon wheels park in Fort Morgan. We spoke about it last year. There is not a lot of room to much of anything. It is 16 mobile home units and a stick built single family house.

My question to you is there a preference within the department on whether I use on site dissipation or whether I discharge to surface waters? The discharge would be to the road ditch. I think that we could design a system that would meet limitations in either case. There would be good and bad in both cases. There is little room for trenches. There is not active flow in the road ditch.

We spoke about a site visit last year, but it could not be arranged. Should we have that visit now to discuss how to best handle this situation before we start the formal approval process?

Thank you,

Richard Migchelbrink

Wagon Wheel Homes

21525 MCR R

970-682-5522

On Thu, Feb 28, 2019, 10:55 AM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Yes, we looked at the calculations and the site is too small to get separation. That puts back in your court?

Richard

From: Camrud - CDPHE, Douglas [mailto:douglas.camrud@state.co.us]

Sent: Thursday, February 28, 2019 10:52 AM

To: Richard Migchelbrink <rikkie2009@gmail.com>

Subject: Re: Email

Richard,

Attached is a copy of Policy No. WQSA-6. The policy can not be waived. Regarding Mel's comment, he must have done the calculations in Policy 6 and maybe determined there is not enough room to separate two systems, without purchasing some adjacent land?

Thanks

Doug Camrud, P.E.

Engineering Review Unit Manager

Engineering Section



COLORADO

Water Quality Control Division

Department of Public Health & Environment

P 303.692.3271 | F 303.758.1398

4300 Cherry Creek Drive South, Denver, Colorado 80246

douglas.camrud@state.co.us | www.colorado.gov/pacific/cdphe

On Thu, Feb 28, 2019 at 8:27 AM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Doug,

Mel Bustos of the Northern Colorado Health Department is saying that Policy Number 6 prohibits the Mobile Home Park site to be split into two sub-two thousand GPD systems. Do you agree with his assessment and can the Policy be waived?

Thanks,

Richard Migchelbrink

Wagon Wheel Mobile Home Park

From: Camrud - CDPHE, Douglas [mailto:douglas.camrud@state.co.us]

Sent: Wednesday, February 20, 2019 12:25 PM

To: rikkie2009@gmail.com

Subject: Email

Doug Camrud, P.E.

Engineering Review Unit Manager

Engineering Section



COLORADO

Water Quality Control Division

Department of Public Health & Environment

10/8/2020

Co.morgan.co.us Mail - Fwd: Wagon Wheel Mobile Home Park

P 303.692.3271 | F 303.758.1398

4300 Cherry Creek Drive South, Denver, Colorado 80246

douglas.camrud@state.co.us | www.colorado.gov/pacific/cdphe



Pam Cherry <pcherry@co.morgan.co.us>

Re Wagon Wheel Homes

6 messages

Morgan Conservation District <morganconservationdistrict@gmail.com>
To: Pam Cherry <pcherry@co.morgan.co.us>

Sun, Sep 27, 2020 at 10:55 AM

Hello Pam,

Please see attached recommendation in regards to the Wagon Wheel Homes Application.

If you have any questions, please let me know.

Best Regards,

Madeline

--

Madeline Hagan, District Manager
Morgan Conservation District
200 West Railroad
Fort Morgan, CO 80701
Phone: 970-427-3362
www.morganconservationdistrict.com

**Wagon Wheel Homes Recommendation.docx**

58K

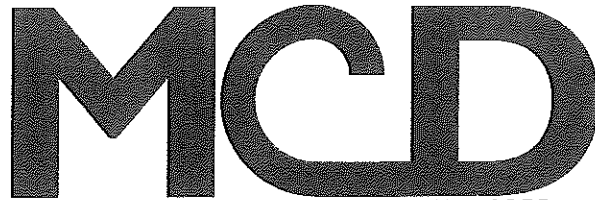
Pam Cherry <pcherry@co.morgan.co.us>
To: Morgan Conservation District <morganconservationdistrict@gmail.com>

Mon, Sep 28, 2020 at 8:24 AM

Thank you, Madeline. I will include this in the packets for the County Commissioners meeting on October 13.

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

[Quoted text hidden]



Morgan Conservation District Est. 1955

200 West Railroad Avenue, Fort Morgan, CO 80701
970-427-3362 • morganconservationdistrict@gmail.com
www.morganconservationdistrict.com

September 27th, 2019

Attn: Pam Cherry
Morgan County Planning and Building Department
231 Ensign Street
Fort Morgan, CO, 80701

To Whom in May Concern:

The Morgan Conservation District has reviewed the Use by Special Review Application for Wagon Wheel Homes. The District would like to make the following recommendation of a windbreak, ideally of Rocky Mountain Junipers, along the North and West sides of the property.

Please let us know if you have any questions or concerns.

Sincerely,

Madeline Hagan
District Manager



Pam Cherry <pcherry@co.morgan.co.us>

Fwd: Wagon wheel mobile home park

Mark Arndt <marndt@co.morgan.co.us>

Mon, Sep 21, 2020 at 3:53 PM

To: Jody Meyer <jmeyer@co.morgan.co.us>, Pam Cherry <pcherry@co.morgan.co.us>

----- Forwarded message -----

From: **John Sneed** <JSneed@fmsbank.com>

Date: Mon, Sep 21, 2020 at 3:47 PM

Subject: Wagon wheel mobile home park

To: morgancountybcc@co.morgan.co.us <morgancountybcc@co.morgan.co.us>

Unfortunately I am not able to attend tonight's meeting. I have been Richard Migelbrinks banker for many years. His first project we financed was the mobile home park developed by Dave Graff in Log Lane Village. He has systematically removed the run down units and replaced with new units that he has subsequently sold to the residents. This project has much improved the available housing in LLV. His second project I was associated with is north Fort Collins where he has completed the same model of taking a run down park and rehabilitating with nice affordable housing units.

Although not involved in the financing, I believe this is his plan for the Wagon Wheel court east of Fort Morgan. Given Morgan County's need for affordable housing I would think this project would be met with open arms.

Richard is a man of his word and has been an asset to every community that he has completed projects.

Sent from my iPad

Confidentiality Notice: This e-mail transmission, and any documents, files or previous e-mail messages that are attached are for the intended recipient only. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender. Please destroy the original transmission and its attachments without reading or saving in any manner. For your protection, please do not include personal account or confidential information when replying via email.



Pam Cherry <pcherry@co.morgan.co.us>

Wagon Wheel SUP

Pam Cherry <pcherry@co.morgan.co.us>
To: Helen Migchelbrink <sandrunpm@gmail.com>

Thu, Sep 24, 2020 at 9:08 AM

Would you please update the site plan drawing to show the actual setbacks from the property lines to any structures and email those to me for inclusion in the commissioner's packets? The Ag setbacks are 30 feet front, 25 feet side and 20 feet on the rear. Show what each actual setback is. There is definite encroachment of the shed, and possibly the residence. The right-of-way width for County Road R is 60'; the front setback is measured from the edge of the right-of-way, not the centerline of Road R.

I strongly recommend that you have some sort of permanent solution to propose to the waste water/septic issue.

These are the conditions as specified in the file summary:

1. The applicant shall obtain necessary permits and comply with the requirements and conditions of those permits as determined by other governmental agencies with jurisdiction over this operation.
2. The septic/waste treatment system shall be installed prior to sales, placement or occupation of additional homes.
3. Submit plans for onsite lighting and service buildings.
4. Re-permit and transfer ownership of the existing well through the State Engineer's office.
5. Construct six foot privacy fencing along the north, east and west property lines.
6. Add landscape to south side for buffer purposes without impeding line of sight for motor vehicles.

Planning Commission moved that conditions 4 and 5 be removed, though they will still be presented to the BOCC with PC's recommendation.

These are the conditions and wording that received recommendation of approval:

- 1. The applicant shall obtain necessary permits and comply with the requirements and conditions of those permits as determined by other governmental agencies with jurisdiction over this operation.**
- 2. The septic/waste treatment system shall be installed prior to sales, placement or occupation of additional homes.**
- 3. Submit plans for onsite lighting and service buildings.**
- 4. Add landscape to south side for buffer purposes without impeding line of sight for motor vehicles.**

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

[Quoted text hidden]



Pam Cherry <pcherry@co.morgan.co.us>

Wagon Wheel SUP

Pam Cherry <pcherry@co.morgan.co.us>
To: Helen Migchelbrink <sandrunpm@gmail.com>

Thu, Sep 24, 2020 at 10:24 AM

Helen, a couple more things.


See Table 2 of Appendix B of the zoning regulations. Please show parking spaces on the site plan, two spaces are required for each space/unit, plus an additional space for guest parking per two units in a common area.

See Table 3 of Appendix B of the zoning regulations. Are animal units proposed? Please add a statement to your application stating the intent.

See Table 5 of Appendix B of the zoning regulations. Mobile Homes are required to be set. Ask Richard to contact Dustin about checking the sets required based on the length of the mobile homes. Dustin is in training today, his number is 970-768-7197 to set up tiedown inspections for the mobile homes.

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

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 **Appendix B 01.10.19.pdf**
301K

10/7/2020

Co.morgan.co.us Mail - Re Wagon Wheel Homes

Pam Cherry <pcherry@co.morgan.co.us>
To: Helen Migchelbrink <sandrunpm@gmail.com>

Mon, Sep 28, 2020 at 9:59 AM

FYI

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

[Quoted text hidden]

 **Wagon Wheel Homes Recommendation.docx**
58K

Pam Cherry <pcherry@co.morgan.co.us>
To: Helen Migchelbrink <sandrunpm@gmail.com>

Mon, Sep 28, 2020 at 10:02 AM

Hi Helen,
Last week, Richard was in the office to pick up the sign. I gave him the affidavit and told him the instructions for posting the sign. He was to take two pictures, one up close of the sign, the second from farther away to see the location. I need the affidavit (notarized) and images returned to my office to include in the packets for the county commissioners.

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

[Quoted text hidden]

Morgan Conservation District <morganconservationdistrict@gmail.com>
To: Pam Cherry <pcherry@co.morgan.co.us>

Mon, Sep 28, 2020 at 5:32 PM

Great, thanks!
[Quoted text hidden]

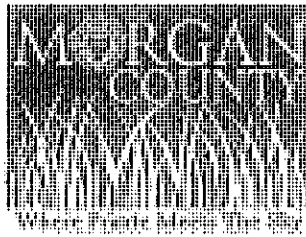
Pam Cherry <pcherry@co.morgan.co.us>
To: Helen Migchelbrink <sandrunpm@gmail.com>

Mon, Oct 5, 2020 at 8:26 AM

Helen, Do you have any additional information for the commissioner's packets for next week? If so, we will need that by Wednesday.

Thank you
Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

[Quoted text hidden]



Road & Bridge Department

7-14-2020

Wagon Wheel Homes, LLC
21525 -21589 County Rd. R
Fort Morgan, CO. 80701

Dear Wagon Wheel Homes, LLC.

Morgan County Highway Department has no objection to the use of the present driveway located onto Morgan County Road R as access to the property located at:

Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 3, North Range 57 West of the 6th P.M.

GPS Coordinates taken using a Jamar RAC Geo II Counter

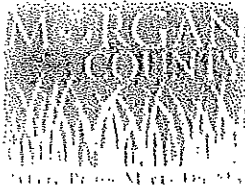
GPS Coordinates at the centerline of the driveway: 40.246875 Latitude
-103.744872 Longitude

The maximum width allowed for this driveway is 30 feet. At this time no culvert is required. If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired. The landowner will assume all costs; and driveway must meet Morgan County specifications. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. Culverts that meet Morgan County specifications may be purchased directly from the County, however; Morgan County cannot complete the installation.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Bass". The signature is fluid and cursive, written over a white background.

Bruce Bass
Director of Public Works
Morgan County Government



Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By:

Name: WAGON WHEEL HOMES, LLC Date: 7/12/2020

Address: 21525 → 21589 CR R

City/State/Zip FORT MORGAN, CO 80701

Phone: 970 682 5522

Legal Description:

SW 1/4, SE 1/4 OF SEC 3, T 3 N R 57 W OF 6th PM

Present Driveway Location:

4 DRIVEWAYS

New Driveway Location:

NO CHANGE

if this letter is to be mailed to an address different from above indicate:

Name: WAGON WHEEL HOMES, LLC

Address: 1605 TEAKWOOD CT

City/State/Zip FORT COLLINS, CO 80525

Phone: 970-682-5522

Submit this request to: Morgan County Road and Bridge Department

17303 Road S

P.O. Box 516

Fort Morgan, CO. 80701

(970) 542-3560 Fax (970) 542-3569

For office use only

Determination: _____

GPS Coordinates, Centerline of Driveway in relation to road.

Latitude: 40.246875

Longitude: 103.744872

Maximum Width of Driveway: 30 Feet

Culvert Required: YES/NO NO If yes, Size: _____ Inch.

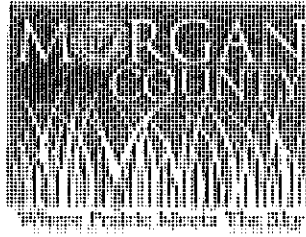
Driveway Address Code: DAUR-0.6-N2-21

Submitted By: _____

Date: _____

Completed By: _____

Date: _____



Road & Bridge Department

7-14-2020

Wagon Wheel Homes, LLC
21525 -21589 County Rd. R
Fort Morgan, CO. 80701

Dear Wagon Wheel Homes, LLC.

Morgan County Highway Department has no objection to the use of the present driveway located onto Morgan County Road R as access to the property located at:

Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 3, North Range 57 West of the 6th P.M.

GPS Coordinates taken using a Jamar RAC Geo II Counter

GPS Coordinates at the centerline of the driveway: 40.246865 Latitude
-103.744453 Longitude

The maximum width allowed for this driveway is 40 feet. At this time no culvert is required. If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired. The landowner will assume all costs; and driveway must meet Morgan County specifications. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. Culverts that meet Morgan County specifications may be purchased directly from the County, however; Morgan County cannot complete the installation.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Bass". The signature is fluid and cursive, with the first name "Bruce" and last name "Bass" clearly distinguishable.

Bruce Bass
Director of Public Works
Morgan County Government

Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By:

Name: WAGON WHEEL HOMES, LLC Date: 7/12/2020

Address: 21525 - 21589 CR R

City/State/Zip FORT MORGAN, CO 80701

Phone: 970 682 5522

Legal Description:

SW 1/4, SE 1/4 OF Sec 2, T 3 N R 57 W of 6th PM

Present Driveway Location:

4 DRIVEWAYS

New Driveway Location:

NO CHANGE

If this letter is to be mailed to an address different from above indicate:

Name: WAGON WHEEL HOMES, LLC

Address: 1625 TIMBERWOOD CT

City/State/Zip FORT COLLINS, CO 80523

Phone: 970-682-5522

Submit this request to: Morgan County Road and Bridge Department

17303 Road S

P.O. Box 516

Fort Morgan, CO. 80701

(970) 542-3560 Fax (970) 542-3569

For office use only

Determination:

GPS Coordinates, Centerline of Driveway in relation to road.

Latitude:

40.246865

Longitude:

103.744453

Maximum Width of Driveway: 4.0 Feet

Culvert Required: YES NO If yes, Size: _____ Inch.

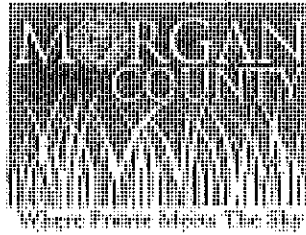
Driveway Address Code: DRVR-0.6-N3-21

Received By: _____

Date: _____

Completed By: _____

Date: _____



Road & Bridge Department

7-14-2020

Wagon Wheel Homes, LLC
21525 -21589 County Rd. R
Fort Morgan, CO. 80701

Dear Wagon Wheel Homes, LLC.

Morgan County Highway Department has no objection to the use of the present driveway located onto Morgan County Road R as access to the property located at:

Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 3, North Range 57 West of the 6th P.M.

GPS Coordinates taken using a Jamar RAC Geo II Counter

GPS Coordinates at the centerline of the driveway: 40.246877 Latitude

-103.743775 Longitude

The maximum width allowed for this driveway is 40 feet. At this time no culvert is required. If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired. The landowner will assume all costs; and driveway must meet Morgan County specifications. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. Culverts that meet Morgan County specifications may be purchased directly from the County, however; Morgan County cannot complete the installation.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Bass". The signature is fluid and cursive, with the first name "Bruce" being more prominent than the last name "Bass".

Bruce Bass
Director of Public Works
Morgan County Government

Request for Drive/way Access Letter

Requested By:

Name: WAGON WHEEL HOMES, LLC Date: 7/12/2020

Address: 21525 -> 21589 CR R.

City/State/Zip FORT MORGAN, CO 80701

Phone: 970 682 5522

Legal Description:

SW 1/4, SE 1/4 OF SEC 3, T 3 N R 57 W OF B 16 N

Present Driveway Location:

4 DRIVEWAYS

New Driveway Location:

NO CHANGE

If this letter is to be mailed to an address different from above indicate:

Name: WAGON WHEEL HOMES, LLC

Address: 1605 TEAKWOOD CT

City/State/Zip FORT COLLINS, CO 80525

Phone: 970-682-5522

Submit this request to: Morgan County Road and Bridge Department

17303 Road S

P.O. Box 516

Fort Morgan, CO. 80701

(970) 542-3560 Fax (970) 542-3569

For office use only

Determination:

GPS Coordinates, Centerline of Driveway in relation to road.

Latitude: 40.246877

Longitude: 103.743775

Maximum Width of Driveway: 40 Feet

Culvert Required: YES (NO) If yes, Size: _____ Inch.

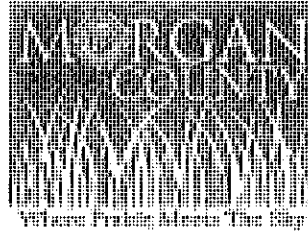
Driveway Address Code: DRUR-0.6-N4-21

ived By: _____

Date: _____

Completed By: _____

Date: _____



Road & Bridge Department

7-14-2020

Wagon Wheel Homes, LLC
21525 -21589 County Rd. R
Fort Morgan, CO. 80701

Dear Wagon Wheel Homes, LLC.

Morgan County Highway Department has no objection to the use of the present driveway located onto Morgan County Road R as access to the property located at:

Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 3, North Range 57 West of the 6th P.M.

GPS Coordinates taken using a Jamar RAC Geo II Counter

GPS Coordinates at the centerline of the driveway: 40.246885 Latitude
-103.743157 Longitude

The maximum width allowed for this driveway is 40 feet. At this time no culvert is required. If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired. The landowner will assume all costs; and driveway must meet Morgan County specifications. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. Culverts that meet Morgan County specifications may be purchased directly from the County, however; Morgan County cannot complete the installation.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Bass". The signature is fluid and cursive, with the first name "Bruce" being more prominent than the last name "Bass".

Bruce Bass
Director of Public Works
Morgan County Government

Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By:

Name: WAGON WHEEL HOMES, LLC Date: 7/12/2020

Address: 21525 → 21589 CR R.

City/State/Zip FORT MORGAN, CO 80701

Phone: 970 682 5522

Legal Description:

SW 1/4, SE 1/4 OF SEC 3, T 3 N R 57 W of 6th PM

Present Driveway Location:

4 DRIVEWAYS

New Driveway Location:

NO CHANGE

If this letter is to be mailed to an address different from above indicate:

Name: WAGON WHEEL HOMES, LLC

Address: 1505 TIMBERWOOD CT

City/State/Zip FORT COLLINS, CO 80525

Phone: 970-682-5522

Submit this request to: Morgan County Road and Bridge Department

17303 Road S

P.O. Box 516

Fort Morgan, CO. 80701

(970) 542-3560 Fax (970) 542-3569

For office use only

Determination:

GPS Coordinates, Centerline of Driveway in relation to road.

Latitude:

40.246885

Longitude:

103.743157

Maximum Width of Driveway: 40 Feet

Culvert Required: YES NO If yes, Size: _____ Inch.

Driveway Address Code: DRVR-0.6-N5-21

Received By: _____

Date: _____

Completed By: _____

Date: _____



Wagon Wheel Mobile Home Park Special Use

PLANNING COMMISSION MEETING

SEPTEMBER 21, 2020

Wagon Wheel Special Use Permit

Background

- ▶ Existing mobile home park
- ▶ Established in 1960's
- ▶ 16 mobile homes and 2 permanent buildings
- ▶ 2.4 acres carved out of farm land in 1972
- ▶ Purchased property November 2018

Wagon Wheel Special Use Permit

Purpose

- ▶ Permanent designation as allowed use
- ▶ Remove old homes; install new or rebuild
- ▶ Remodel existing structures
- ▶ Upgrade sewer and landscaping

Wagon Wheel Special Use Permit

Project Goals

- ▶ Affordable housing for local families
- ▶ Pride of home ownership
- ▶ Support local business
- ▶ Remove blight

Wagon Wheel Special Use Permit



Wagon Wheel Special Use Permit



Wagon Wheel Special Use Permit



Wagon Wheel Special Use Permit

Who are we are why should you trust us??

- ▶ Commitment to Morgan County, bought in LLV in 2003
- ▶ Small family owned company
- ▶ Long history of using Morgan County businesses
 - ▶ FMS Bank, Bloedorn, Carpets Plus, Glen Dahl, Graham Upholstery, Jess Backhoe, McClary PC, Mr Ds, Quad County Plumbing, Rick Staley, Wolf Waste

Wagon Wheel Special Use Permit

Who are we are why should you trust us??

- ▶ Track record
 - ▶ Larch Drive in Log Lane Village
 - ▶ Replaced 23 of 26 Houses
 - ▶ Rebuilt 3 of 26 Houses
 - ▶ Davies Mobile Home Park in Fort Collins
 - ▶ Replaced 11 of 26 Houses (so far)
 - ▶ Rebuilt 4 of 26 Houses

Wagon Wheel Special Use Permit

Who are we are why should you trust us??

- ▶ Track record
 - ▶ Wagon Wheel Mobile Park
 - ▶ Will invest over \$1,000,000 in new houses
 - ▶ Will rebuild 2 houses and 2 stick built houses

Wagon Wheel Special Use Permit

Why approve this special use??

- ▶ Need for affordable housing
- ▶ Need for workforce housing
- ▶ Home ownership for all families, wealthy or not
- ▶ Improve visual and environmental impacts
- ▶ Home owners take better care of neighborhood than renters

Wagon Wheel Special Use Permit

Why approve this special use??

- ▶ Park is grandfathered in and will remain as is
- ▶ Houses will continue to deteriorate, but people will continue to rent them.

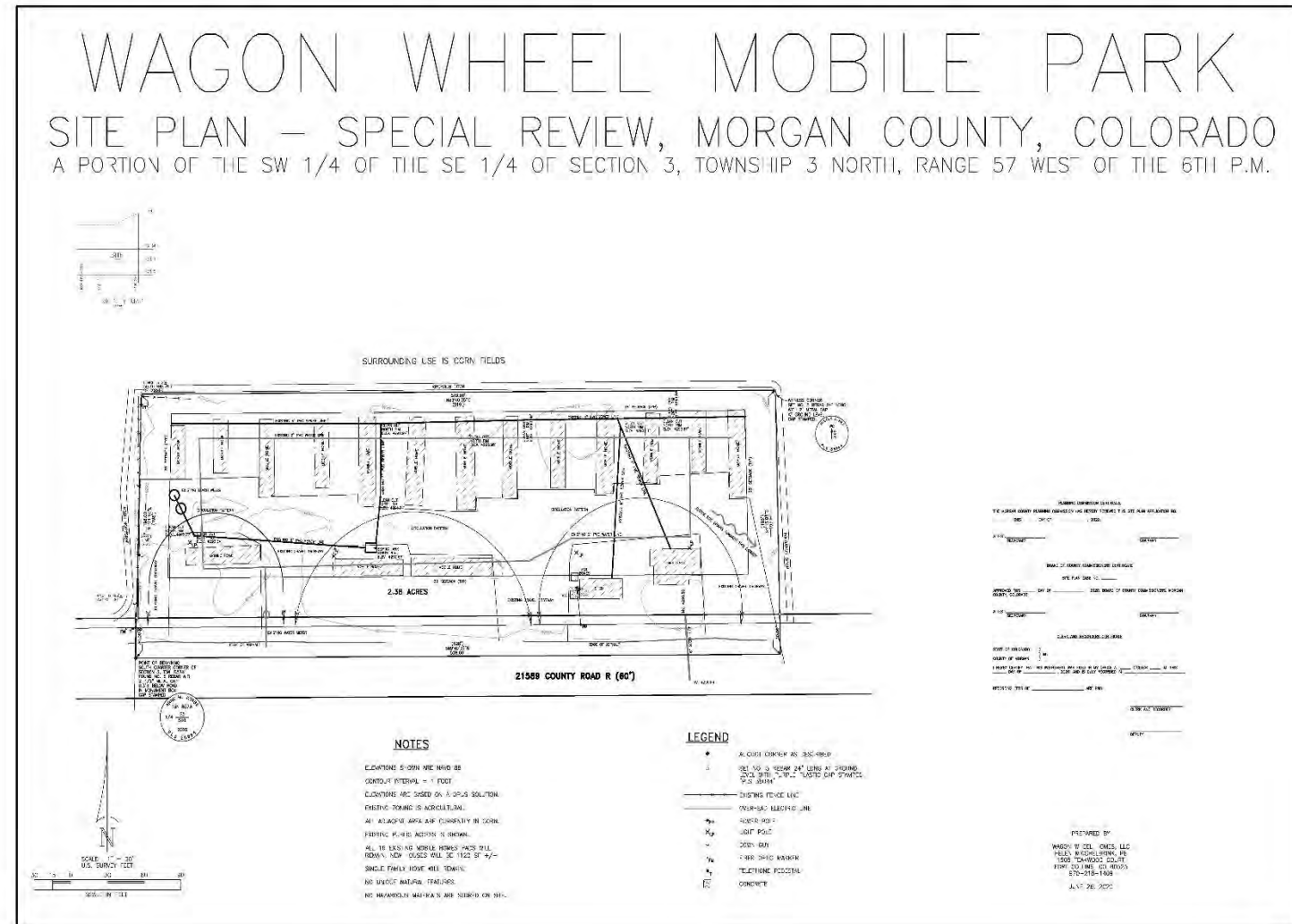
Zoning Section 2-345

- ▶ (A) *The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan*
 - ▶ Diversify the economy by providing affordable housing
 - ▶ Preserve the environment by upgrading water and sewer
 - ▶ Encourage development in proximity to activity centers..Leprino, Cargill, Dairy Farmers of America, etc

- ▶ This Special Use Permit Application meets this requirement.

Zoning Section 2-345

- ▶ (B) All of the application documents are complete and present a clear picture of how uses are to be arranged on the site
- ▶ This Special Use Permit Application meets this requirement.



Zoning Section 2-345

- ▶ *(C) The Site Plan conforms to the district design standards of these regulations*
- ▶ The Purpose of the Special Use Permit Application is to meet the design standards of the district in which it is situated.

Zoning Section 2-345

- ▶ *(D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.*
- ▶ The only off site impacts are visual. This will be resolved when the owners are given permission to replace and or rebuild old houses. It has already started. There will be no off site traffic impacts because there is no proposed increase in density.
- ▶ The one on-site issue to be fixed is the upgrading of the septic system. Design of that system is contingent on the approval of the Special Use.
- ▶ This Special Use Permit Application meets this requirement.

Zoning Section 2-345

- ▶ *(E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the county.*
- ▶ This special use proposed has been used at this site for **almost 60 years**. The surrounding uses have *grown up* around it. It is surrounded on three sides by 7 foot tall corn stalks.
- ▶ This Special Use Permit Application meets this requirement.

Zoning Section 2-345

- ▶ *(F) The special use poses only the minimal amount of risk to the public health, safety, and welfare as set by either federal, state, or county regulation, which ever is the strictest.*
- ▶ Replacing downtrodden houses, rebuilding old houses, improving the septic system and replacing renters with homeowners **decreases** any risk to the nation, state or county.
- ▶ This Special Use Permit Application meets this requirement.

Zoning Section 2-345

- ▶ *(G) The special use proposed is not planned to be developed on a non-conforming parcel.*
- ▶ The special use is proposed on an existing legally conforming parcel
- ▶ This Special Use Permit Application meets this requirement.

Zoning Section 2-345

- ▶ *(H) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the county for application processing and review.*
- ▶ This Special Use Permit Application meets this requirement.

Zoning Section 2-345

- ▶ *(1) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quality and reliability and in the case of human consumption, quantity, quality, and reliability*
- ▶ The project is served by an existing Morgan County Quality Water tap of sufficient size.
- ▶ This Special Use Permit Application meets this requirement.

Recommendation for Approval

- ▶ Approve the Special Use Site Plan as submitted for 16 mobile homes and 2 stick built residences.
- ▶ Specifically allow the site to be enlarged as required to possibly accommodate a septic system, as long as number of units is not increased without prior approval of Morgan County.
- ▶ Design, seek approval, and construct an upgraded septic system within one year of Morgan County Commissioners approval.
- ▶ Transfer ownership of existing water rights within 6 months of Morgan County Commissioners approval.
- ▶ Add appropriate landscaping after all septic construction activities have been completed

Wagon Wheel Special Use Permit

Thank you!


TOPOGRAPHIC SURVEY FOR
WAGON WHEEL HOMES, LLC

U.S. HIGHWAY 34

NORTHWEST CORNER OF SE1/4
OF SECTION 3, T3N, R57W
FOUND NO. 6 REBAR WITH
3-1/4" METAL CAP
0.4" BELOW ROAD
IN MONUMENT BOX
CAP STAMPED

COLO. DEPT. OF TRANSPORTATION
T3N R57W
C1/4
+ S3
2005
PLS NO 37963

LEGEND

| | |
|---|--|
| ◆ | ALIQUOT CORNER AS DESCRIBED |
| ○ | SET NO. 5 REBAR 24" LONG AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPED "PLS 38044" |
| —X— | EXISTING FENCE LINE |
| —OHE— | OVERHEAD ELECTRIC LINE |
| •PP | POWER POLE |
| X _{LP} | LIGHT POLE |
| ∨ | DOWN GUY |
| •FM | FIBER OPTIC MARKER |
| ■ _T | TELEPHONE PEDESTAL |
|  | CONCRETE |

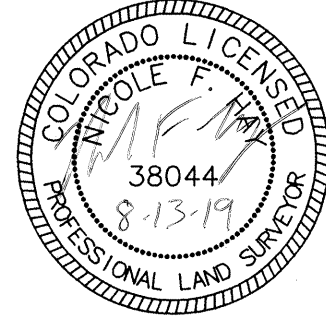
NOTES

ELEVATIONS SHOWN ARE NAVD 88.
CONTOUR INTERVAL= 1 FOOT
ELEVATIONS ARE BASED ON A OPUS SOLUTION.

SURVEYOR'S STATEMENT

I, NICOLE F. HAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO. STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: NICOLE F. HAY
FOR AND ON BEHALF OF
LEIBERT-McATEE & ASSOCIATES, INC.
P.L.S. NO. 38044



DESCRIPTION

(AS PER RECEPTION NO. 915113 OF THE MORGAN COUNTY RECORDS)

A PARCEL OF LAND IN THE SW1/4SE1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M., MORGAN COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE S1/4 CORNER OF SECTION 3; THENCE NORTH ALONG THE WEST LINE OF THE SE1/4 OF SECTION 3, 198 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF THE SE1/4 OF SECTION 3, 519.00 FEET; THENCE SOUTHERLY 198 FEET TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF SECTION 3; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 3 TO THE POINT OF BEGINNING.

ALSO KNOWN AND SOMETIMES DESCRIBED AS FOLLOWS:
(AS PER BOOK 733 AT PAGE 751 OF THE MORGAN COUNTY RECORDS)

A PARCEL OF LAND IN THE SW1/4SE1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE NORTH ALONG THE WEST LINE OF THE SE1/4 OF SECTION 3, 198 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF THE SE1/4 SECTION 3, 519 FEET; THENCE SOUTHERLY 198 FEET TO A POINT ON THE SOUTH LINE OF THE SE1/4 SECTION 3; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 3, 528 FEET TO THE POINT OF BEGINNING.

NOTES

A TITLE SEARCH WAS NOT REQUESTED OR CONDUCTED BY ME FOR THIS PARCEL. THEREFORE, ALL RECORDED RIGHTS-OF-WAY OR EASEMENTS MAY NOT BE SHOWN.

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE SOUTH LIN SOUTHEAST QUARTER (SE1/4) OF SECTION 3, T3N, R57W BEARS SOUTH 89°40'35" WEST SOUTHEAST AND SOUTHWEST CORNERS OF SAID SE1/4 OF SECTION 3 ARE MONUMENT SHOWN.

DISTANCES IN PARENTHESES ARE DEED DISTANCES.

SIGNIFICANT VARIANCES IN THE LOCATION OF THE PARCEL LINES WITH CURRENT FENCE LINES ARE SHOWN ON THE ABOVE PLAT. SINCE THIS SURVEY HAS NO JURISDICTION OVER ADJOINING LAND OWNERS, ANY PERSON MOVING, REMOVING, OR REPLACING ANY OF THESE CURRENT FENCE LINES WILL BE DOING SO AT HIS OWN RISK.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTE

NO UTILITY LOCATE PERFORMED FOR THIS SURVEY.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

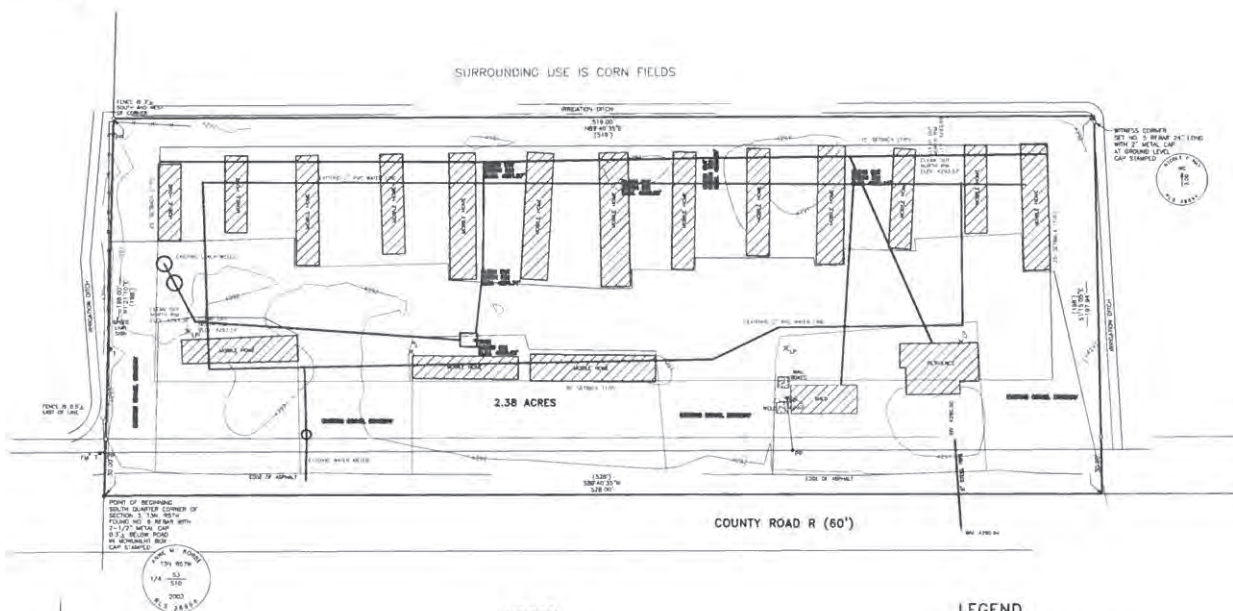
| | | | |
|-------------|---|-----------|---------|
| REVISIONS | LEIBERT-McATEE & ASSOCIATES, INC. P.O. BOX 442 615 SOUTH TENTH AVENUE STERLING, CO 80751 970-522-1960 | | |
| TITLE | TOPOGRAPHIC SURVEY FOR WAGON WHEEL HOMES, LLC IN THE SW1/4SE1/4 OF SECTION 3, T34N, R57W OF THE 6TH P.M., MORGAN COUNTY, COLORADO | | |
| SCALE: | 8-13-19 | DR. BY: | NH |
| DRAWING NO. | | | |
| DATE: | 1" = 30' | PROJ. NO: | 1000-19 |
| | | SHEET 1 | of 1 |

2019-42

WAGON WHEEL MOBILE PARK

SITE PLAN — SPECIAL REVIEW, MORGAN COUNTY, COLORADO

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M.



NOTES

ELEVATIONS SHOWN ARE NAVD 83
 CONTOUR INTERVAL = 1 FOOT
 ELEVATIONS ARE BASED ON A DIPS SOLUTION.
 EXISTING ZONING IS AGRICULTURAL.
 ALL ADJACENT AREA ARE CURRENTLY IN CORN.
 EXISTING PUBLIC ACCESS IS SHOWN.
 ALL 15 EXISTING MOBILE HOMES PADS WILL
 REMAIN. NEW HOUSES WILL BE 1120 SF +/-
 SINGLE FAMILY HOME WILL REMAIN.
 NO UNIQUE NATURAL FEATURES.
 NO HAZARDOUS MATERIALS ARE STORED ON SITE.

LEGEND

- ALLOT CORNER AS DESCRIBED
- SET NO. 5 REBAR 24" LONG AT GROUND
 LEVEL WITH PURPLE PLASTIC CAP STAMPEL
 PLS 38044
- EXISTING FENCE LINE
- OVERHEAD ELECTRIC LINE
- POWER POLE
- LIGHT POLE
- DOWN GUY
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- CONCRETE

PLANNING COMMISSION CERTIFICATE

THE MORGAN COUNTY PLANNING COMMISSION HAS HEREBY REVIEWED THIS SITE PLAN APPLICATION NO. _____ THIS _____ DAY OF _____, 2020.

ATTEST: SECRETARY _____ CHAIRMAN _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

SITE PLAN CASE NO. _____

APPROVED THIS _____ DAY OF _____, 2020, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO

ATTEST: SECRETARY _____ CHAIRMAN _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MORGAN } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____, 2020, AND IS DULY RECORDED IN _____

RECORDING FEES OF _____ ARE PAID.

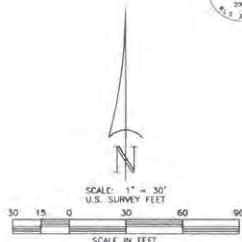
CLERK AND RECORDER _____

DEPUTY _____

PREPARED BY

WAGON WHEEL HOMES, LLC
 HELEN MICHELBRINK, PE
 1525 TEAMWOOD COURT
 FORT COLLINS, CO 80525
 970-218-1408

JUNE 26, 2020



TOPOGRAPHIC SURVEY FOR WAGON WHEEL HOMES, LLC

U.S. HIGHWAY 34



1/4 SECTION 34

1/4 SECTION 34

1/4 SECTION 34

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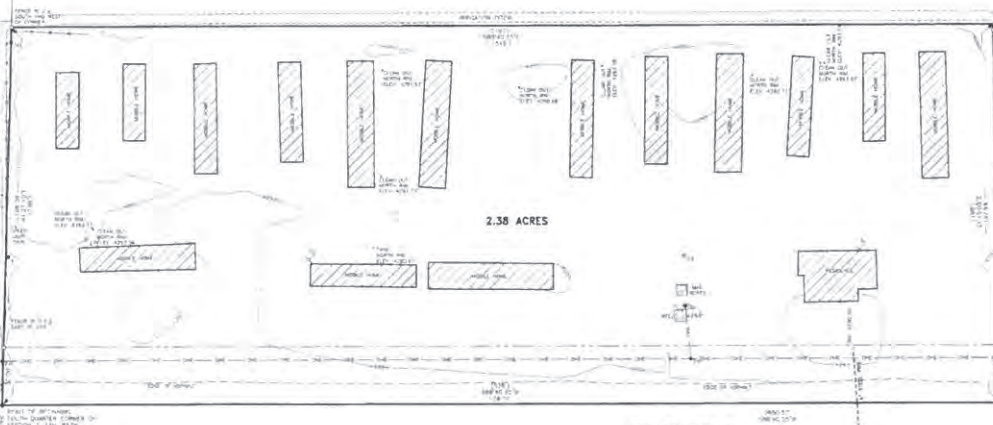
1/4 SECTION 34

1/4 SECTION 34

1/4 SECTION 34

1/4 SECTION 34

1/4 SECTION 34



COUNTY ROAD R

LEGEND

- ALUMINUM SPANNER AS DESCRIBED
- 5/8" REBAR 24" LONG AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPED "PLS 30044"
- EXISTING FENCE LINE
- DARKHEAD ELECTRIC LINE
- POWER POLE
- LIGHT POLE
- CONCRETE
- WOOD OPTIC MARKER
- TELEPHONE PEDESTAL
- CONCRETE

NOTES

- ELEVATIONS SHOWN ARE NAVD 83
- CONTOUR INTERVAL = 1 FOOT
- ELEVATIONS ARE BASED ON A DRUS SOLUTION

SURVEYOR'S STATEMENT

I, MICHAEL R. HAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION AND THIS PLAT ACCURATELY REPRESENTS THE SURVEY BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPROPRIATE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO. STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESS OR IMPLIED.

BY: MICHAEL R. HAY
FOR AND ON BEHALF OF
LEIBERT-MATTE & ASSOCIATES, INC.
P.O. BOX 3994



DESCRIPTION

(AS PER RECEPTION NO. 97111 OF THE NEBRASKA COUNTY RECORDS)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE 6TH P.M. NEBRASKA COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SECTION 3, THENCE NORTH ALONG THE WEST LINE OF THE S.W. 1/4 OF SECTION 3, 180 FEET, THENCE EAST ALONG THE WEST LINE OF THE S.W. 1/4 OF SECTION 3, 610 FEET, THENCE SOUTHERLY 89 DEGREES 10' 00" TO A POINT ON THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 3, THENCE WESTERLY ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 3 TO THE POINT OF BEGINNING.

ALSO KNOWN AND RECORDED AS FOLLOWS: (AS PER BOOK 178 AT PAGE 105 OF THE NEBRASKA COUNTY RECORDS)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SECTION 3, THENCE NORTH ALONG THE WEST LINE OF THE S.W. 1/4 OF SECTION 3, 180 FEET, THENCE EAST ALONG THE WEST LINE OF THE S.W. 1/4 OF SECTION 3, 610 FEET, THENCE SOUTHERLY 89 DEGREES 10' 00" TO A POINT ON THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 3, THENCE WESTERLY ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 3 TO THE POINT OF BEGINNING.

NOTES

A TITLE SEARCH WAS NOT REQUESTED OR CONDUCTED BY ME FOR THIS PARCEL. THEREFORE, ALL RECORDED RIGHTS OF WAY OR EASEMENTS MAY NOT BE SHOWN.

ARRANGED FOR THIS SURVEY AND BASED ON THE ASSUMPTIONS THAT THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, 180 FEET, TO THE S.W. CORNER OF SECTION 3, THE SOUTHWEST CORNER OF SAID SECTION 3, AND THE S.W. CORNER OF SECTION 3 ARE MONUMENTED AS SHOWN.

DISTANCES IN PARENTHESES ARE DEED DISTANCES.

SIGNIFICANT VARIANCES IN THE LOCATION OF THE PARCELS, LINES WITH CURRENT FENCE LINES ARE SHOWN ON THE ABOVE PLAT. SINCE THIS SURVEY HAS NO JURISDICTION OVER ADJOINING LAND OWNERS, ANY PERSON MOVING, REMOVING, OR REPLACING ANY OF THESE CURRENT FENCE LINES WILL BE DOING SO AT HIS OWN RISK.

NOTES

ACCORDING TO COLORADO LAW YOU MUST COMBINE ANY LEGAL ACTION (SUCH AS A SUIT OR A WRIT) WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH VIOLATION. IF YOU DO NOT COMBINE ANY ACTION WITHIN THREE YEARS, YOUR REMEDY WILL BE BARRED. THIS SURVEY IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESS OR IMPLIED.

NOTE

NO UTILITY LOCATE PERFORMED FOR THIS SURVEY.

CALL UTILITY NOTIFICATION
1-800-922-1987
CALL 2-48 HOURS BEFORE ANY EXCAVATION.
FOR THE MARKING OF UNDERGROUND
UTILITY LINES.

| REVISIONS | LEIBERT-MATTE & ASSOCIATES, INC. |
|-----------------|--|
| | P.O. BOX 442 615 SOUTH TENTH AVENUE STERLING, CO. 80751 970-522-1987 |
| FILE | TOPOGRAPHIC SURVEY FOR WAGON WHEEL HOMES, LLC IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE 6TH P.M. NEBRASKA COUNTY, COLORADO |
| SCALE: 1" = 30' | DATE: 8-13-18 |
| DATE: 8-13-18 | BY: [Signature] DRAWING NO. |
| | PROJ. NO. 1000-18 SHEET 1 OF 1 |

COUNTY ROAD 22



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

September 21, 2020

TO: Morgan County Planning Commission
DATE: MONDAY, September 21, 2020
TIME: 7:00 P.M.
PLACE: Assembly Room – Remote attendance via ZOOM

The County is abiding by the Social Distancing Requirements in Public Health Order 20-28 for this meeting. Due to limited space in the assembly room, remote attendance is encouraged. If you have any questions regarding attending the meeting, please contact Pam Cherry at 970-542-3526.

To participate remotely you must connect via Zoom Conferencing Access Information:

To participate in Public Hearings you may connect via Zoom Conferencing Access Information at:

<https://us02web.zoom.us/j/85182776966>

Or iPhone one-tap :

US: +13462487799, 85182776966# or +16699009128, 85182776966#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 851 8277 6966

AGENDA

Roll Call

Minutes of 8-10-20

Approval of Agenda

Application:

1. APPLICANT AND LANDOWNER: Wagon Wheel Homes, LLC

Legal Description: A parcel of approximately 2.38 acres located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 3, Township 3 North, Range 57 West of the 6th P.M. Morgan County, Colorado and addressed as 21589 CO RD R, Fort Morgan, Colorado.

Request: Special permit for an existing, non-conforming mobile home park in order to permit the removal and installation of new mobile homes.

OTHER MATTERS:

ADJOURN:



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

Filing Deadline _____

Meeting Date _____

USE BY SPECIAL REVIEW PERMIT APPLICATION

APPLICANT

LANDOWNERS

Name WAGON WHEEL HOMES, LLC

Name SAMIE

Address 1505 TEAKWOOD CT
FORT COLLINS, CO 80525

Address _____

Phone (970) 218 1409

Phone () _____

Email SANDRUNPM@GMAIL.COM

Email _____

TECHNICAL INFORMATION

Address of property or general location 21589 County Road R Zone District AG

Size of property (Sq. Ft. or Acres) 2.3 Present Use of Property MH PARK Proposed Use of Property MH PARK

Complete Legal Description of property. If not enough space, attach to application and label "Exhibit 2". _____

Is property located within 1320' (1/4) of a livestock confinement facility? NO

APPLICANT'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. Application must be signed by landowners as shown on title insurance/commitment.

Applicant Signature [Signature] Date 6/30/20

Landowner Signature [Signature] Date 6/30/20

Date Received _____ Received By _____ Fee Payment _____ Check # _____

Recording Fee _____ Check # _____

Fees Paid By _____

Comments _____



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

USE BY SPECIAL REVIEW APPLICATION CHECKLIST

- ☒ Exhibit A: Proof of ownership in the form of current title insurance or attorney's title opinion (within last 6 months).
- ☒ Exhibit B: Narrative describing project and purpose of request.
- ☒ Exhibit C: Narrative of how project will relate to or impact existing adjacent uses, including description of all off-site impacts. Include mitigation measures for off-site impacts.
- ☒ Exhibit D: Additional information to clearly show projects intent.
- ☒ Exhibit E: Narrative of compliance of this proposal with the Morgan County Comprehensive Plan and with the criteria for review of Special Use Permits.
- ☒ Exhibit F: Development or implementation schedule of project. If Vesting of Rights is desired additional application and fees are required.
- ☒ Exhibit G: Discussion of any public improvements required to complete the project and copies of pertinent improvements agreements.
- ☒ Exhibit H: Description of types of easements required for the project. May be required to supply copies of easement agreements.
- ☒ Exhibit I: Discussion of any environmental impacts the Special Use will have on the following:
- ☐ I1: Existing Vegetation
 - ☐ I2: Land Forms
 - ☐ I3: Water Resources
 - ☐ I4: Air Quality
 - ☐ I5: Wildlife
 - ☐ I6: Wetlands
 - ☐ I7: Dust
 - ☐ I8: Odor
 - ☐ I9: Noise
 - ☐ I10: Stormwater Runoff
 - ☐ I11: Visual Amenities
 - ☐ I12: _____



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

☒ Exhibit J: Letters of commitment from utility providers or other proof of service as required by staff:

___ J1: Water
___ J2: Sewer
___ J3: Electricity

☒ Exhibit K: Legal Access - Copy of permit for access from Colorado Department of Transportation or Morgan County Road and Bridge. (Required for new and existing driveways)

☒ Exhibit L: Soil Map from Morgan County Soil Conservation District.

☒ Exhibit M: Impact statement from irrigation companies that have canals / laterals crossing area.

☒ Exhibit N: Documentation of adequate financial resources to implement the project.

☒ Exhibit O: Right to Farm Policy / Notice.

___ Exhibit P: Site plans / map exhibits as per Morgan County Zoning Regulations, Section 2-515.

___ Exhibit Q: Additional information as required by staff:

___ Q1: _____
___ Q2: _____
___ Q3: _____
___ Q4: _____

___ Exhibit U: Non-refundable application fee of \$500.00, plus any additional deposits as required by staff.

To be provided after posting the property for future public hearing

___ Exhibit V: Notarized affidavit and photograph verifying sign(s) posting. Property posting takes places after Planning Commission hearing and prior to County Commissioners' hearing.

*Property taxes must be current at the time of processing.

Exhibit A
Proof of Ownership

A current title commitment is attached



NOTICE

PREVENTION OF

WIRE FRAUD

TITLE ONE OF COLORADO no longer sends or receives wiring instructions by Email, in connection with Real Estate transactions closed by the Company.

For your protection, please telephone your transaction Closer or Processor at Title One for wiring instructions.

CALL YOUR CLOSER OR PROCESSOR IMMEDIATELY if you receive an email purporting to provide you with or change Bank-wire information of Title One.

BANK ACCOUNT WIRING INFORMATION OF TITLE ONE WILL NOT be e-mailed to you nor will it change!

Title One is not responsible for wires sent to an incorrect account.



Title One of Colorado, Inc.
710 Kipling Street, Suite 406
Lakewood, CO 80215
(303) 991-5959

NOTICE
TO REAL PROPERTY PURCHASERS
FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT
“FIRPTA”
WITHHOLDING REQUIREMENTS

A TAX OF 10%, 15% OR MORE, PAYABLE TO THE IRS BY PURCHASER, MAY BE REQUIRED, IF THE SELLER IS NOT A CITIZEN OF UNITED STATES:

I. IF THE BUYER DOES NOT PLAN TO USE THE PROPERTY AS IT'S PRIMARY RESIDENCE:

IN ALL CASES, THE BUYER IS REQUIRED TO WITHHOLD AND PAY TO THE IRS, 15% OF THE PURCHASE PRICE.

II. IF BUYER PLANS TO USE THE PROPERTY AS IT'S PRIMARY RESIDENCE:

- A. IF THE SALES PRICE IS \$300,000 OR LESS, AND THE BUYER COMPLETES IRS FIRPTA AFFIDAVIT, THE SELLER WILL BE EXEMPT, AND NO BUYER WITHHOLDING WILL BE REQUIRED;
- B. IF THE SALES PRICE IS BETWEEN \$300,000 AND \$1,000,000, BUYER MUST WITHHOLD 10% OF THE SALES PRICE.
- C. IF THE SALES PRICE IS MORE THAN \$1,000,000, BUYER MUST WITHHOLD 15% OF THE SALES PRICE.

III. IN ALL REAL PROPERTY CLOSINGS OF TITLE ONE, THE SELLER MAY AUTHORIZE TITLE ONE TO REMIT THE FOREGOING WITHHOLDING TO THE IRS, BY COMPLETING AND SIGNING IRS FORM 8288.

IV. SPECIAL RULES APPLY TO REAL ESTATE OWNED BY A FOREIGN CORPORATION, PARTNERSHIPS, TRUSTS, ESTATES AND REITS. REFER TO SECTION 1445 OR IRS PUBLICATION 515 OF THE IRS.

TITLE ONE cannot give legal or Tax advice. The parties are encouraged to obtain such advice from a Lawyer, CPA or other professional.



DELIVERY TRANSMITTAL

DATE: JULY 07, 2020
ORDER NO: 27003
ADDRESS: 21589 CO RD R, FORT MORGAN, CO, 80701
OWNER: WAGON WHEEL HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
BUYER: (THIS TITLE COMMITMENT IS ISSUED FOR INFORMATIONAL, PLATTING AND ZONING PURPOSES ONLY, THEREFOR NO POLICY WILL BE ISSUED HEREUNDER)

TO: (THIS TITLE COMMITMENT IS ISSUED FOR INFORMATIONAL, PLATTING AND ZONING PURPOSES ONLY, THEREFOR NO POLICY WILL BE ISSUED HEREUNDER)

TO: WAGON WHEEL HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

PH:
EMAIL:

PH:
EMAIL: RIKKIE2009@GMAIL.COM

TO:

TO:

PH:
ATTN:
EMAIL:

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COMMITMENT FOR TITLE INSURANCE

North American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.



Issued by

TitleOne of Colorado, Inc.

710 Kipling Street, Suite 406

Lakewood, CO 80215

Phone: 303-991-5959

Fax: 303-232-3216



S10NATTCIC.4614(A)Rev. 2/04/09 (NATIC WD- 3/2/11)

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Commitment for Title Insurance

CONDITIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the Proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*

Issued by:



1855 Gateway Boulevard, Suite 600
Concord, CA 94520

Or call us at:

Western States: 800-869-3434 Eastern States: 800-374-8475
www.natic.com

COMMITMENT FOR TITLE INSURANCE
Issued by
North American Title Insurance Company

SCHEDULE A


1. Effective Date: **June 30, 2020, 8:00, am**
Commitment Issue Date: **July 07, 2020**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: **(THIS TITLE COMMITMENT IS ISSUED FOR INFORMATIONAL, PLATTING AND ZONING PURPOSES ONLY, THEREFOR NO POLICY WILL BE ISSUED HEREUNDER)**
Proposed Policy Amount:
 - (b) 2006 ALTA® Loan Policy
Proposed Insured:

Proposed Policy Amount:
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:

WAGON WHEEL HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY
5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

TitleOne of Colorado, Inc.

By 

Authorized Agent

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Purported Address:

21589 CO RD R
FORT MORGAN, CO 80701
APN:R008516

STATEMENT OF CHARGES.

*These charges are due and payable before a
Policy can be issued.*

| | | |
|--|-----------|----------------------|
| <i>Informational Purposes Only</i> | <i>\$</i> | <i>600.00</i> |
| <i>TOTAL</i> | <i>\$</i> | <i><u>600.00</u></i> |

EXHIBIT "A"

A PARCEL OF LAND IN THE SW1/4 SE1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M., MORGAN COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SECTION 3; THENCE NORTH ALONG THE WEST LINE OF THE SE1/4 OF SECTION 3, 198 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF THE SE1/4 OF SECTION 3, 519.00 FEET; THENCE SOUTHERLY 198 FEET TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF SECTION 3; THENCE WESTERLY ALONG THE SOUTH LINE THE SE1/4 OF SECTION 3, TO THE POINT OF BEGINNING,

**COUNTY OF MORGAN,
STATE OF COLORADO**

COMMITMENT FOR TITLE INSURANCE

Issued by

North American Title Insurance Company

SCHEDULE B Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

(THIS TITLE COMMITMENT IS ISSUED FOR INFORMATIONAL, PLATTING AND ZONING PURPOSES ONLY, THEREFORE NO REQUIREMENTS ARE MADE, AND NO POLICY WILL BE ISSUED HEREUNDER).

The Company has searched the records of the office of the Clerk and Recorder of Morgan County, State of Colorado through the effective date hereof, and according to the Public Records, there have been no deeds other than the deed(s) which vests fee simple ownership to the owner(s) stated in Schedule A4 of the Commitment, conveying the land within a period of two (2) years prior to the effective Date, except as follows:

- 1) **WARRANTY DEED RECORDED NOVEMBER 1, 2018 AT RECEPTION NO. [915113](#).**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for the current year, including all taxes now or heretofore assessed, due or payable.
7. ANY EXISTING LEASES AND/OR TENANCIES.
8. THIS TITLE INSURANCE COMMITMENT, AND ANY FINAL POLICY ISSUED HEREUNDER, SHALL NOT AND DOES NOT INSURE TITLE TO THOSE FIXTURES, STRUCTURES, MOBILE HOMES AND LIKE APPURTENANCES, WHICH ARE NOT ASSESSED IN THE MORGAN COUNTY ASSESSOR'S OFFICE AS REAL PROPERTY, AND NO TITLE EXAMINATION HAS BEEN MADE THEREFORE.
9. ANY EXISTING OR GRANTED ROADS, HIGHWAYS, RESTRICTIONS, RESERVATIONS, MINERALS, OIL, GAS AND MINERAL RIGHTS, DITCHES, CANALS, RESERVOIRS OR RESERVOIR FILINGS, EASEMENTS OR RIGHTS-OF-WAY THEREFOR. (MAY BE AMENDED UPON RECEIPT OF AN ACCURATE SURVEY OF THE PREMISES).
10. RESTRICTIONS PERTAINING TO THE USE OF A WELL, WHICH IS SUBJECT TO PERMIT NO. 333-WCB, IMPOSED BY A CEASE AND DESIST ORDER BY THE COLORADO DIVISION OF WATER RESOURCES, DESCRIBED IN DEED RECORDED AUGUST 25, 2014

IN RECEPTION NO. [889139](#).

11. THE EFFECT OF TOPOGRAPHIC SURVEY, RECORDED OCTOBER 29, 2019 IN
RECEPTION NO. [1601952](#).

Rev. 03/2014

FACTS

WHAT DOES NORTH AMERICAN TITLE GROUP, INC. FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Why?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What?

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and income
- transaction history and payment history
- purchase history and account balances

When you are *no longer* our customer, we continue to share your information as described in this notice.

How?

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons North American Title Group, Inc. Family of Companies ("NATG") choose to share; and whether you can limit this sharing.

| Reasons we can share your personal information | Does NATG share? | Can you limit this sharing? |
|--|------------------|-----------------------------|
| For our everyday business purposes—such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus | Yes | No |
| For our marketing purposes—to offer our products and services to you | Yes | No |
| For joint marketing with other financial companies | No | We don't share |
| For our affiliates' everyday business purposes—information about your transactions and experiences | | |

DISCLOSURE STATEMENT

1. Pursuant to C.R.S. 30-10-406(3)(a), all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.
2. If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (nonresident withholding).
3. Colorado Division of Insurance Regulation 3-5-1 requires that "every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that North American Title Company, Inc. conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, Exception No.5 will not appear on the Owner's Policy and the Lender's Policy when issued.
4. Pursuant to C.R.S. 10-11-122, notice is hereby given that: a) the subject real property may be located in a special taxing district; b) a certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent; c) information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor.
5. Pursuant to C.R.S. 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
 - B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.
6. Pursuant to Colorado Division of Insurance Regulation 3-5-1, affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:
- A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
 - B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
 - C. The Company must receive an appropriate affidavit indemnifying the Company against unfilled mechanic's and material-men's liens.

- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed indemnity agreements satisfactory to the Company, and any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

7. Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

8. C.R.S. 39-14-102 requires that a Real Property Transfer Declaration accompany any conveyance document presented for recording in the State of Colorado. Said declaration shall be completed and signed by either the grantor or the grantee.

9. Pursuant to C.R.S. 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

10. NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.



Your Partner for Success

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, Title One of Colorado, Inc. we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. Title One of Colorado, Inc. has also adopted broader guidelines that govern our use of personal information regardless of its source.

Types of information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we received from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Exhibit B
Project Narrative

Wagon Wheel Mobile Park, located at 21589 Morgan County Road R, was established in the 1950's or 1960's. The 2.38 acre parcel is zoned agriculture and is surrounded by farm land. It consists of 16 mobile homes, a stick-built house, and a stick-built shed/cabin. The property is designated as legally "non-conforming" as it was built before the Morgan County Zoning Regulations were adopted in 1973. In November of 2018, Wagon Wheel Homes, LLC purchased the park and assumed maintenance and management responsibilities

The purpose of this Use By Special Review application is to permanently designate the mobile home park as a permitted use and to allow the owners to make substantial improvements to the property and replace existing older homes with new mobile homes. Approval of this application will allow the owners to complete the following:

1. Remove and dispose of 13 of the 16 existing mobile homes
2. Install a total of 13 new mobile homes
3. Remodel and bring up to building code 2 of the existing mobile homes and the permanent stick-built structures on the property
4. Rebuild the water delivery system to repair leaks and breaks to lower water consumption
5. Install individual water meters on the homes to encourage water conservation by residents.
6. Install new lighting throughout the park to provide security to the residents
7. Remove weeds, trash, and junk cars.
8. Upgrade the sanitary sewer system in conformance with Morgan County Health Department standards and/or the Colorado Department of Health and Environment
9. Offer new mobile homes for purchase by residents to allow affordable home ownership to an underserved population

If the permit is denied the owners will continue to use the property as a mobile home park as a nonconforming use. The existing homes will remain as rental units. The existing stick-built house and out-building will be remodeled in accordance with Morgan County Building regulations.

Exhibit C
Impacts to Neighboring Parcels

The property is situated out on County Road R in a relatively low traffic agricultural region of Morgan County. This parcel has been used as a mobile home park for over 50 years. The residents of the Park work at the local beef and cheese factories and other local companies in and around Fort Morgan. If this application is granted there will be no adverse impacts to the neighbors or the surrounding environment. In fact, the new homes that will be installed will create a much nicer visual impact. The color of the homes will be chosen to blend into the agricultural environment. The residential use is compatible with surrounding farms and homes.

House on Lot 3 when property was purchased in 2018:



Today it looks like this with new siding, windows, and roof.

House on Lot 8 when property was purchased in 2018:



Today it looks like this with new siding, windows and roof.

Below in a 2020 Atlantic home that was moved into to space #10.



Exhibit E
Compliance with Comprehensive Plan

The proposal to make permanent use of the existing Wagon Wheel Mobile Home Park as a place for eighteen homes is in compliance with the goals set for in the Morgan County Comprehensive Plan. The County's stated goals:

1. **Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.** Economic development is key to the ongoing vitality of the county. This project provides much needed affordable housing for residents/employees of the county. In order for Morgan County to maintain its workforce to support many of its industries there must be affordable, safe and reliable housing located within the county close by to the businesses. The beef plant, for example, requires a large number of workers who simply cannot afford the standard rent or house payment in much of the housing opportunities in the county.

Removing the old mobile homes and replacing them with new, modern homes will provide an opportunity for home ownership to an underserved portion of the population. The ability to purchase a home and take pride in the American Dream provides an economic boost to the residents as well as a stable, reliable workforce for Morgan County.

2. **To preserve the manmade and natural environment in order to enhance the quality of life in Morgan County.** There is a net positive impact to the environment by allowing this mobile home park to be brought up to modern standards. For example, water use will be minimized as modern homes use low impact fixtures and other water conservation measures. The new homes will create opportunity for people to own their own homes and become a part of the Fort Morgan community.
3. **To encourage development where 1) it is in proximity to the activity centers; 2) the proposed development is compatible with existing land uses; 3) there is access to existing public infrastructure (primarily road and utilities).** The property is located on County Road R and directly accesses the road. Fort Morgan Quality water provides water to the site. Sewage treatment is achieved via an existing septic system. The property is located with one mile of Leprino Foods, Cargill Meat Solutions, Walmart, Dairy Farmers of America, Fedex, Colorado Tubular and many other businesses.

Exhibit F Implementation Schedule

The project implementation will use a phased approach to assure a smooth transition and absorption rate. There are currently families living in many of the homes. No one will be removed from their homes until they are ready to move or are evicted for some other reason than a new home is going to be installed.

Phase I

Within 120 days of approval of the Use by Special Review (USR), remove three vacant homes and dispose of them. Install three new mobile homes, hardy board skirting and decking. These homes will be offered for sale, with first dibs going to existing residents of the park.

Phase II

Over the next 12 to 18 months, remove and replace older homes as they become vacant. Homes will be removed and replaced as quickly as the market will allow.

Phase III

Complete the design of a wastewater treatment facility to replace the existing septic system. Applicant is currently working with Morgan County as well as the State (CDPHE) to determine the proper solution for the subject property. The design will be complete within 12 months of approval of this USR. Commencement of construction will begin within 6 months after receiving all necessary approvals and permits.

Phase IV

Remodel the existing permanent structures on the property in accordance with Fort Morgan Building Department standards within one year of approval of the USR, pending approval of building plans by Morgan County.

Phase V

Complete the remodeling of the mobile homes on lots 3 and 8 within six months of approval of the USR. These homes will be offered for sale.

Exhibit G
Public Improvements

There are no public improvements proposed as part of this application. Since there are no increased number of dwelling units proposed, the traffic patterns, the water, sewer, electric and gas use will be the same as exists today.

Exhibit H
Easements

There are no public or private easements required with this application

Exhibit I
Environmental Impacts

- A. Existing vegetation: There are a variety of trees on the property. The plan is to remove any trees which are dying and/or impose a nuisance to the homes. New trees and grass will be planted as houses are replaced.
- B. Land forms: The property is generally flat with a slight grade providing drainage to the roadside ditch along County Road R. There are no mounds or any geologic land formations on the property. A soils investigation revealed typical Morgan County clay soil with no unusual conditions. There is no major earthwork anticipated.
- C. Water resources: The subject property is currently served with adequate water from Fort Morgan Quality Water. Additionally, there is a well on the property.
- D. Air quality: The project will present no effect on air quality indices.
- E. Wildlife: There are deer and other natural wildlife forms in the area. This project will not effect the wildlife in any manner.
- F. Wetlands: There are no jurisdictional wetlands located on the subject property.
- G. Dust: Dust mitigation will be achieved by watering the property throughout construction.
- H. Odor: This project will produce no odor
- I. Noise: This project will have no additional noise impacts on the surrounding area
- J. Stormwater runoff: There will be no additional impervious surfaces created by the project. The storm runoff will continue its historic flow to the roadside ditch.
- K. Visual impacts: The elimination of the blighted older homes and the placement of brand new mobile homes will provide a dramatic visual improvement to the area.

Exhibit J
Utility Providers

Water is provided by Fort Morgan Quality Water. A usage summary is attached.

Sanitary sewer is provided by an on site septic system.

Electricity and gas are provided by the City of Fort Morgan

Morgan County Quality Water
P.O. Box 1218
Fort Morgan, Co 80701

970-867-3054

Wagon Wheel Homes LLC
1505 TEAKWOOD CT
FORT COLLINS, CO 80525

Account Number: 002325
Premise Number: 002325
Service Address:
21525 ROAD R

| Date | Description | Rate | Usage | Amount | Total Amount | Posted | Running Total |
|------------|----------------------------|-----------------|---------|---------|--------------|--------|---------------|
| 11/29/2018 | BILL USAGE CALC 2018-11-29 | | | | 877.47 | YES | 877.47 |
| | TE01 | | 271,000 | 877.47 | | | |
| 12/6/2018 | PAY KZ 12/6/18 | CHK 1005 | | | -877.47 | YES | 0.00 |
| | TE01 | | | -877.47 | | | |
| 12/27/2018 | BILL USAGE CALC 2018-12-27 | | | | 532.35 | YES | 532.35 |
| | TE01 | | 159,000 | 532.35 | | | |
| 1/7/2019 | PAY KZ 1/7/19 2 | CHK 1013 | | | -532.35 | YES | 0.00 |
| | TE01 | | | -532.35 | | | |
| 1/30/2019 | BILL USAGE CALC 2019-01-30 | | | | 542.40 | YES | 542.40 |
| | TE01 | | 164,000 | 542.40 | | | |
| 2/8/2019 | PAY Sheila 2819 | CHK 1030 | | | -542.40 | YES | 0.00 |
| | TE01 | | | -542.40 | | | |
| 2/27/2019 | BILL USAGE CALC 2019-02-27 | | | | 816.48 | YES | 816.48 |
| | TE01 | | 252,000 | 816.48 | | | |
| 3/6/2019 | PAY KZ 3/6/19 2 | CHK 1042 | | | -816.48 | YES | 0.00 |
| | TE01 | | | -816.48 | | | |
| 3/28/2019 | BILL USAGE CALC 2019-03-28 | | | | 451.95 | YES | 451.95 |
| | TE01 | | 119,000 | 451.95 | | | |
| 4/5/2019 | PAY KZ 4/5/19 2 | CHK 1059 | | | -451.95 | YES | 0.00 |
| | TE01 | | | -451.95 | | | |
| 4/29/2019 | BILL USAGE CALC 2019-04-29 | | | | 417.00 | YES | 417.00 |
| | TE01 | | 92,000 | 417.00 | | | |
| 5/30/2019 | PAY KZ 5/30/19 | CHK 1103 | | | -417.00 | YES | 0.00 |
| | TE01 | | | -417.00 | | | |
| 5/30/2019 | BILL USAGE CALC 2019-05-30 | | | | 431.91 | YES | 431.91 |
| | TE01 | | 99,000 | 431.91 | | | |
| 6/6/2019 | PAY KZ 6/6/19 2 | CHK 1109 | | | -431.91 | YES | 0.00 |
| | TE01 | | | -431.91 | | | |
| 6/28/2019 | BILL USAGE CALC 2019-06-28 | | | | 393.57 | YES | 393.57 |
| | TE01 | | 81,000 | 393.57 | | | |
| 7/10/2019 | PAY KZ 7/10/19 2 | CHK 1122 | | | -393.57 | YES | 0.00 |
| | TE01 | | | -393.57 | | | |
| 7/30/2019 | BILL USAGE CALC 2019-07-30 | | | | 434.04 | YES | 434.04 |
| | TE01 | | 100,000 | 434.04 | | | |
| 8/9/2019 | PAY KZ 8/9/19 2 | CHK 1130 | | | -434.04 | YES | 0.00 |
| | TE01 | | | -434.04 | | | |
| 8/29/2019 | BILL USAGE CALC 2019-08-29 | | | | 491.55 | YES | 491.55 |
| | TE01 | | 127,000 | 491.55 | | | |
| 9/10/2019 | PAY KZ 9/10/19 2 | CHK 1139 | | | -491.55 | YES | 0.00 |
| | TE01 | | | -491.55 | | | |
| 9/27/2019 | BILL USAGE CALC 2019-09-27 | | | | 451.08 | YES | 451.08 |
| | TE01 | | 108,000 | 451.08 | | | |
| 10/8/2019 | PAY KZ 10/8/19 | CHK 1147 | | | -451.08 | YES | 0.00 |
| | TE01 | | | -451.08 | | | |
| 10/30/2019 | BILL USAGE CALC 2019-10-30 | | | | 438.30 | YES | 438.30 |
| | TE01 | | 102,000 | 438.30 | | | |
| 11/5/2019 | PAY Online 20191106 | ONLN 1386727972 | | | -438.30 | YES | 0.00 |
| | TE01 | | | -438.30 | | | |
| 11/27/2019 | BILL USAGE CALC 2019-11-27 | | | | 423.39 | YES | 423.39 |
| | TE01 | | 95,000 | 423.39 | | | |

| Date | Description | Rate | Usage | Amount | Total Amount | Posted | Running Total |
|---------------|----------------------------|-----------------|-------|---------|--------------|--------|---------------|
| 12/10/2019 | PAY 1Online20191210 | ONLN 1406015968 | | | -423.39 | YES | 0.00 |
| | TE01 | | | -423.39 | | | |
| 12/27/2019 | BILL USAGE CALC 2019-12-27 | | | | 417.00 | YES | 417.00 |
| | TE01 | 92,000 | | 417.00 | | | |
| 1/10/2020 | PAY 2Online20200110 | ONLN 1423918898 | | | -417.00 | YES | 0.00 |
| | TE01 | | | -417.00 | | | |
| 1/30/2020 | BILL USAGE CALC 2020-01-30 | | | | 534.15 | YES | 534.15 |
| | TE01 | 147,000 | | 534.15 | | | |
| 2/10/2020 | PAY 1Online20200210 | ONLN 1441425984 | | | -534.15 | YES | 0.00 |
| | TE01 | | | -534.15 | | | |
| 2/27/2020 | BILL USAGE CALC 2020-02-27 | | | | 389.31 | YES | 389.31 |
| | TE01 | 79,000 | | 389.31 | | | |
| 3/10/2020 | PAY 1Online20200310 | ONLN 1459197746 | | | -389.31 | YES | 0.00 |
| | TE01 | | | -389.31 | | | |
| 3/30/2020 | BILL USAGE CALC 2020-03-30 | | | | 459.60 | YES | 459.60 |
| | TE01 | 112,000 | | 459.60 | | | |
| 4/10/2020 | PAY 1Online20200410 | ONLN 1473117368 | | | -459.60 | YES | 0.00 |
| | TE01 | | | -459.60 | | | |
| 4/29/2020 | BILL USAGE CALC 2020-04-29 | | | | 423.39 | YES | 423.39 |
| | TE01 | 95,000 | | 423.39 | | | |
| 5/11/2020 | PAY 1Online20200511 | ONLN 1486952890 | | | -423.39 | YES | 0.00 |
| | TE01 | | | -423.39 | | | |
| Report Total: | | | | | | | 0.00 |

Exhibit K
Legal Access

Legal access to Wagon Wheel Mobile Home Park has historically gained its access to County Road R. The property is served by the US Postal Service through a central cluster mail box. No additional accesses are requested with this application.

Exhibit L
Soils map

The Soil Map from Morgan County is attached. A soils investigation report is also provided.

Area of Interest (AOI) | Soil Map | Soil Data Explorer | Download Soils Data | Shopping Cart (Free)

View Soil Information By Use: All Uses

Printable Version | Add to Shopping Cart

Intro to Soils | Suitabilities and Limitations for Use | Soil Properties and Qualities | Ecological Site Assessment | Soil Reports

Search

Suitabilities and Limitations Ratings

Open All | Close All

Building Site Development

Construction Materials

Disaster Recovery Planning

Land Classifications

Land Management

Military Operations

Recreational Development

Sanitary Facilities

Daily Cover for Landfill

Sanitary Landfill (Area)

Sanitary Landfill (Trench)

Septic Tank Absorption Fields

View Description | View Rating

View Options

Map ☒

Table ☒

☒ Component Breakdown and Rating Reasons

☒ Numeric Values

Description of Rating ☒

Rating Options ☒

☒ Detailed Description

Advanced Options

View Description | View Rating

Sewage Lagoons

Soil-Based Residential Wastewater Disposal Ratings (VT)

Soil Health

Vegetative Productivity

Waste Management

Water Management

Map — Septic Tank Absorption Fields

Scale (not to scale)



Warning: Soil Ratings Map may not be valid at this scale.

Tables — Septic Tank Absorption Fields — Summary By Map Unit

Summary by Map Unit — Morgan County, Colorado (CO087)

Summary by Map Unit — Morgan County, Colorado (CO087)

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|-----------------|---------------------------------------|--------------|--------------------------|---------------------------------|--------------|----------------|
| NCA | Nunn clay loam, 0 to 1 percent slopes | Very limited | Nunn (85%) | Slow water movement (1.00) | 4.4 | 100.0% |
| | | | Heldt (10%) | Slow water movement (1.00) | | |

Totals for Area of Interest

4.4 100.0%

Table — Septic Tank Absorption Fields — Summary by Rating Value

Summary by Rating Value

Summary by Rating Value

| Rating | Acres in AOI | Percent of AOI |
|--------------|--------------|----------------|
| Very limited | 4.4 | 100.0% |

Totals for Area of Interest

4.4 100.0%

Description — Septic Tank Absorption Fields

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance.

Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options — Septic Tank Absorption Fields

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Morgan County, Colorado

NcA—Nunn clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t1ng
Elevation: 4,100 to 5,700 feet
Mean annual precipitation: 14 to 15 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 152 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Nunn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nunn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene aged alluvium and/or eolian deposits

Typical profile

Ap - 0 to 6 inches: clay loam
Bt1 - 6 to 10 inches: clay loam
Bt2 - 10 to 26 inches: clay loam
Btk - 26 to 31 inches: clay loam
Bk1 - 31 to 47 inches: loam
Bk2 - 47 to 80 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 7 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 0.5
Available water storage in profile: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: Clayey Plains (R067BY042CO)
Hydric soil rating: No

Minor Components

Heldt

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clayey Plains (R067BY042CO)
Hydric soil rating: No

Wages

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Morgan County, Colorado
Survey Area Data: Version 19, Sep 10, 2018

Exhibit M
Impact Statement from Irrigation Companies

There are no irrigation impacts to the property.

Exhibit N
Financial Resources

Wagon Wheel Homes, LLC is a Colorado limited liability corporation that owns and operates Wagon Wheel Mobile Home Park. The park and all homes and appurtenances are owed outright by Wagon Wheel Homes, LLC with no liens, mortgages or financial encumbrances.

Exhibit O
Right to Farm Policy

The Right to Farm Policy is attached.



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office, the County Planning and Zoning Department, and the County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

To Be Signed by Landowner

Signature

Date

Printed Name

Address

Helen Migchelsbrink

1505 Teakwood Ct

Fort Collins, CO 80525

Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.

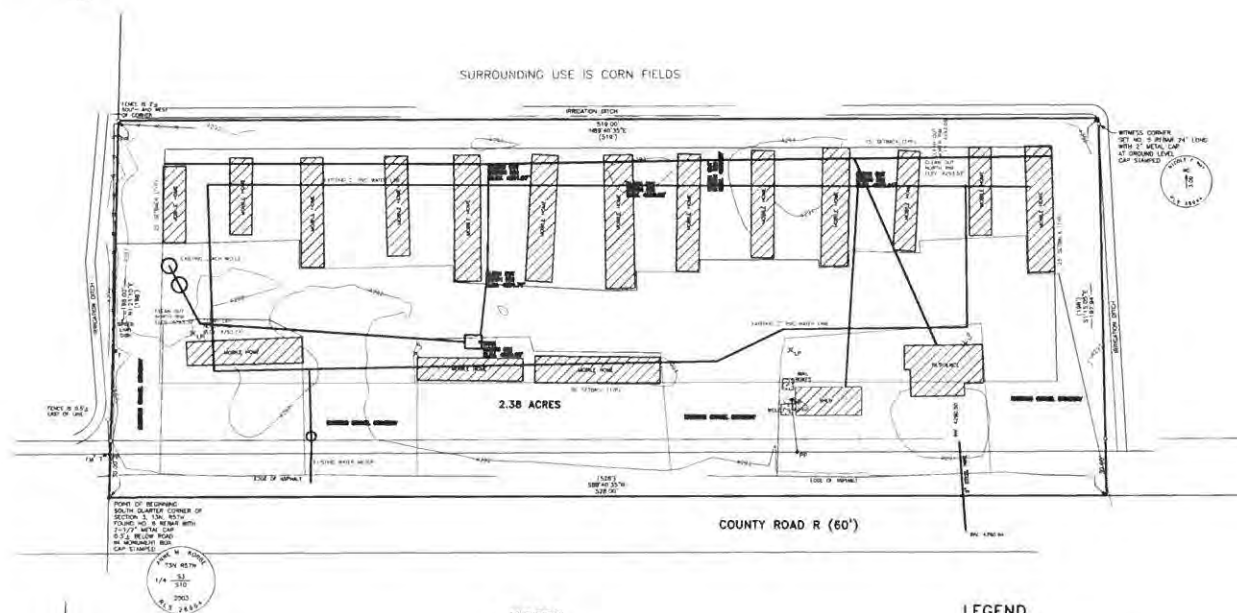
Exhibit P
Site Plan

The Site Plan is attached. 36 x 24 size site plans are by separate cover.

WAGON WHEEL MOBILE PARK

SITE PLAN — SPECIAL REVIEW, MORGAN COUNTY, COLORADO

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M.

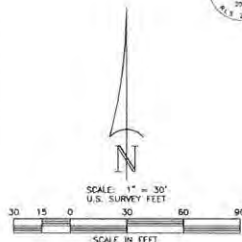


NOTES

ELEVATIONS SHOWN ARE NAVD 88
 CONTOUR INTERVAL = 1 FOOT
 ELEVATIONS ARE BASED ON A OPUS SOLUTION
 EXISTING ZONING IS AGRICULTURAL
 ALL ADJACENT AREA ARE CURRENTLY IN CORN
 EXISTING PUBLIC ACCESS IS SHOWN
 ALL 16 EXISTING MOBILE HOMES PADS WILL
 REMAIN. NEW HOUSES WILL BE 1120 SF +/-
 SINGLE FAMILY HOME WILL REMAIN
 NO UNIQUE NATURAL FEATURES
 NO HAZARDOUS MATERIALS ARE STORED ON SITE

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- SET NO. 5, REBAR 24" LONG AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPEL TP'S 38044
- EXISTING FENCE LINE
- OVERHEAD ELECTRIC LINE
- POWER POLE
- LIGHT POLE
- DOWN GUY
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- CONCRETE



PLANNING COMMISSION CERTIFICATE

THE MORGAN COUNTY PLANNING COMMISSION HAS HEREBY REVIEWED THIS SITE PLAN APPLICATION NO. _____ THIS _____ DAY OF _____, 2020.

ATTEST: SECRETARY

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

SITE PLAN CASE NO. _____

APPROVED THIS _____ DAY OF _____, 2020, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO

ATTEST: SECRETARY

CHAIRMAN

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MORGAN }
 I HERBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____, 2020, AND IS DULY RECORDED IN _____

RECORDING FEES OF _____ ARE PAID.

CLERK AND RECORDER

DEPUTY

PREPARED BY
 WAGON WHEEL HOMES, LLC
 HELEN MICHELBRINK, PE
 1505 TEANWOOD COURT
 FORT COLLINS, CO 80525
 970-218-1409
 JUNE 26, 2020

[illegible]

ALMOST CORNINGS DESCRIBED
 SET NO. 5 REBAR 24" LONG AT GROUND
 LEVEL WITH PURPLE PLASTIC CAP STAMPED
 PLS 30000

POSTING FENCE LINE
 OVERHEAD ELECTRIC LINE
 POWER POLE
 VENT POLE
 DOWN GUT
 OVER OPTIC MARKER
 TELEPHONE PEDestal
 CONCRETE

ELEVATIONS SHOWN ARE NAVD 88
CONTOUR INTERVAL= 1 FOOT
ELEVATIONS ARE BASED ON A DIPS SOLUTION

NICOLE R. HAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE SURVEY AND PLAT REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEFS AND BELIEFS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEFS, I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO. STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND IS NOT A GUARANTEE OR WARRANTY, EITHER.

EXPIRES 03/31/2018

BY NICOLE F. HAY
FOR AND ON BEHALF OF
LEIBERT MATTHEY & ASSOCIATES, INC.
P.L.S. NO. 36044



AS PER RECEIPT IN NO. 915173 OF THE MORGAN COUNTY RECORDS)

A PARCEL OF LAND IN THE SW1/414 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 31 OF THE 6TH S. MORGAN COUNTY STATE OF COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE S1/4 CORNER OF SECTION 3, THENCE NORTH ALONG THE WEST 1/4 LINE OF SECTION 3, 1/4 MILE, THENCE EAST ALONG THE NORTH 1/4 LINE OF THE S1/4 OF SECTION 3, 516.00 FEET, THENCE SOUTHERLY 1/4 FEET TO A POINT ON THE SOUTH LINE OF THE S1/4 OF SECTION 3, THENCE WESTERLY ALONG THE SOUTH 1/4 LINE OF SECTION 3 TO THE POINT OF BEGINNING.

ALSO KNOWN AND BOMET WERE DESCRIBED AS FOLLOWS
(AS PER BOOK 733 AT PAGE 751 OF THE MORRAN COUNTY RECORDS)

A PARCEL OF LAND IN THE S.W. 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH E.M. DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE NORTH ALONG THE WEST LINE OF THE NE 1/4 OF SECTION 3, 198 FEET; THENCE EAST (ALY) AND PARALLEL WITH THE SOUTH LINE OF THE SE 1/4 SECTIONS 3, 813 FEET; THENCE SOUTHEASTLY 598 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 SECTION 3; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 3, 528 FEET TO THE POINT OF BEGINNING.

A TITLE SEARCH WAS NOT REQUESTED OR CONDUCTED BY ME FOR THIS PARCEL.
THE FOLLOWING ALL RECORDED RIGHTS OR EASEMENTS MAY NOT BE SHOWN:

WARNING FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE SECTION LINE OF THIS
SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, T36N R40E BEARS SOUTH 89°43'33" WEST. THE
SOUTHEAST AND SOUTHWEST CORNERS OF SAID SE 1/4 OF SECTION 3 ARE MONUMENTED AS
FOLLOWS:

DISTANCES IN PARENTHESES ARE OLD DISTANCES

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO UTILITY LOCATE PERFORMED FOR THIS SURVEY

CALL UTILITY NOTIFICATION

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
NEARBY UTILITIES

| | | | |
|-----------|---|-----------|--------------|
| REVISIONS | LEIBERT-McATEE & ASSOCIATES, INC. P.O. BOX 442 615 SOUTH TENTH AVENUE STERLING, CO 80751 970-522-1950 | | |
| TITLE | TOPOGRAPHIC SURVEY FOR BAYVIEW WHEEL HOUSE LOT ON THE SOUTHWEST CORNER OF THE LOT 1074 OF THE THE P.O. MORGAN COUNTRY, COLORADO | | |
| SCALE | 8-13-19 | DR. BY: | MM |
| DATE: | 11-1-88 | PROJ. NO. | 10000-18 |
| | | | SHEET 1 of 1 |

WARRANTY DEED

LOUISE SCHWINDT, VIRGINIA KRAGER, VIOLET GOLDING, ~~Phyllis Bellender~~ HAROLD SCHWINDT, ROY SCHWINDT, RALPH SCHWINDT and FLOYD SCHWINDT, for the consideration of Ten Dollars (\$10.00) and other valuable consideration, in paid paid, hereby sell and convey to SAMUEL SCHWINDT, whose address is Fort Morgan, County of Morgan and State of Colorado, the following real property in the County of Morgan and State of Colorado, to-wit:

A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 3 North, Range 57 West of the 6th P.M., described as follows: Commencing at the South quarter corner of said Section 3, thence North along the West line of the SE $\frac{1}{4}$ of Section 3, 198 feet, thence Easterly and parallel with the South line of the SE $\frac{1}{4}$ Section 3 519 feet, thence Southerly 198 feet to a point on the South line of the SE $\frac{1}{4}$ Section 3, thence Westerly along the South line of the SE $\frac{1}{4}$ of Section 3, 528 feet to the point of beginning,

with all its appurtenances, and warrant the title to the same, subject to the terms of a certain Agreement between the grantors and grantee herein bearing even date herewith, including taxes of 1972, due and payable in 1973.

Signed this 4th day of April, A. D. 1972.

State Documentary Fee
Date JAN 15 1973
\$ 97

Louise Schwindt
Louise Schwindt

Virginia Krager
Virginia Krager

Violet Golding
Violet Golding

Phyllis Bellender
Phyllis Bellender

Harold Schwindt
Harold Schwindt

Roy Schwindt
Roy Schwindt

Ralph Schwindt
Ralph Schwindt

Floyd Schwindt
Floyd Schwindt

My Commission Expires Feb. 23, 1976

STATE OF OREGON)
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me this 20 day of April, A. D. 1972, by Louise Schwindt.
WITNESS my hand and official seal.
My commission expires:

Mary E. [Signature]
Notary Public

My Commission Expires Feb. 23, 1976

STATE OF OREGON)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 25th day of April A. D. 1972, by Virginia Krager.
WITNESS my hand and official seal.
My commission expires:

[Signature]
Notary Public
OCT 15, 1972

STATE OF OREGON)
 : SS.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 24 day of April
A. D. 1972, by Violet Golding
WITNESS my hand and official seal.
My commission expires:

[Signature]
Notary Public

STATE OF OREGON)
 : SS.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 6th day of ^{JULY} April,
A. D. 1972, by Phyllis Bellender.
WITNESS my hand and official seal.
My commission expires:

[Signature]
Notary Public

My Commission Expires Sept. 9, 1973

STATE OF OREGON)
 : SS.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 20 day of April,
A. D. 1972, by Harold Schwindt.
WITNESS my hand and official seal.
My commission expires:

[Signature]
Notary Public

STATE OF OREGON)
 : SS.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 2nd day of ^{June} April,
A. D. 1972, by Roy Schwindt.
WITNESS my hand and official seal.
My commission expires:

[Signature]
Notary Public

STATE OF OREGON)
 : SS.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this ____ day of April,
A. D. 1972, by Ralph Schwindt.
WITNESS my hand and official seal.
My commission expires:

[Signature]
Notary Public

STATE OF OREGON)
 : SS.
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me this ____ day of April,
A. D. 1972, by Floyd Schwindt.
WITNESS my hand and official seal.
My commission expires:

[Signature]
Notary Public

Wagon Wheel Park – Answers to questions 06/17/2020

Phasing Plan.

The plan is to replace up to 4 houses with new, 2020 model year houses as soon as possible after approval of Special Review. Houses are delivered six to eight weeks after they are ordered. Each house takes another month to set up. So there should be as many as five new houses for sale by December 31, 2020. More houses will not be ordered until existing stock is sold. Only the housing market can determine how long that will take. We will order new houses to keep a supply of for sale houses until all of the existing houses have been replaced. The exceptions will be the houses on lot 3 and lot 8. These two houses will be remodeled in place and will be for sale as soon as they are completed.

This project is very similar to the replacement of houses on the 100 block of Larch Drive, in Log Lane Village. This was another project that the owners have completed. In Log Lane they replaced and rebuilt 26 houses. The process took a little over Five years to complete. One would assume that this project will take a similar amount of time. People want to see change in the park before they are willing to buy. There is some risk to buying the only new house in a park. Once a half of a dozen new houses are in place, people are more comfortable buying.

Septic System

The existing septic system is actually working. It is not very efficient, but, it is not causing any problems to the surface water or the ground water. The existing leach well / soil interface is plugged. There is no environmental hazard being produced.

There are many methods available that could be used that would deal with the waste water in a more efficient way. A more efficient method could be a lot cheaper for the owners to operate. That fact is the reason to owners contacted the Northeast Colorado Health Department soon after purchasing the property. There have been ongoing discussions with the Health Department and the Colorado Department of Public Health concerning upgrades to the system.

Possible solutions to the issue that should be explored are:

- extend gravity sanitary sewer from the City of Fort Morgan
- install pump station and pump wastewater to City of Fort Morgan
- install two septic systems, each under 2000 gpd that would be under the jurisdiction of the Northeast Colorado Health Department
- install a septic system that will treat wastewater enough to discharge to surface waters which will be under the jurisdiction of the Colorado Department of Public Health
- install a septic system that will treat wastewater enough to discharge to ground water which will be under the jurisdiction of the Colorado Department of Public Health

Final design of any new system will be started once the Special Review is approved. It is not feasible to start a design when the design criteria is unknown. If the Special Review is denied, options to modify the system are limited, but not eliminated.

Wagon Wheel Homes, LLC will commit to submitting a preliminary design of a new system to the proper authority within six months of Special Review Approval.

ACCOUNT # R008516
PARCEL # 122903000012
TAX DISTRICT: 248

Real Estate PROPERTY TAX NOTICE
2019 TAXES DUE IN 2020

MORGAN COUNTY TREASURER
P.O. BOX 593, 231 ENSIGN STREET
FORT MORGAN, CO 80701

| TAX AUTHORITY | | | TAX LEVY | TEMP TAX CREDIT | GENERAL TAX | VALUATION | ACTUAL | ASSESSED |
|---|--|--|----------|-------------------------------|-------------|---|----------------|-------------|
| COUNTY GENERAL FUND | | | 19.45300 | 0.00000 | \$208.93 | LAND | \$73,510 | \$5,260.00 |
| ROAD AND BRIDGE FUND | | | 7.50000 | 0.00000 | \$80.55 | BUILDINGS/IMPROVE | \$76,640 | \$5,480.00 |
| SOCIAL SERVICES FUND | | | 2.00000 | 0.00000 | \$21.48 | PERSONAL | \$0 | \$0.00 |
| FT MORGAN RURAL FIRE DST | | | 2.99400 | 0.03900 | \$32.16 | TOTAL | \$150,150 | \$10,740.00 |
| MORGAN SOIL CONS DIST | | | 0.00000 | 0.00000 | \$0.00 | SR/VET EXEMPTION | (\$0) | (\$0.00) |
| FT MORGAN PEST CONTROL | | | 0.29900 | 0.00000 | \$3.21 | NET TOTAL | \$150,150 | \$10,740.00 |
| LOWER S PLATTE WATER CD | | | 1.00000 | 0.00000 | \$10.74 | <div>MESSAGES</div> <div>Want your tax notice electronically? Visit morganco-eagle.com/treasurer/web Search for your tax account "Verify My Email" using the key below VERIFICATION KEY: PVQSZ3NQ PRIOR YEAR TAX CHARGE: \$819.80 In absence of State Legislative Funding, your School General Fund mill levy would have been 106.1810000</div> | | |
| MORGAN CO QUALITY WATER | | | 0.82400 | 0.00000 | \$8.85 | | | |
| NORTHERN COLO WATER CD | | | 1.00000 | 0.00000 | \$10.74 | | | |
| FT MORGAN SCHOOL-RE 3 | | | 40.24100 | 0.00000 | \$432.18 | | | |
| TOTAL | | | NET | 75.3110000 | | | | |
| | | | | TOTAL (Tax Only) | \$808.84 | | | |
| | | | | Declaration Penalty/Admin Fee | \$0.00 | | | |
| | | | | GRAND TOTAL | \$808.84 | | | |
| UNPAID PRIOR YEAR TAXES: | | | | | | | | |
| No | | | | | | | | |
| LEGAL DESCRIPTION OF PROPERTY | | | | | | PAYMENT | DUE DATE | AMOUNT |
| Subd: WAGON WHEEL TRAILER COURT, FM S: 03 T: 3R: 57 PARC SW1/4SE1/4 B895 P735 | | | | | | PREPAYMENTS APPLIED | | \$0.00 |
| | | | | | | FIRST HALF | FEB 28, 2020 | \$404.42 |
| | | | | | | SECOND HALF | JUNE 15, 2020 | \$404.42 |
| ACRES: 2.380 PROPERTY LOCATION: 21589 CO RD R | | | | | | FULL PAYMENT | APRIL 30, 2020 | \$808.84 |

Account #: R008516
WAGON WHEEL HOMES LLC
1505 TEAKWOOD CT
FORT COLLINS, CO 80525

Make Checks Payable To:
MORGAN COUNTY TREASURER

SEE IMPORTANT INFORMATION ON BACK.

THE TREASURER'S OFFICE IS REQUIRED BY LAW
TO SENT THE TAX NOTICE TO THE OWNER OF
RECORD.

KEEP THIS NOTICE FOR YOUR RECORDS.

2019 TAXES DUE IN 2020

UNPAID PRIOR TAXES:

No

RETURN THIS COUPON FOR SECOND HALF PAYMENTS

2nd Half Coupon - Due June 15th

PROPERTY LOCATION

21589 CO RD R

RETURN THIS COUPON WITH PAYMENT TO:

MORGAN COUNTY TREASURER
P.O. BOX 593, 231 ENSIGN STREET
FORT MORGAN, CO 80701

ACCOUNT NUMBER

R008516

Account #: R008516
WAGON WHEEL HOMES LLC
1505 TEAKWOOD CT
FORT COLLINS, CO 80525

SECOND HALF DUE BY JUNE 15, 2020 \$404.42

2019 TAXES DUE IN 2020

UNPAID PRIOR TAXES:

No

RETURN THIS COUPON WITH FIRST HALF OR FULL PAYMENT

Full Payment or 1st Half Coupon

PROPERTY LOCATION

21589 CO RD R

RETURN THIS COUPON WITH PAYMENT TO:

MORGAN COUNTY TREASURER
P.O. BOX 593, 231 ENSIGN STREET
FORT MORGAN, CO 80701

ACCOUNT NUMBER

R008516

Account #: R008516
WAGON WHEEL HOMES LLC
1505 TEAKWOOD CT
FORT COLLINS, CO 80525

[] FIRST HALF DUE BY FEBRUARY 28, 2020 \$404.42

[] FULL PAYMENT DUE BY APRIL 30, 2020 \$808.84

- * Please refer to your ACCOUNT NUMBER on all correspondence and checks.
- * Make checks payable to: Morgan County Treasurer
- * Only half or full payments will be accepted. Partial payments will be returned. Total taxes less than \$25.00 must be paid in full.
- * Checks are accepted subject to collection and a fee will be charged for all returned and insufficient fund checks.
- * Credit cards or electronic checks may be used to pay taxes online. To make a payment by phone, call 1-800-272-9829 and use Jurisdiction Code 1610.
- * If the due date falls upon a Saturday, Sunday, or legal holiday, the payment shall be deemed to have been timely filed if filed on the succeeding business day.
- * If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."
- * If you are making a payment after the due date, you can find the amount due on our website or you can call our office.
- * Property Tax information is available online at: www.colorado.gov/morgancounty
- * Treasurer Contact Information
Telephone: 970-542-3518 Fax: 970-542-3520
Email: esale@co.morgan.co.us
- * The County Treasurer is not responsible for erroneous tax payments. If in doubt, please check with your mortgage holder to determine who is to make the tax payment. Failure to do so could result in delayed processing on your account.
- * **ATTENTION MOBILE HOME TAXPAYERS:**
This property may not be moved without a valid permit or prorated tax receipt and a transportable manufactured home permit from the County Treasurer's office. Violators shall be prosecuted.
- * Post dated checks are not accepted.

**NOTICE OF PROPERTY TAX EXEMPTION
FOR SENIOR CITIZENS AND DISABLED VETERANS**

A property tax exemption is available to senior citizens, surviving spouses of senior citizens, and disabled veterans. For those who qualify, fifty percent (50%) of the first \$200,000 in actual value of their primary residence is exempted. The state pays the exempted portion of the property tax. Once approved, the exemption remains in effect for future years, and the applicant should not reapply. NOTE: the General Assembly may eliminate the funding for the Senior Citizen Exemption or Disabled Veteran Exemption in any year in which the budget does not allow for the reimbursement. Application requirements are as follows:

SENIOR CITIZEN EXEMPTION

The exemption is available to applicants who: a) are at least 65 years of age as of January 1 of the year of application, b) owned their home for at least 10 years as of January 1, and c) occupied it as their primary residence for at least 10 years as of January 1. Limited exceptions to the ownership and occupancy requirements are detailed in the qualifications section of the application. The senior citizen exemption is also available to surviving spouses of senior citizens who met the requirements on any January 1 after 2001. The application deadline is July 15*. The application form is available from and must be submitted to the County Assessor at the following address:

Morgan County Assessor
P O Box 892, Fort Morgan, CO 80701
Telephone: 970-542-3512 Fax: 970-542-3516
Email: asrmorganc@co.morgan.co.us

DISABLED VETERAN EXEMPTION

The exemption is available to applicants who: a) sustained a service connected disability while serving on active duty in the Armed Forces of the United States, b) were honorably discharged, and c) were rated by the United States Department of Veterans Affairs as one hundred percent "permanent and total" disabled. VA unemployability awards do not meet the requirement for determining an applicant's eligibility. The applicant must have owned and occupied the home as his or her primary residence since January 1 of the year of application; however, limited exceptions to the ownership and occupancy requirements are detailed in the eligibility requirements section of the application. The application deadline is July 1*. Application forms are available from the Division of Veterans Affairs at the address and telephone number shown below and from the website of the Colorado Division of Property Taxation at www.dola.colorado.gov. Completed applications must be submitted to the Colorado Division of Veterans Affairs at the following address:

Colorado Dept of Military & Veterans Affairs, Div. of Veterans Affairs
1355 S. Colorado Blvd., Bldg C, Suite 113, Denver, CO 80222
Telephone: 303-284-6077 Fax: 303-284-3163
Website: <http://www.colorado.gov/vets>

* If this date is on a weekend, the deadline is extended to the next business day.

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW,
SIGN YOUR NAME AND RETURN

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____

TELEPHONE NO. _____

EMAIL ADDRESS* _____

CHANGE
OF
ADDRESS

By signing this form, I understand that all future Notices of Value, Notices of Determination (in case of a protest in value),
and Property Tax Notices will be sent to the address shown above.

* This address will only by used by the County Treasurer for notification of property tax statements.

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW,
SIGN YOUR NAME AND RETURN

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____

TELEPHONE NO. _____

EMAIL ADDRESS* _____

CHANGE
OF
ADDRESS

* This address will only by used by the County Treasurer for notification of property tax statements.

Morgan County Assessor Information

Tim Amen, County Assessor

REAL PROPERTY NOTICE OF VALUATION

This notification is being sent along with your 2019 property tax notice (payable in 2020) as a combined effort within the Morgan County Government to reduce costs of forms and postage in sending separate Notice of Valuation to all taxpayers in May, 2020.

Currently Colorado law requires a two-year reassessment cycle for all real property. 2020 is the second or intervening year of the current two (2) year cycle. For most properties, the valuation for assessment for the 2020 tax roll year will be the same as it was for 2019. These figures appear on your 2019 Property Tax Notice under "**ACTUAL VALUE**". It represents the actual value of your property as of 06/30/2018, based upon sales of comparable properties within your property's local real estate market and as required by law. The Residential assessment rate is 7.15% and all other property is generally assessed at 29%.

If, for any reason, we change the valuation for the 2020 tax roll year, we will send out a notification on May 1, 2020. You have the right to appeal your value each year, regardless of value changes. YOUR APPEAL RIGHTS ARE SHOWN BELOW.

REAL PROPERTY APPEAL PROCEDURES

To preserve your right to appeal the 2020 assessment, your mailed appeal must be postmarked no later than May 31, 2020, or you must appear in the Morgan County Assessor's office from May 1 - June 1, 2020. After these dates your right to appeal to the Assessor is waived and lost. We recommend all correspondence be mailed with proof of mailing to preserve your appeal rights.

If you have further questions, please contact the Morgan County Assessor's office at (970) 542-3512 and we will gladly assist you in any possible way.

***PLEASE NOTE:** This notice is sent to you in compliance with Paragraph 8 (c), Section 20, Article X of the Colorado Constitution. Including this notice with your tax bill saves the taxpayers approximately \$5,000.

Morgan County Clerk and Recorder Information

Susan L. Bailey, County Clerk

Motor Vehicle Department News!

Did you know that by state statute, you must physically reside in the County in which you register your vehicles? You may be asked to provide documents that provide proof of residency in Morgan County before you may title and register your vehicle due to state law as well as provide Secure and Verifiable Identification and Proof of Insurance! For any questions as to what documentation is needed, please feel free to contact our office at (970)542-3521, option 2!

Election Department News!

Did you know there will be three upcoming elections in 2020? Be sure your voter registration record is up to date! You may update your voter registration online at www.govotecolorado.com or contact our office for assistance at (970)542-3521, option 5! Then watch your mail for your ballot to arrive for the following 2020 elections:

March 3, 2020 – Presidential Primary Election

June 30, 2020 – Primary Election

November 3, 2020 – General Election

AFFIDAVIT OF PUBLICATION

FORT MORGAN TIMES

State of Colorado
County of Morgan

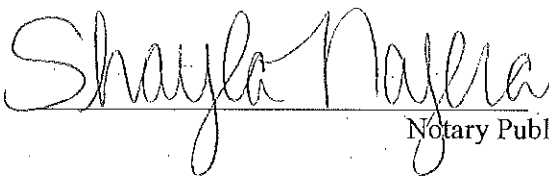
I, the undersigned agent, do solemnly swear that **THE FORT MORGAN TIMES** is a daily newspaper printed, in whole or in part, and published in the City of Fort Morgan, County of Morgan, State of Colorado, and which has general circulation therein and in parts of Logan and Morgan counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published ... the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **September 3, 2020**.



Agent

Subscribed and sworn to before me this ^{3rd} day of **September, 2020** in the County of Morgan, State of Colorado.

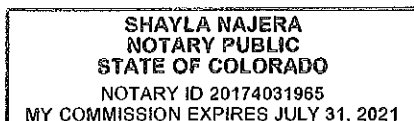


Notary Public

Account #1052763

* 1 #1734332

3 \$45.08



NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF LAND USE APPLICATION

Notice is hereby given that on Monday, September 21, 2020, at 7:00 p.m., or as soon as possible thereafter, a public hearing will be held with an option to attend virtually to consider the following application:

Wagon Wheel Homes LLC - applicant and landowner.
Legal Description: Parcel of land located in the SW1/4SE1/4 Section 3, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 21589 Co Rd R, Fort Morgan, CO 80701.
Reason: Use by Special Review to permit a non-conforming Mobile Home Park.
Date of Application: July 14, 2020

THE COUNTY WILL BE ABIDING BY THE SOCIAL DISTANCING REQUIREMENTS IN PUBLIC HEALTH ORDER 20-28 FOR THIS MEETING. DUE TO LIMITED SPACE IN THE ASSEMBLY ROOM, REMOTE ATTENDANCE IS ENCOURAGED. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT PAM CHERRY AT 970-542-3526.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information at:
<https://us02web.zoom.us/j/85182776966>

Or iPhone one tap:

US: +13462487799, 85182776966# or +16699009128, 85182776966#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 851 8277 6966

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. You may email pcherry@co.morgan.co.us to request items in the file to be emailed to you.

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

/s/

Pam Cherry - Morgan County
Planning & Floodplain Administrator

Published: Fort Morgan Times September 3, 2020-1734332

**NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF LAND
USE APPLICATION**

Notice is hereby given that on Monday, September 21, 2020 at 7:00 p.m., or as soon as possible thereafter, a public hearing will be held with an option to attend virtually to consider the following application:

Wagon Wheel Homes LLC – applicant and landowner

Legal Description: Parcel of land located in the SW1/4SE1/4 Section 3, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 21589 Co Rd R, Fort Morgan, CO 80701.

Reason- Use by Special Review to permit a non-conforming Mobile Home Park

Date of Application: July 14, 2020

THE COUNTY WILL BE ABIDING BY THE SOCIAL DISTANCING REQUIREMENTS IN PUBLIC HEALTH ORDER 20-28 FOR THIS MEETING. DUE TO LIMITED SPACE IN THE ASSEMBLY ROOM, REMOTE ATTENDANCE IS ENCOURAGED. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT PAM CHERRY AT 970-542-3526.

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At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

/s/

Pam Cherry – Morgan County
Planning & Floodplain Administrator

Published: September 3, 2020



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Farm Service Agency-Morgan County
Century Link
CDOT
DOW
Colorado Parks & Wildlife
Kinder Morgan, Inc.
Morgan County Assessor
Morgan County Communications Center
Morgan County Quality Water
Morgan County Road & Bridge
Morgan Soil Conservation District

NCHD
CDPHE
Xcel Energy
Lower S. Platte Water CD
Colorado State Engineer
Northern Colorado Water Conservancy
Ft. Morgan Rural Fire
City of Fort Morgan
Morgan County Emergency Mgmt.
Morgan County Sheriff
Morgan County Rural Electric Assoc
DOLA Office of Regulatory Oversight

FROM: Pam Cherry, Morgan County Planning Administrator
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / pcherry@co.morgan.co.us

DATE: August 18, 2020

RE: **Use by Special Review Application from Wagon Wheel Homes** (site map attached)

The following application is for a Use by Special Review and will be presented to the Planning Commission at a public **hearing on Monday, September 21, 2020, at 7:00 p.m.** in the Assembly Room of 231 Ensign Street, Fort Morgan, CO 80701 (Basement level). You are welcome to attend in person or virtually through the Zoom platform and comment at this public meeting:

Applicant: Wagon Wheel Homes, LLC

Landowner: Wagon Wheel Homes, LLC

Legal Description: SW1/4 SE1/4 of Section 3, Township 3North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 21589 Co Rd R, Fort Morgan, CO 80701

Request for Use: To permit a non-conforming mobile home park

Please offer any comments or concerns you may have about this application within 14 days of the date of this letter by:

1. Calling this office: 970-542-3526 or
2. Email to pcherry@co.morgan.co.us or
3. Mail to:

Pam Cherry
Planning and Zoning Department, Basement level
231 Ensign St., Fort Morgan, CO 80701



Pam Cherry <pcherry@co.morgan.co.us>

Wagon Wheel referral request

2 messages

Pam Cherry <pcherry@co.morgan.co.us>

Fri, Sep 11, 2020 at 10:51 AM

To: Mel Bustos <melb@nchd.org>, Conner Gerken <connerg@nchd.org>

Mel and Conner,
Does the Health Department have any comment on the Wagon Wheel proposal?
I am putting the packets together for distribution early next week.

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

Mel Bustos <melb@nchd.org>

Fri, Sep 11, 2020 at 2:53 PM

To: Pam Cherry <pcherry@co.morgan.co.us>

Cc: Conner Gerken <connerg@nchd.org>

I think we are all on the same page? Mr. Migchelbrink does know that this system will need State approval. Thanks and have a great weekend. Mel

Melvin Bustos | Environmental Health Manager

Northeast Colorado Health Department

[228 W. Railroad Ave](#)[Fort Morgan, Colorado 80701](#)[970-867-4918 ext. 2262](#)melb@nchd.org**Protecting Health; Inspiring Prevention**<https://www.nchd.org/covid-19>

[Quoted text hidden]

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or

9/14/2020

Co.morgan.co.us Mail - Wagon Wheel referral request

taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).



Pam Cherry <pcherry@co.morgan.co.us>

Wagon Wheel Referrals - PC hearing

Brucker - DNR, Sarah <sarah.brucker@state.co.us>

Mon, Sep 14, 2020 at 10:27 AM

To: Pam Cherry <pcherry@co.morgan.co.us>

No, the cease and desist order was the result of a field inspection which found that the well was being used to irrigate the lawns at the trailer court, which would be considered a commercial non-exempt use and would require the well to be included in a decreed augmentation plan. While the well may be used for the irrigation of up to one acre of home lawns and gardens, it may not be used for the irrigation of landscaping associated with the trailer park. The well owner would also need to coordinate with our office to have the tag/cease and desist order removed from the well prior to pumping the well.

Sarah Brucker
Water Resources Engineer



P 303.866.3581 x 8249 (voicemail)
1313 Sherman St., Suite 821 Denver CO 80203
sarah.brucker@state.co.us | <https://dwr.colorado.gov>

[Quoted text hidden]



Pam Cherry <pcherry@co.morgan.co.us>

Wagon Wheel referral request

2 messages

Pam Cherry <pcherry@co.morgan.co.us>

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To: Mel Bustos <melb@nchd.org>, Conner Gerken <connerg@nchd.org>

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Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

Mel Bustos <melb@nchd.org>

Fri, Sep 11, 2020 at 2:53 PM

To: Pam Cherry <pcherry@co.morgan.co.us>

Cc: Conner Gerken <connerg@nchd.org>

I think we are all on the same page? Mr. Migchelbrink does know that this system will need State approval. Thanks and have a great weekend. Mel

Melvin Bustos | Environmental Health Manager

Northeast Colorado Health Department

[228 W. Railroad Ave](#)[Fort Morgan, Colorado 80701](#)[970-867-4918 ext. 2262](#)melb@nchd.org**Protecting Health; Inspiring Prevention**<https://www.nchd.org/covid-19>

[Quoted text hidden]

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or



Pam Cherry <pcherry@co.morgan.co.us>

RE: Wagon Wheel Mobile Home Park COUT00134 Compliance Advisory

Mercer - CDPHE, Mandy <mandy.mercer@state.co.us>

Mon, Sep 14, 2020 at 10:15 AM

To: Pam Cherry <pcherry@co.morgan.co.us>

Hi Pam. I think I probably forwarded this series of messages to you back in June, but since it's the last contact I've had with Richard, I figured I'd send them again. Doug emailed me a little while ago. Here's his message:

"I had a call with the owner in June going through all his options (hooking up to Fort Morgan, two new septic systems less than 2,000 gpd and meeting Policy 6, new WWTF with surface water discharge to irrigation ditch or roadside ditch, new WWTF with groundwater discharge). As I recall he was going to relook at his options as a new WWTF would be expensive and they had miscalculated the Policy 6 separation distance. No contact since then."

So nothing since June. I attached the compliance advisory the Division issued last year, and then the email chain below is everything since then. Let me know if you need anything else.

Thanks,

Mandy Mercer
Enforcement Specialist
Clean Water Enforcement Unit
P 303.692.2283
[4300 Cherry Creek Drive South, Denver, CO 80246-1530](mailto:mandy.mercer@state.co.us)
mandy.mercer@state.co.us | www.colorado.gov/cdphe/wqcd

NOTE: I WILL BE OUT OF OFFICE 8/27 THROUGH 9/14

24-hour Environmental Release/Incident Report Hotline: 1-877-518-5608

IMPORTANT COVID-19 INFORMATION:

- COVID-19 Frequently Asked Questions (including instructions for necessary changes to DMR reporting) can be found [HERE](#).
- The Enforcement Unit is operating remotely. During regular business hours, please contact me by email and I will respond as quickly as possible.

----- Forwarded message -----

From: **Richard Migchelbrink** <rikkie2009@gmail.com>
Date: Thu, Jun 18, 2020 at 11:04 AM
Subject: Re: Wagon Wheel Mobile Home Park COUT00134 Compliance Advisory
To: Mercer - CDPHE, Mandy <mandy.mercer@state.co.us>

Mandy,

I don't know where you continue to get your information, but your source is bogus. I have started no construction at Wagon Wheel Park.

I had a zoom meeting with Doug Camrud on Monday of this week and several emails back and forth. We are trying to determine one of three possible paths to take. One path is to split the system and install two systems under 2000 gpd. The second is to install a system with onsite dissipation. The third possibility is to discharge to the road ditch or to the irrigation ditch that runs across the north side of my property.

I think that Doug is probably the best person to help me decide which is the best option to pursue. I spoke with the County just this morning about using the road ditch. I also reached out to the ditch owner this morning to discuss discharging to their ditch.

In my view, it does not make sense to apply for PEL's until there is a firm plan to decide which path to take. That would be a waste of everyone's time and money.

So, to address your letter.

1. No work has started at Wagon Wheel Park.
2. We have not firmly established that site approval and a discharge permit is required,
3. In my other life, I was a civil engineer. I designed my first septic system in the late 1970's and have designed hundreds of systems in my life. I have also been a WWTP certified operator for almost 40 years. So, no I have not hired an engineer, nor am I going to.
4. I believe that I am analyzing the options and collecting information in order to make an informed decision. As you say "I am working through the correct sequence of events"
5. I will apply for a PEL as soon as my information is complete and there is a solid plan of attack. I would suspect that would be in the next few weeks. I am working the problem.
6. Remember that this system has been here for over 50 years. It is not causing anyone any harm, nor is it creating a nuisance. I have committed to fixing the problem, in fact I initiated the contact to get this process started, so cool it on the nasty grams. They don't do anyone any good. Instead, let's work through the problem to come up with the best, cheapest possible solution.

Richard Migchelbrink

On Thu, Jun 18, 2020, 10:14 AM Mercer - CDPHE, Mandy <mandy.mercer@state.co.us> wrote:

Hi Richard. The Division has been advised that you may be in the process of installing a new septic system at Wagon Wheel MHP. Now that we've firmly established that site approval and a discharge permit will be required for the facility, it's imperative that you contact the Division, engage an engineer, and work through the correct sequence of events and reviews. If you intend to apply for a groundwater discharge permit, then it's unlikely a septic system will be capable of meeting permit limits. Proceeding with construction for wastewater treatment, if it is indeed underway, is not only a waste of money, but a violation of the Water Quality Control Act that could result in issuance of an enforcement order and civil penalty.

You are requested to reply and provide the following information:

- 1) Are you currently performing, or have you recently performed, any type of construction related to wastewater or water treatment at the MHP?
- 2) Have you engaged an engineer to assist you with designing a new wastewater treatment facility for the MHP?
- 3) What is your timeframe for submitting a PEL application to the Division and commencing the design review process with the Division?

I cannot overstate the importance of your cooperation with regard to this matter. Failure to act in accordance with the Water Quality Control Act and its implementing regulations will most certainly result in enforcement action. I look forward to your reply so we can clear up any confusion and get moving in the right direction.

Thank you,

Mandy Mercer
Enforcement Specialist
Clean Water Enforcement Unit
P 303.692.2283
4300 Cherry Creek Drive South, Denver, CO 80246-1530
mandy.mercer@state.co.us | www.colorado.gov/cdphe/wqcd

24-hour Environmental Release/Incident Report Hotline: 1-877-518-5608

IMPORTANT COVID-19 INFORMATION:

- COVID-19 Frequently Asked Questions (including instructions for necessary changes to DMR reporting) can be found [HERE](#).
- The Enforcement Unit is operating remotely. During regular business hours, please contact me by email and I will respond as quickly as possible.

On Tue, Jun 2, 2020 at 10:34 AM Mercer - CDPHE, Mandy <mandy.mercer@state.co.us> wrote:

Good morning, Richard. Thank you for your response. There are a number of steps that need to be completed for you to obtain a Colorado Discharge Permit System permit from the Division:

1. Submit an application for preliminary effluent limitations (PELs)
2. Once you receive PELs from the Division, submit a site location application and respond to any requests for information during the engineering review process
3. Once site approval is issued by the Division, submit engineering design documents
4. Once design approval is issued by the Division, commence contractor selection and construction
5. Submit a discharge permit application
6. Hire a certified operator to operate and maintain the system and perform the required monitoring

While Division staff are ready and willing to assist you through this process, engineering documents for submission to the Division are required to be prepared by a wastewater engineer licensed in Colorado. The process to design, construct, and permit a new wastewater treatment facility is lengthy and complicated, and it requires the involvement of Division staff across several different sections - permitting, engineering, and enforcement. I strongly recommend that you identify the engineer you'd like to work with first. Having that person plugged into the conversation from day 1 will simplify and ultimately shorten the timeframe to complete this process, saving you money in the long run. The Division cannot recommend a specific engineer; however, a quick Google search for wastewater engineers in Colorado would be a good starting point for you, assuming you're not already connected with someone.

Here's a list of Division contacts to get you started:

If it will be a groundwater discharge, contact Margo Griffin (margo.griffin@state.co.us) in the Division's permitting section to inquire about the groundwater PEL and permitting process.

If it will be a surface water discharge, contact Kelly Drengler (kelly.drengler@state.co.us) in the Division's permitting section to inquire about the surface water PEL and permitting process.

Your contact in the engineering section will be Doug Camrud (doug.camrud@state.co.us).

I'll remain plugged into the process as well and can assist with questions and coordination, so please copy me on all correspondence. Please note that Division staff are generally working from home for the foreseeable future. Email is the best way to contact us for the time being and we can set up conference calls as necessary.

Here's a link that contains information and applications for domestic wastewater submittals: <https://www.colorado.gov/pacific/cdphe/wq-facility-design-and-approval-forms>

Let me know if you have questions or concerns.

Thank you,

Mandy Mercer

Enforcement Specialist

Clean Water Enforcement Unit

P 303.692.2283

4300 Cherry Creek Drive South, Denver, CO 80246-1530

mandy.mercer@state.co.us | www.colorado.gov/cdphe/wqcd

24-hour Environmental Release/Incident Report Hotline: 1-877-518-5608

IMPORTANT COVID-19 INFORMATION:

- COVID-19 Frequently Asked Questions (including instructions for necessary changes to DMR reporting) can be found [HERE](#).

- The Enforcement Unit is operating remotely. During regular business hours, please contact me by email and I will respond as quickly as possible.

On Sat, May 30, 2020 at 10:51 AM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Mandy.

The flows at Wagon Wheel Mobile Home Park have been coming down. The average flow for the past 12 months has been 3,436 gallons per day. There were two major breaks during that period. When the flows for

the two months when breaks occurred is removed, the average goes down to 3,014 gallons per day.

I have no plans to expand the park. I am just trying to keep the park at the original design.

Based on the above numbers, I do not feel that it is possible to reduce the flow below the 2,000 gpd threshold. I feel that it would be appropriate to start preliminary design considerations at this time.

Richard Migchelbrink

From: Mercer - CDPHE, Mandy [mailto:mandy.mercer@state.co.us]

Sent: Friday, May 22, 2020 8:24 AM

To: Richard Migchelbrink <rikkie2009@gmail.com>

Cc: Mel Bustos <melb@nchd.org>; Pam Cherry <pcherry@co.morgan.co.us>; Conner Gerken <connerg@nchd.org>

Subject: Re: Wagon Wheel Mobile Home Park COUT00134 Compliance Advisory

Hi Richard. It's been a long time since we last communicated about the Wagon Wheel MHP. Can you please provide an update on measures that have been completed to reduce water usage/wastewater flow, and provide updated monthly flow measurements for the past year.

As reported in your June 2019 letter to the Division, you had reduced water usage significantly by making repairs around the system, but had also planned to take additional measures that may result in usage of less than 2,000 gallons per day. As we've discussed, 2,000 gpd is the threshold to obtain a discharge permit from the Division. By repairing all leaks and replacing existing fixtures with low-flow fixtures, it may be possible to achieve 2,000 gpd with 16 units, but it's going to be tight. However, the Division has been notified that you may be considering adding units to the MHP, which would certainly push you over the 2,000 gpd threshold, and will certainly require you to obtain preliminary effluent limitations, site and design approval, and a discharge permit from the Division. Please provide updated monthly usage data and advise the Division of your plans so we can all plan accordingly and you know exactly what will be required if you wish to expand the property or if you've been unable to reduce flows to less than 2,000 gpd.

Thank you,

Mandy Mercer

Enforcement Specialist

Clean Water Enforcement Unit

P 303.692.2283

4300 Cherry Creek Drive South, Denver, CO 80246-1530

mandy.mercer@state.co.us | www.colorado.gov/cdphe/wqcd

24-hour Environmental Release/Incident Report Hotline: 1-877-518-5608

IMPORTANT COVID-19 INFORMATION:

- COVID-19 Frequently Asked Questions (including instructions for necessary changes to DMR reporting) can be found [HERE](#).
- The Enforcement Unit is operating remotely. During regular business hours, please contact me by email and I will respond as quickly as possible.

On Mon, Jun 24, 2019 at 6:01 AM Richard Migchelbrink <rikkie2009@gmail.com> wrote:

Dear Ms Mercer,

Enclosed please find my reply to your May 15, 2019 letter.

Thank you,

Richard Migchelbrink

From: Mercer - CDPHE, Mandy [<mailto:mandy.mercer@state.co.us>]
Sent: Wednesday, May 15, 2019 3:14 PM
To: rikkie2009@gmail.com
Cc: Mel Bustos <melb@nchd.org>
Subject: Wagon Wheel Mobile Home Park COUT00134 Compliance Advisory

Good afternoon. The Division has issued the attached compliance advisory to Richard Migchelbrink/Wagon Wheel Mobile Home Park in Fort Morgan for unapproved/unpermitted domestic wastewater treatment works. Please note the reporting deadlines in the compliance advisory. Please contact me with any questions or concerns.

Thank you,

Mandy Mercer

Enforcement Specialist

Clean Water Enforcement Unit

P 303.692.2283

[4300 Cherry Creek Drive South, Denver, CO 80246-1530](#)

mandy.mercer@state.co.us | www.colorado.gov/cdphe/wqcd



24-hour Environmental Release/Incident Report Hotline: 1-877-518-5608



COUT00134-2 COUT00134 - Compliance Advisory.pdf
316K

June 22, 2019

Wagon Wheel Homes, LLC
1505 Teakwood Ct.
Fort Collins, CO 80525

Ms Mandy Mercer
Colorado Department of Public Health and Environment
Water Quality Control Division
4300 Cherry Creek Drive South
Denver, CO 80246-1530

Dear Ms. Mercer,

This Letter is a response to your letter dated May 15, 2019. It will attempt to answer the questions raised in your letter as well as offer a couple of alternative solutions to updating the wastewater treatment system at the Wagon Wheel Mobile Home Park.

Wagon Wheel Mobile Home Park was established in the late 1950's or early 1960's. It is located at 21525 Morgan County Road R, in Morgan County, Colorado. The Park is located about one and one half miles east of the Town of Fort Morgan. The 2.3591 acre Park consists of 16 mobile home sites and one single family house. An existing gravity collection system collects wastewater from all of the mobile homes and the single family house and deposits it into a 6,000 gallon septic tank. Wastewater then flows by gravity to a leach well of unknown size, located near the west end of the property.

The property is served by Morgan County Quality Water. There is a master meter where the water line enters the property on the north side of Morgan County Road R. A PVC pipe circles the property and provides water to each of the mobile homes. There is a water well on the property that is not in use.

Wagon Wheel Homes, LLC purchased the property in November of 2018. Since that time, management has started an aggressive program to reduce the water usage. The property was in ill repair and had many leaky faucets and running toilets. There was water leaking underground in several places. All leaks are being repaired as they are found. Water usage has been significantly reduced in the six months that Wagon Wheel Homes has owned the property.

The enclosed Appendix A is a print out of water usage for 2018. It was provided by Morgan County Quality Water. It shows that total usage prior to Wagon Wheel Homes taking over maintenance of the property. Water usage for 2018 was 10,898 gallons per day or 681 gallons per day per unit. In the six months since Wagon Wheel Homes took over, the average usage has gone down to 4,789 gallons per day, or 299 gallons per day per unit. Appendix B is a print out of water bills provided by Morgan County Quality Water. The usage continues to fall as more water leaks are detected and repaired. There is a plan to sub-meter the water usage for each unit. Wagon Wheel Homes installed meters on another similar property that they own in Fort Collins and water usage was reduced over 50%. Water usage in that park is now 115 gallons per day per unit. Charging residents for water usage gives them an incentive to stop water leaks in the house and to stop wasting water.

Wagon Wheel Homes contracted with Earth Engineering Consultants to dig two test pits and perform three percolation tests on the property. They determined that the underlying soil is classified as Silty Sand which is a USDA Soil Type 1. It has an average percolation rate of 13.2 minutes / inch. A copy of their report is included as Appendix C.

A storm sewer pipe exits the property on the south side. This pipe carries storm water across Morgan County Road R, away from the property. This pipe may be used to discharge wastewater from the property.

Connecting the sewer to the City of Fort Morgan is not feasible. The closest sewer connection is almost a mile away. An irrigation ditch and the Burlington Northern Railroad must be crossed. Since almost all of the surrounding area is planted in corn, it is not very likely that sewer will be extended to my parcel in the foreseeable future.

Adding additional property to the site so that facilities may be expanded is not permitted per the Morgan County Zoning Code.

Your letter offers three options for a plan of action, I will address each one.

Option A is no further action required. This is not possible because the facility generates wastewater.

Option B is to reduce the water usage to less than 2,000 gallons per day. This option is possible, but not very likely. If we could reduce flows to match our Fort Collins property, this would reduce daily flows to 1,955 gallons per day. I would assume that the Division would want to see a years worth of flow data to prove this reduction. I would like to have all of the wastewater issues resolved long before we could prove our reduced flows.

That leaves option C, to commence steps to obtain a CDPS permit from the division.

The onsite soil conditions would allow on site dissipation. The storm sewer leaving the site to the south would allow for a discharge. I would like to see preliminary effluent limits, and potential testing required before making a decision and starting design.

If you have any further questions, Please do not hesitate to contact me.

Sincerely,



Richard Migchelbrink
Managing Member
Wagon Wheel Homes, LLC

Cc: Melvin Bustos, Environmental Health Manager, Northeast Colorado Health Department
Pam Cherry, Morgan County Planning Administrator



Morgan County Parcel Viewer



06/04/2019

Account Transaction History

Acct# 002325-1 - BullRock Investment, LLC
 WHERE (A.AccountID = 1300) AND ((HU.Type = 'BILL') OR (HU.Type = 'DST'))

| Date | Description | Rate | Usage | Amount | Total Amount | Posted | Running Total |
|------------------|----------------------------|------|---------|----------|--------------|--------|---------------|
| Acct #: 002325-1 | BullRock Investment, LLC | | | | | | |
| 1/30/2018 | BILL USAGE CALC 2018-01-30 | | | | 1,069.83 | YES | 1,069.83 |
| | TE01 | | 349,000 | 1,069.83 | | | |
| 2/27/2018 | BILL USAGE CALC 2018-02-27 | | | | 1,022.31 | YES | 2,092.14 |
| | TE01 | | 333,000 | 1,022.31 | | | |
| 3/29/2018 | BILL USAGE CALC 2018-03-29 | | | | 1,102.50 | YES | 3,194.64 |
| | TE01 | | 360,000 | 1,102.50 | | | |
| 4/27/2018 | BILL USAGE CALC 2018-04-27 | | | | 1,031.55 | YES | 4,226.19 |
| | TE01 | | 319,000 | 1,031.55 | | | |
| 5/30/2018 | BILL USAGE CALC 2018-05-30 | | | | 1,134.27 | YES | 5,360.46 |
| | TE01 | | 351,000 | 1,134.27 | | | |
| Report Total: | | | | | | | 5,360.46 |

Account Transaction History

06/04/2019

Acct# 002325-2 - Wagon Wheel MHC, LLC
 WHERE (A.AccountID = 4077) AND ((HU.Type = 'BILL'))

| Date | Description | Rate | Usage | Amount | Total Amount | Posted | Running Total |
|------------------|-----------------------------------|------|---------|----------|--------------|--------|---------------|
| Acct #: 002325-2 | Wagon Wheel MHC, LLC | | | | | | |
| 6/28/2018 | BILL USAGE CALC 2018-06-28 | | | | 1,147.11 | YES | 1,147.11 |
| | TE01 | | 355,000 | 1,147.11 | | | |
| 7/30/2018 | BILL USAGE CALC 2018-07-30 | | | | 1,021.92 | YES | 2,169.03 |
| | TE01 | | 316,000 | 1,021.92 | | | |
| 8/29/2018 | BILL USAGE CALC 2018-08-29 | | | | 954.51 | YES | 3,123.54 |
| | TE01 | | 295,000 | 954.51 | | | |
| 9/27/2018 | BILL USAGE CALC 2018-09-27 | | | | 1,028.34 | YES | 4,151.88 |
| | TE01 | | 318,000 | 1,028.34 | | | |
| 10/30/2018 | BILL USAGE CALC 2018-10-30 | | | | 822.90 | YES | 4,974.78 |
| | TE01 | | 254,000 | 822.90 | | | |
| 11/29/2018 | BILL Check issued to clear credit | | | | 822.90 | YES | 5,797.68 |
| | CRE01 | | | 822.90 | | | |
| Report Total: | | | | | | | 5,797.68 |

APPENDIX A

Morgan County Quality Water

MORGAN COUNTY QUALITY WATER
P.O. BOX 1218
FORT MORGAN, CO 80701
(970)867-3054

www.mcqwd.org

| SRVC | PRESENT RDG | PREVIOUS RDG | USED | AMOUNT |
|------|-------------|--------------|--------|--------|
| WAT | 24916 | 24645 | 271000 | 877.47 |

| ACCOUNT # | ROUTE |
|--------------------------------|-----------------------------------|
| 002325 | 04 |
| SERVICE FROM | SERVICE TO |
| 10/25/18 | 11/26/18 |
| DATE BILL MAILED | DAYS USED |
| 11/30/18 | 32 |
| DUE DATE | NOW DUE |
| 12/10/18 | 877.47 |
| RETURN SERVICE REQUESTED | REMIT AFTER DUE DATE 877.47 |

Number 1005
Check Date: Dec 3, 2018

Amount \$877.47
Taker Amount Paid 877.47

Happy Holiday

9039

www.checksforless.com 800-245-5775 Order # 2705524-1

Wagon Wheel Homes, LLC

Morgan County Quality Water

1013

Check Number 1013
Check Date: Jan 1, 2019

Check Amount \$532.35
Discount Taker Amount Paid 532.35

Item to be Paid - Description

MORGAN COUNTY QUALITY WATER
P.O. BOX 1218
FORT MORGAN, CO 80701
(970)867-3054

www.mcqwd.org

| SRVC | PRESENT RDG | PREVIOUS RDG | USED | AMOUNT |
|------|-------------|--------------|--------|--------|
| WAT | 25075 | 24916 | 159000 | 532.35 |

| ACCOUNT # | ROUTE |
|--------------------------------|-----------------------------------|
| 002325 | 04 |
| SERVICE FROM | SERVICE TO |
| 11/26/18 | 12/20/18 |
| DATE BILL MAILED | DAYS USED |
| 12/28/18 | 24 |
| DUE DATE | NOW DUE |
| 01/10/19 | 532.35 |
| RETURN SERVICE REQUESTED | REMIT AFTER DUE DATE 532.35 |

www.checksforless.com 800-245-5775 Order # 2705524-1

Happy New Year

MORGAN COUNTY QUALITY WATER
P.O. BOX 1218
FORT MORGAN, CO 80701
(970)867-3054

www.mcqwd.org

| SRVC | PRESENT RDG | PREVIOUS RDG | USED | AMOUNT |
|------|-------------|--------------|--------|--------|
| WAT | 25239 | 25075 | 164000 | 542.40 |

| ACCOUNT # | ROUTE |
|--------------------------------|-----------------------------------|
| 002325 | 04 |
| SERVICE FROM | SERVICE TO |
| 12/20/18 | 01/25/19 |
| DATE BILL MAILED | DAYS USED |
| 01/31/19 | 36 |
| DUE DATE | NOW DUE |
| 02/10/19 | 542.40 |
| RETURN SERVICE REQUESTED | REMIT AFTER DUE DATE 542.40 |

Number 1030
Check Date: Feb 4, 2019

Amount \$542.40
Taker Amount Paid 542.40

Happy Valentines Day

APPENDIX B

MORGAN COUNTY QUALITY WATER
P.O. BOX 1218
FORT MORGAN, CO 80701
(970)867-3054

www.mcqwd.org

FIRST-CLASS MAIL
US POSTAGE PAID
Permit #19
Fort Morgan CO 80701

816.48

| SRVC | PRESENT RDG | PREVIOUS RDG | USED | AMOUNT |
|------|-------------|--------------|--------|--------|
| WAT | 25491 | 25239 | 252000 | 816.48 |

| ACCOUNT # | ROUTE |
|--------------------------|----------------------|
| 002325 | 04 |
| SERVICE FROM | SERVICE TO |
| 01/25/19 | 02/22/19 |
| DATE BILL MAILED | DAYS USED |
| 02/28/19 | 28 |
| DUE DATE | NOW DUE |
| 03/10/19 | 816.48 |
| RETURN SERVICE REQUESTED | REMIT AFTER DUE DATE |
| | 816.48 |

Check mcqwd.org for updates

www.checksforless.com 800-245-5775 Order # 2705524-1

MORGAN COUNTY QUALITY WATER
P.O. BOX 1218
FORT MORGAN, CO 80701
(970)867-3054

www.mcqwd.org

PRESORTED
FIRST-CLASS MAIL
US POSTAGE PAID
Permit #19
Fort Morgan CO 80701

1059

| SRVC | PRESENT RDG | PREVIOUS RDG | USED | AMOUNT |
|------|-------------|--------------|--------|--------|
| WAT | 25610 | 25491 | 119000 | 451.95 |

| ACCOUNT # | ROUTE |
|--------------------------|----------------------|
| 002325 | 04 |
| SERVICE FROM | SERVICE TO |
| 02/22/19 | 03/25/19 |
| DATE BILL MAILED | DAYS USED |
| 03/29/19 | 31 |
| DUE DATE | NOW DUE |
| 04/10/19 | 451.95 |
| RETURN SERVICE REQUESTED | REMIT AFTER DUE DATE |
| | 451.95 |

Number 1059
Check Date: Apr 2, 2019

Amount \$451.95
Taker Amount Paid
451.95

New rates effective April 1 2019

9039

www.checksforless.com 800-245-5775 Order # 2705524-1

MORGAN COUNTY QUALITY WATER
P.O. BOX 1218
FORT MORGAN, CO 80701
(970)867-3054

www.mcqwd.org

PRESORTED
FIRST-CLASS MAIL
US POSTAGE PAID
Permit #19
Fort Morgan CO 80701

| SRVC | PRESENT RDG | PREVIOUS RDG | USED | AMOUNT |
|------|-------------|--------------|-------|--------|
| WAT | 25702 | 25610 | 92000 | 417.00 |

| ACCOUNT # | ROUTE |
|--------------------------|----------------------|
| 002325 | 04 |
| SERVICE FROM | SERVICE TO |
| 03/25/19 | 04/24/19 |
| DATE BILL MAILED | DAYS USED |
| 04/30/19 | 30 |
| DUE DATE | NOW DUE |
| 05/10/19 | 417.00 |
| RETURN SERVICE REQUESTED | REMIT AFTER DUE DATE |
| | 417.00 |

417.00

2019 Consumer Confidence report
available on web site

www.checksforless.com 800-245-5775 Order # 2855953-

1st Bank 6461253764 002325

MORGAN COUNTY QUALITY WATER

P.O. BOX 1218
FORT MORGAN, CO 80701
(970)867-3054

www.mcqwd.org

| SRVC | PRESENT RDG | PREVIOUS RDG | USED | AMOUNT |
|------|-------------|--------------|-------|--------|
| WAT | 25801 | 25702 | 99000 | 431.91 |

Happy Fathers Day

PRESORTED
FIRST-CLASS MAIL
US POSTAGE PAID
Permit #19
Fort Morgan CO 80701

| ACCOUNT # | | ROUTE |
|--------------------------|------------|--------|
| 002325 | | 04 |
| SERVICE FROM | SERVICE TO | |
| 04/24/19 | 05/24/19 | |
| DATE BILL MAILED | DAYS USED | |
| 05/31/19 | 30 | |
| DUE DATE | NOW DUE | |
| 06/10/19 | 431.91 | |
| REMIT AFTER DUE DATE | | 431.91 |
| RETURN SERVICE REQUESTED | | |

Morgan County Quality W.
Date 6/1/2019
Type Bill
Reference 061019

Wagon Wheel Homes, LLC

April 23, 2019

Wagon Wheel Homes, LLC
Richard Migchelbrink
1505 Teakwood Court
Fort Collins, Colorado 80525



Attn: Mr. Richard Migchelbrink (rikkie2009@gmail.com)

Re: Test Pit Observation and Percolation Testing
Mobile Home Park – OWTS
21525 County Road R
Fort Morgan, Colorado
EEC Project No. 3192003

Mr. Migchelbrink:

We understand an on-site wastewater treatment system (OWTS) is planned for installation at the mobile home park on the north side of County Road R, between County Road 21 and County Road 22, at 21525 County Road R in Fort Morgan, Colorado. To facilitate design of the OWTS, as requested, Earth Engineering Consultants, LLC (EEC) personnel carried out observation of subgrades and performed soil percolation testing in the area of the proposed septic field. The services provided by EEC were carried out in general accordance with our proposal dated March 5, 2019.

As requested, EEC personnel visited the mobile home park to observe two (2) test pits which were excavated by others during our site visit. The test pits were excavated to depths of approximately 9 feet below ground surface. The subgrades exposed in the test pits were classified based on visual and tactual observations of the soil's texture and plasticity. In addition, disturbed samples were obtained and returned to our office for additional laboratory testing and evaluation.

In addition, during our site visit, EEC personnel prepared three (3) percolation test holes to evaluate the subgrade's percolation characteristics. The percolation test holes were advanced using a hand auger and extended to depths of approximately 3 to 3½ feet below ground surface. Once completed, the holes were prepared and "pre-soaked" in general accordance with Northeast Colorado Health Department regulations. The approximate test pit and percolation test locations

2400 East Bijou Ave., Suite B
Fort Morgan, COLORADO 80701
(970) 867-1224 FAX (970) 663-0282
www.earth-engineering.com

APPENDIX C

are shown on the attached boring location diagram. Individual test pit logs are attached with this report.

Subsurface Description

Based on results of the field test pits and laboratory testing, subsurface conditions can be generalized as follows.

In test pit TP-1, silty/clayey sand was encountered from the ground surface to approximately 1 foot below ground surface. The clayey/silty sand was generally underlain by a silty sand zone which extended to sandy lean clay encountered at a depth of approximately 8 feet below ground surface. The sandy lean clay extended to the bottom of the completed test pit at a depth of approximately 9 feet. Note that a clay seam (limiting zone), approximately 6 inches thick, was encountered at a depth of about 4 feet in the silty sand zone.

In test pit TP-2, silty sand was encountered from the ground surface and extended to lean clay with sand at a depth of approximately 8 feet below ground surface. The lean clay with sand extended to the bottom of the completed test pit at a depth of approximately 9 feet below ground surface.

Free water was not observed in the completed test pits. Note that groundwater levels can fluctuate with time depending on variations in hydrologic conditions and other conditions not apparent at the time of this report.

Based on laboratory testing and evaluation, it is our opinion the subgrades identified as silty sand would classify according to the United States Department of Agriculture (USDA) as a Soil Type 1, and the subgrades identified as clay would classify as Soil Type 5.

Percolation Testing

As previously noted, three (3) shallow test holes were prepared near the TP-1 location for percolation testing. After allowing the percolation test holes to presoak for a period of approximately 1 day, EEC personnel carried out percolation testing in general accordance with

EEC Project No. 3192003
April 23, 2019
Page 3

Northeast Colorado Health Department OWTS Regulations. Results of the percolation tests are indicated on the attached test pit location diagram.

The percolation test results indicated an average percolation rate of 13.2 min/in. The percolation test was conducted in the site Type 1 soils at the anticipated OWTS depth .

The information presented in this report is based upon the data obtained from the soil test pits and percolation test holes at the indicated locations and from any other information discussed in this report. This report does not reflect any variations, which may occur between test holes, at varying depths, or across the site. Limiting layers (clay seams) could be encountered at varying depths across the proposed OWTS location which could affect the percolation rate. Care should be taken in design and construction of the OWTS to account for the potential for limiting zones and identify any limiting zones during construction. The nature and extent of such variations may not become evident until further exploration or construction. If variations appear evident, it may be necessary to re-evaluate the information in this report.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

Very truly yours,
Earth Engineering Consultants, LLC



Jacob J. Silverman, P.E.
Project Engineer

Reviewed by:



Ethan P. Wiechert, P.E.
Senior Project Engineer

Legend

- ◆ Approximate Test Pit Locations
- * Percolation Test Locations

Percolation Test Results

| Test No. | Average Rate (min/inch) |
|----------|-------------------------|
| P-1 | 8.6 |
| P-2 | 10.9 |
| P-3 | 20.0 |
| Average | 13.2 |



Google Earth



North
Not to Scale

Test Pit & Percolation Test Location Diagram
Mobile Home Park OWTS - Fort Morgan, Colorado
EEC Project #: 3192003
April 2019

MOBILE HOME PARK - OWTS

FORT MORGAN, COLORADO

| MOBILE HOME PARK - OWTS | | | | | | | | | | |
|----------------------------------|--|----------------------|------------|----------|------|-------|------------------|----|------|-------------|
| FORT MORGAN, COLORADO | | | | | | | | | | |
| PROJECT NO: 3192003 | | LOG OF TEST PIT TP-1 | | | | | DATE: APRIL 2019 | | | |
| RIG TYPE: Backhoe | | SHEET 1 OF 1 | | | | | WATER DEPTH | | | |
| FOREMAN: JK | | START DATE | | 4/8/2019 | | | WHILE DRILLING | | None | |
| AUGER TYPE: N/A | | FINISH DATE | | 4/8/2019 | | | AFTER DRILLING | | N/A | |
| SPT HAMMER: N/A | | SURFACE ELEV | | N/A | | | 24 HOUR | | N/A | |
| SOIL DESCRIPTION | | D | N | QU | MC | DD | A-LIMITS | | -200 | SWELL |
| TYPE | | (FEET) | (BLOWS/FT) | (PSF) | (%) | (PCF) | LL | PI | (%) | PRESSURE |
| | | | | | | | | | | % @ 500 PSF |
| SILTY/CLAYEY SAND (SM/SC) | | 1 | | | | | | | | |
| brown | | | | | | | | | | |
| SILTY SAND (SM) | | 2 | | | | | | | | |
| brown | | | | | | | | | | |
| | | 3 | | | | | | | | |
| | | 4 | | | 11.9 | | NL | NP | 20.0 | |
| LEAN CLAY with SAND (CL) - brown | | 5 | | 1000 | 23.3 | | 38 | 20 | 74.2 | |
| SILTY SAND (SM) | | 6 | | | | | | | | |
| brown | | 7 | | | | | | | | |
| | | 8 | | | | | | | | |
| LEAN CLAY with SAND (CL) | | 9 | | | | | | | | |
| brown | | 10 | | | | | | | | |
| BOTTOM OF TEST PIT DEPTH 9.5' | | 11 | | | | | | | | |
| | | 12 | | | | | | | | |
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**MOBILE HOME PARK - OWTS
FORT MORGAN, COLORADO**

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|-----------------------------------|--|--------------------------------------|------------|----------|------|----------------|------------------|----|------|----------|-------------|
| PROJECT NO: 3192003 | | LOG OF TEST PIT TP-2 SHEET 1 OF 1 | | | | | DATE: APRIL 2019 | | | | |
| RIG TYPE: Backhoe | | | | | | | WATER DEPTH | | | | |
| FOREMAN: JK | | START DATE | | 4/8/2019 | | WHILE DRILLING | | | None | | |
| AUGER TYPE: N/A | | FINISH DATE | | 4/8/2019 | | AFTER DRILLING | | | N/A | | |
| SPT HAMMER: N/A | | SURFACE ELEV | | N/A | | 24 HOUR | | | N/A | | |
| SOIL DESCRIPTION | | D | N | QU | MC | DD | A-LIMITS | | -200 | SWELL | |
| TYPE | | (FEET) | (BLOWS/FT) | (PSF) | (%) | (PCF) | LL | PI | (%) | PRESSURE | % @ 500 PSF |
| SILTY SAND (SM) brown | | 1 | | | | | | | | | |
| | | 2 | | | | | | | | | |
| | | 3 | | | | | | | | | |
| | | 4 | | | 10.0 | | NL | NP | | | |
| | | 5 | | | | | | | | | |
| | | 6 | | | | | | | | | |
| | | 7 | | | | | | | | | |
| | | 8 | | | | | | | | | |
| LEAN CLAY with SAND (CL) brown | | 9 | | 1500 | 27.1 | | | | | | |
| BOTTOM OF TEST PIT DEPTH 9.0' | | 10 | | | | | | | | | |
| | | 11 | | | | | | | | | |
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COLORADO

Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

May 15, 2019

Mr. Richard Migchelbrink
Wagon Wheel Mobile Home Park
1505 Teakwood Ct
Fort Collins, CO 80525

VIA ELECTRONIC TRANSMITTAL TO RIKKIE2009@GMAIL.COM

RE: COMPLIANCE ADVISORY - Unapproved Domestic Wastewater Treatment Works; Unpermitted Discharge to Groundwater, Wagon Wheel Mobile Home Park, COUT00134

Dear Mr. Migchelbrink:

The Water Quality Control Division (the "Division") has been made aware of an unapproved and unpermitted domestic wastewater treatment works at the Wagon Wheel Mobile Home Park located on Morgan County Road R near Fort Morgan, Colorado (40.247247, -103.743922). Limited Division records and aerial photographs indicate that there are 17 to 18 mobile home spaces on the property. Currently, the wastewater generated by the residences is conveyed to a septic system for treatment and then discharged to a leachfield located within the property boundary. Records indicate one or two domestic wells located on the property.

5 CCR 1002-43, *On-Site Wastewater Treatment System Regulation* ("Regulation 43"), establishes estimated design flow for single-family residences. Regulation 43 estimates wastewater flow to be 300 gallons per day ("gpd") for mobile homes. Absent site-specific flow or water usage data, the Division estimates wastewater flow from the treatment works to be approximately 5,100 gallons per day (17 x 300 gpd).

Pursuant to 5 CCR 1002-43, §43.4(A)(1)(b), a treatment works with a design capacity greater than 2,000 gallons per day must obtain site location, design approval, and a wastewater discharge permit; and comply with all discharge permit requirements and the Water Quality Control Act. According to Division records, Wagon Wheel Mobile Home Park has not obtained site location or design approval from the Division for the treatment works, nor has Wagon Wheel Mobile Home Park obtained a Colorado Discharge Permit System ("CDPS") permit. Based on the information provided, the Division finds that the treatment works at Wagon Wheel Mobile Home Park in Fort Morgan, Colorado is allegedly in violation of the following:

1. Colorado Water Quality Control Act (the "Act"), §25-8-702(1), C.R.S., which states:

"No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction have been approved by the Division."

§25-8-103(5), C.R.S. of the Act defines a domestic wastewater treatment works as:

"...a system or facility for treating, neutralizing, stabilizing, or disposing of domestic wastewater which system or facility has a designed capacity to receive more than two thousand gallons of domestic wastewater per day."

2. §25-8-501, C.R.S. of the Act, which states in part:

"No person shall discharge any pollutant into any state water from a point source without first having obtained a permit from the Division for such discharge, and no person shall discharge into a ditch or man-made conveyance for the purpose of evading the requirement to obtain a permit under this article."

As a result of the alleged violations identified above, you are required to submit the following information by the established due dates:



Mr. Richard Migchelbring
 Wagon Wheel Mobile Home Park
 May 15, 2019

1. By July 1, 2019, you are expected to submit documentation demonstrating flow into the domestic wastewater treatment works. Such documentation may include influent or effluent wastewater flow meter records or water usage records from the property's potable water meter. Documentation should include monthly data for at least one year.
2. By July 1, 2019, you are expected to submit a scaled property map that clearly illustrates all components of the domestic wastewater treatment works (including collection lines, septic tanks, and leachfields) relative to property boundaries and other site features such as domestic water wells.
3. By August 1, 2019, you are expected to submit a written strategy that describes a plan of action and a well-defined timeline to bring the domestic wastewater treatment works into compliance with the Water Quality Control Act and its implementing permit and control regulations. Options include:
 - a. No further action required (meaning information indicates the facility is not a domestic wastewater treatment works discharging more than 2,000 gallons per day). You will be required to submit documentation that the facility has an appropriate permit with Morgan County;
 - b. Modify water usage at the property to reduce discharges to below 2,000 gallons of domestic wastewater per day. Along with any necessary onsite modifications to decrease usage/flow to the treatment works, you will be required to submit documentation that the facility has an appropriate permit with Morgan County; or
 - c. Commence steps to obtain a CDPS permit from the Division - obtain preliminary effluent limits, site location and design approvals, and a discharge permit.

This compliance advisory is intended to advise you of alleged violations of the Colorado Water Quality Control Act and its implementing permit and control regulations, so that appropriate steps can be taken to avoid or mitigate formal enforcement action or to correct Division records (if applicable). This compliance advisory does not constitute a Notice of Violation or Cease and Desist Order and is not subject to appeal. The issuance of this compliance advisory does not limit or preclude the Division from pursuing its enforcement options concerning the violations cited herein. The Division will evaluate the facts associated with the above-described violations and if a formal enforcement action is deemed necessary, you may be issued a Notice of Violation/Cease and Desist Order that may include the assessment of penalties. To ensure that all pertinent information is available for the Division's evaluation and incorporated into the administrative record for this matter, you are encouraged to respond and provide any additional information which you feel should be considered by the Division. The Division appreciates your cooperation and timely action on this matter.

Please direct all submittals to my attention. If you have questions or concerns regarding this matter, please contact me at 303-692-2283 or mandy.mercer@state.co.us.

Sincerely,



Mandy Mercer, Enforcement Specialist
 Clean Water Enforcement Unit
 Water Quality Control Division

cc: Melvin Bustos, Environmental Health Manager, Northeast Colorado Health Department
 Kelly Morgan, Enforcement Unit Manager, Clean Water Enforcement Unit, WQCD
 Kelly Jacques, Field Services Unit Manager, WQCD
 Bret Icenogle, Engineering Section Manager, WQCD
 Doug Camrud, Engineering Section Manager, WQCD
 Meg Parish, Permits Section Manager, WQCD
 Margo Griffin, Permit Unit Work Group Leader, WQCD



Pam Cherry <pcherry@co.morgan.co.us>

Wagon Wheel Referrals - PC hearing

Brucker - DNR, Sarah <sarah.brucker@state.co.us>

Mon, Sep 14, 2020 at 10:27 AM

To: Pam Cherry <pcherry@co.morgan.co.us>

No, the cease and desist order was the result of a field inspection which found that the well was being used to irrigate the lawns at the trailer court, which would be considered a commercial non-exempt use and would require the well to be included in a decreed augmentation plan. While the well may be used for the irrigation of up to one acre of home lawns and gardens, it may not be used for the irrigation of landscaping associated with the trailer park. The well owner would also need to coordinate with our office to have the tag/cease and desist order removed from the well prior to pumping the well.

Sarah Brucker
Water Resources Engineer



P 303.866.3581 x 8249 (voicemail)
1313 Sherman St., Suite 821 Denver CO 80203
sarah.brucker@state.co.us | <https://dwr.colorado.gov>

[Quoted text hidden]

August 27, 2020

Pam Cherry
Morgan County Planning and Building Department
Transmission via email: pcherry@co.morgan.co.us

Re: Use by Special Review Application for Wagon Wheel Homes
21589 County Road R, Fort Morgan, CO 80701
Pt. SW¼ SE¼ Sec. 3, T3N, R57W, 6th P.M.
Water Division 1, Water District 1

Dear Ms. Cherry:

We have reviewed the above referenced application for a special use permit to permit a non-conforming mobile home park. The submitted material does not qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this property or the ability of the water supply plan to satisfy any County regulations or requirements.

The use by special review is requested to permanently designate an existing mobile home park as a permitted use and to allow the owners to make significant improvements to the property. The subject 2.38-acre parcel currently contains 16 mobile homes. The owners propose to replace 13 of the existing homes with new mobile homes and remodel 2 of the existing homes in place. The owners also propose to rebuild the existing water delivery system, install individual water meters, upgrade the sanitary sewer system, and perform general cleanup and improvements.

Water is provided to the property by the Morgan County Quality Water District. Because there will be no increase in the number of mobile homes, water usage is not expected to change. Similarly, there will be no increase in impervious area and stormwater patterns are not expected to be altered.

The application materials indicate that there is an existing well located on the property. Based on a review of records available in this office, the existing well appears to be the well with permit no. 333-WCB and decreed as Schwindt Well #1 in Division 1 water court case no. W2676. The decreed use of the well is for domestic and commercial use with a pumping rate of 0.056 cubic feet per second (25 gallons per minute). The well may continue to be used for those domestic and commercial uses served by the well prior to May 8, 1972, provided such uses do not exceed the maximums allowed by statute and/or policy. Domestic use is limited by statute to fire protection, ordinary household use inside not more than three single-family dwellings, the watering of poultry,



domestic animals and livestock on a farm or ranch, and the irrigation of not more than one acre of home gardens and lawns; commercial use is limited by statute to drinking and sanitary facilities inside a commercial business with withdrawals limited by policy to not more than 1 acre-foot (108,600 gallons) per year. In most cases the historical and allowed uses of a well are less than these maximums.

Should you or the applicant have any questions regarding this matter, please contact me at this office.

Sincerely,



Sarah Brucker, P.E.
Water Resources Engineer

Cc: Referral file no. 27255
Well permit file no. 333-WCB, receipt no. C440333



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

August 24, 2020

Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Pam Cherry

Re: Wagon Wheel Special Use Permit

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the special use permit documentation for **Wagon Wheel** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

August 7, 2020

Re: Wagon Wheel Homes, LLC / Richard and Helen Migchelbrink - Special Use Application

Dear Neighboring Landowners:

Richard and Helen Migchelbrink as Applicants and Wagon Wheel Homes, LLC as landowner have submitted an application to our office for a Special Use Permit Application for a parcel of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 3 North, Range 57 West of the 6th P.M. Morgan County, Colorado and addressed as 21589 CO Rd R, Fort Morgan, CO 80701.

The landowner is requesting approval of a Special Use Permit to expand and continue the use of a 16 space mobile home park that as units are replaced, they will be offered for sale. The two existing stick built homes will be rebuilt. The property is zoned Agriculture Production District.

This application will be heard by the Planning Commission at a public hearing on September 14, 2020 at 7:00 P.M with in person attendance and virtually via the ZOOM platform.

THE COUNTY WILL BE ABIDING BY THE SOCIAL DISTANCING REQUIREMENTS IN PUBLIC HEALTH ORDER 20-28 FOR THIS MEETING. DUE TO LIMITED SPACE IN THE ASSEMBLY ROOM, REMOTE ATTENDANCE IS ENCOURAGED. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT PAM CHERRY AT 970-542-3526.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information at:

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Or iPhone one-tap :

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Webinar ID: 851 8277 6966

International numbers available: <https://us02web.zoom.us/j/kdkJmjCa6O>

Please monitor the Morgan County website for any changes to the meeting format or phone the office at 970-542-3526 closer to the day of the hearing. You can email questions or comments that you would like presented at the meeting to pcherry@co.morgan.co.us or call the office.

If you would like to review any of the documents that are part of this application or have any questions or concerns regarding this application, please contact the Morgan County Planning Department at (970) 542-3526.



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

CHANGE OF PLANNING COMMISSION MEETING DATE NOTICE

August 13, 2020

Re: Wagon Wheel Homes, LLC / Richard and Helen Migchelbrink - Special Use Application

Dear Neighboring Landowners:

You should have previously received a notice of the Planning Commission hearing. The date of that hearing has been changed to September 21, 2020 at 7:00 p.m.

Richard and Helen Migchelbrink as Applicants and Wagon Wheel Homes, LLC as landowner have submitted an application to our office for a Special Use Permit Application for a parcel of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 3 North, Range 57 West of the 6th P.M. Morgan County, Colorado and addressed as 21589 CO Rd R, Fort Morgan, CO 80701.

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Webinar ID: 851 8277 6966

International numbers available: <https://us02web.zoom.us/j/kdkJmjCa6O>

Please monitor the Morgan County website for any changes to the meeting format or phone the office at 970-542-3526 closer to the day of the hearing. You can email questions or comments that you would like presented at the meeting to pcherry@co.morgan.co.us or call the office.

If you would like to review any of the documents that are part of this application or have any questions or concerns regarding this application or hearing information, please contact the Morgan County Planning Department at (970) 542-3526 or email pcherry@co.morgan.co.us.

Thank you

Pam Cherry

Pam Cherry, MPA CFM
Planning and Zoning Administrator

1229-03-3 SW
1229-03-4 SE
1229-10-2 NW
1229-10-1 NE
1229-11-2 NW
1229-11-1 SE

GRIFFITH LAND COMPANY LLC
12290300011

HULKOVICH, KERRY A & SHERI M
12290300013

BATH, KEITH
12290300009

BOLINGER FARM INC
12290300015

WHITNEY, RYAN A
12290300008

ALTSCHULER LLC
904007001

CITY OF FORT MORGAN
122904007900

L7 HOLDINGS LLC
122904000016

KAUFFMAN, DANIEL L & SHARON K
122909000001

WALTER, EVELYN E & MERLE D
122909000002

SMITH, DEBORAH K & DOUGLAS A
122910000011

ARNOT, LELAND DILL III &
122903000004

GROSHOLZ, ALFRED C & WYNELLE W
122902000004

BECK, TROY M & KATHLEEN A JTF INVESTMENTS LLC
122902001001
122902003001

BROWNE & BROWNE LLC
122902003005

LANTZ, JEFFERY S
122902000012

US Highway 34
Moseley
HWY 34
MCR 21
MCR 22
MCR 25
County Road 21
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County Road 25
Industry Dr
Burlington Northern
County Road 12
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WAGON WHEEL HOMES LLC
1505 TEAKWOOD CT
FORT COLLINS, CO 80525

LAUCK, WILLIAM E & NANCY L
21801 HWY 34
FORT MORGAN, CO 80701

OSTWALD, JAMES E & DOLORES S
21338 CO RD R
FORT MORGAN, CO 807010906

GRIFFITH LAND COMPANY LLC
16120 CO RD 24
FORT MORGAN, CO 80701

BATH, KEITH
16134 CO RD 23
FORT MORGAN, CO 80701

BOLINGER FARM INC
16184 CO RD 25
FORT MORGAN, CO 80701



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

August 7, 2020

Wagon Wheel Homes LLC
1505 Teakwood Ct.
Fort Collins CO 80525

Dear Applicants/Landowner:

Your Application for a Special Use Permit has been received by our office and placed on the agenda for the Morgan County Planning Commission.

Your application will be reviewed by the Morgan County Planning Commission on **Monday, September 21, 2020 at 7:00 p.m.** in the Assembly Room of the Morgan County Administration Building, Floor B (Basement), 231 Ensign Street, Fort Morgan, Colorado. *(Please use the elevator entrance at the Southwest corner of the building.)*

THE COUNTY WILL BE ABIDING BY THE SOCIAL DISTANCING REQUIREMENTS IN PUBLIC HEALTH ORDER 20-28 FOR THIS MEETING. DUE TO LIMITED SPACE IN THE ASSEMBLY ROOM, REMOTE ATTENDANCE IS ENCOURAGED. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT PAM CHERRY AT 970-542-3526.

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Webinar ID: 851 8277 6966

Please monitor the Morgan County website for any changes to the meeting format or phone the office at 970-542-3526 closer to the day of the hearing. You can call or send comments or questions that you may have by the United State Postal Service or email to pcherry@co.morgan.co.us. Your comments and concerns will be provided to the Planning Commission for consideration.

It is necessary that you or your representative be present at this hearing to answer any questions the Morgan County Planning Commission may have. Do not hesitate to contact us at any time if you have questions.

Sincerely,
Pam Cherry
Planning Administrator

**COLORADO RETIREMENT ASSOCIATION
RETIREMENT PLAN AND TRUST AGREEMENT**

PARTICIPATION AGREEMENT

Association Member / Participating Employer: Morgan County Government

Association Member Original Participation Date: January 22, 1969

Participation Agreement Effective Date: October 13, 2020

Prior Participation Agreement Date: January 1, 2018

Please indicate the effective date of the last Participation Agreement

PREAMBLE

I. **AGREEMENT.** By this Agreement, by and between Colorado Retirement Association (“Association”) and the Association Member specified in this Participation Agreement (“Agreement”), the Association Member adopts as a Participating Employer the Colorado Retirement Association Retirement Plan and Trust Agreement (the “Plan”), as amended and restated effective January 1, 2020, and as further amended or supplemented from time to time, subject to the modifications set forth in this Agreement. This Agreement amends and supersedes any previous Participation Agreement made by and between the Association Member and the Association.

II. **ADOPTION OF THE PLAN.** The Association Member adopts the Plan as a Participating Employer pursuant to the terms of the Plan and this Participation Agreement, effective as of the Participation Agreement Effective Date. The Participating Employer’s participation in the Plan is conditioned on the timely payment by the Participating Employer of its proportional share of contributions under the Plan, and in the case of contributions deducted from a Participant’s Compensation, payment will be transmitted to the Trust as soon as practicable after such amounts would otherwise have been paid to the Participant.

III. **REVIEW OF THE PLAN.** The Participating Employer has reviewed the Plan, and in particular Article 13 of the Plan, addressing Participating Employers. The Participating Employer has consulted, or had opportunity to consult, with its legal and tax advisors with reference to the Plan and this Participation Agreement.

IV. **APPROVAL OF PLAN TRUSTEE AND ADMINISTRATOR.** The Participating Employer approves and confirms the Trustee and Administrator designated by the Association in the Plan to serve in each such capacities.

V. **ASSOCIATION AS AGENT.** The Participating Employer irrevocably designates the Association as its agent as set forth in Article 13 of the Plan addressing Participating Employers for all purposes of the Plan, and authorizes the Association, on behalf of the Participating Employer, to perform

the specific act or acts and to exercise the specific powers granted under the Plan. The Association or its designee has authority to make any and all necessary rules or regulations, binding upon the Participating Employer and its Employees and Officials and their Beneficiaries, to effectuate the purpose of the Plan.

VI. **PARTICIPATING EMPLOYER'S CONTRIBUTIONS.** All contributions made by the Participating Employer under the Plan and this Participation Agreement will be determined separately by each Participating Employer and allocated only among the eligible Participants of the Participating Employer making the contribution in accordance with Section 3.1 of the Plan.

PARTICIPATING EMPLOYER ELECTIONS

(Section numbers below correspond to sections of the Plan.)

Note: Officials may opt out of Plan participation; however, if Officials do participate in the Plan, they do not have to satisfy any minimum eligibility requirements. Accordingly, Sections 2.2 and 2.5(a) below only pertain to Eligible Employees. Additionally, Officials are always fully vested in Employer Contributions and Prior Service Benefit Contributions. Accordingly, Sections 5.1(b)(1), 5.1(c), 5.1(d), 5.1(e) and 5.1(g) below only pertain to Eligible Employees.

1.16 **ELIGIBLE EMPLOYEE.** “Eligible Employee” means the following:

[Specify one option only.]

- ☐ ***All Employees.*** Every Employee of the Participating Employer.
- ☒ ***All Benefitted Positions.*** Every Employee in a benefitted position of the Participating Employer, in accordance with the Participating Employer’s standard personnel practices.
- ☐ Every Employee of the Participating Employer who works at least _____ months per year and at least _____ hours per week.
- ☐ Every Employee of the Participating Employer who works at least _____ hours per year.

2.2 **COMMENCEMENT OF PARTICIPATION.** An Eligible Employee will commence participation in the Plan and begin making and receiving contributions:

[Specify one option only with appropriate sub-option, as applicable.]

- ☒ Immediately as of:
 - ☒ The Eligible Employee’s Date of Hire.
 - ☐ The first day of the Eligible Employee’s first full payroll period.
- ☐ Immediately after _____ Plan Months. (Not to exceed twelve (12) months).
- ☐ Upon the first day of the payroll period following a _____ month period. (Not to exceed twelve (12) months).

If an Official has not waived participation in the Plan, such Official will commence participation in the Plan and begin making and receiving contributions as of the first day of the month coincident with or immediately succeeding such Official’s commencement of term of office.

2.5(a) **REEMPLOYMENT DATE MORE THAN THIRTY (30) DAYS AFTER TERMINATION DATE.**

- ☒ Immediate commencement of participation, in accordance with the Participating Employer's election per Section 2.2.

If this option is selected, skip the remaining options in this Section 2.5(a) and move on to Section 2.6(a). If this option is not selected, specify one option in each of the below categories.

Prior Employment with Participating Employer.

- ☐ In accordance with the **default** provisions of Section 2.5(a) of the Plan, in the event an Employee terminates employment with the Participating Employer more than thirty (30) days before his or her Reemployment Date with the Participating Employer, the Participating Employer will not grant prior service credit for purposes of **eligibility**.
- ☐ In the event an Employee terminates employment with the Participating Employer more than thirty (30) days before his or her Reemployment Date with the Participating Employer, the Participating Employer will grant service credit for purposes of **eligibility** provided the Employee has a Reemployment Date within _____ Plan Months (not to exceed twelve (12) Plan Months) of his or her Termination Date.

Prior Employment with any Association Member (other than Participating Employer).

- ☐ In accordance with the **default** provisions of Section 2.5(a) of the Plan, in the event an Employee terminates employment with an Association Member more than thirty (30) days before his or her Reemployment Date with a different Participating Employer, the Participating Employer will not grant prior service credit for purposes of **eligibility**.
- ☐ In the event an Employee terminates employment with an Association Member more than thirty (30) days before his or her Reemployment Date with another Participating Employer, the Participating Employer will grant service credit for purposes of **eligibility** provided the Employee has a Reemployment Date within _____ Plan Months (not to exceed twelve (12) Plan Months) of his or her Termination Date.

2.6(a) **CHANGE IN STATUS.**

[Specify one option only.]

- ☐ Status of Employee is not applicable. All Employees are ***Eligible Employees***, per Section 1.16.
- ☒ In accordance with the **default** provisions of Section 2.6(a) of the Plan, a Participant who continues in the employ of the Participating Employer but ceases to be employed as an ***Eligible Employee*** is not eligible to make Mandatory Participant Contributions to the Plan under Section 3.3, is not entitled to Employer Contributions under Plan Section 3.1 and is not entitled to Prior Service Benefit Contributions (if any) under Plan Section 3.2.

[If this option is chosen, select one of the following sub-options, as applicable.]

- ☒ Upon return to an employment status meeting the eligibility criteria, the Eligible Employee will recommence participation immediately, in accordance with the Participating Employer's election above in Section 2.2.
- ☐ Upon return to an employment status meeting the eligibility criteria, the Eligible Employee must complete the applicable commencement of participation period elected above in Section 2.2 before recommencing participation in the Plan. Such applicable commencement period will begin as of the date the Employee returns to such employment status.
- ☐ A Participant who continues in the employ of the Participating Employer but ceases to be employed as an ***Eligible Employee*** will be deemed to satisfy the eligibility provisions and will continue to be eligible to make Mandatory Participant Contributions to the Plan under Section 3.3, will continue to receive Employer Contributions under Plan Section 3.1, and will continue to receive Prior Service Benefit Contributions (if any) under Plan Section 3.2, despite the change in status.

3.1(a) **EMPLOYER CONTRIBUTIONS.** The Participating Employer will make an Employer Contribution for each Participant (**no less than three percent (3%)**) for each Plan Month as specified below.

[Specify one option only.]

- ☒ The Participating Employer will contribute 4 % of the Compensation of such Participant for the Plan Month.
- ☐ The Participating Employer's contribution for each Participant will equal an amount directed by each Participant, with a minimum of ____% and a maximum of ____% of the Compensation of such Participant.
- ☐ The Participating Employer will contribute for each Participant:
- ____% of Compensation based on ____ attained Years of Service
 - ____% of Compensation based on ____ attained Years of Service
 - ____% of Compensation based on ____ attained Years of Service
 - ____% of Compensation based on ____ attained Years of Service
 - ____% of Compensation based on ____ attained Years of Service
- ☐ For Participants hired after March 31, 1986, the Participating Employer will contribute the percentage of Compensation of such Participant for the Plan Month corresponding to the rate required of the employer share portion of Social Security (Old Age, Survivors, and Disability) under the Federal Insurance Contributions Act, as defined in C.R.S. Section 24-53-101 for that Plan Month. Employer Contributions will stop once the Participant's earnings have reached the social security annual maximum taxable earnings limit. For Participants hired on or before March 31, 1986, the Participating Employer will contribute the percentage of Compensation of the Participant for the Plan Month corresponding to the rate required for the employer share of both the Social Security and Medicare components of the Federal Insurance Contributions Act, as defined in C.R.S. Section 24-53-101 for that Plan Month. For Participants hired on or before March 31, 1986, the Social Security component of the Employer Contribution will stop once such Participant's earnings have reached the Social Security annual maximum taxable earnings limit.

Note if this option is selected, it must also be selected below in Section 3.3.

- 3.2 **PRIOR SERVICE BENEFIT CONTRIBUTIONS.** The Participating Employer may elect to make a Prior Service Benefit Contribution to each Participant. The Participating Employer will contribute to each Participant the percentage (elected below) of such Participant's annual Compensation for the elected ***Prior Service Period***. The Prior Service Benefits will be contributed to the Plan in equal monthly installments during the ***Pay Out Period*** provided the Participant does not have a Termination Date during the Pay Out Period.

[Specify one option only.]

- ☒ Not Applicable. Employer is an existing Participating Employer.
- ☐ The Participating Employer elects not to make Prior Service Benefit Contributions.
- ☐ The Participating Employer will contribute to each Participant ____% (*no less than three percent (3%)*) of the annual Compensation of each Participant during the ***Prior Service Period***.

[Complete both A and B.]

- A. The ***Prior Service Period*** is ____ (*number from one to five*) twelve (12) month period(s) of continuous employment of such Participant ending on the Effective Date of this Participation Agreement with the Participating Employer.
- B. Prior Service Benefit Contributions will be made to the Plan in equal monthly installments over ____ (*number from one (1) to thirty-six (36)*) continuous calendar month(s) (the "***Pay Out Period***"). If the Participant has a Termination Date during the Pay Out Period, he or she forfeits his or her right to additional Prior Service Benefit Contributions.

3.3(a) **MANDATORY PARTICIPANT CONTRIBUTIONS.** Each Participant will make a contribution (**no less than three percent (3%)**) for each Plan Month as specified below.

[Specify one option only.]

- ☒ The Mandatory Participant Contribution will equal 4 % of the Compensation of such Participant for the Plan Month.
- ☐ The Mandatory Participant Contribution will equal an amount directed by each Participant, with a minimum of _____% and a maximum of _____% of the Compensation of such Participant for the Plan Month. **Once an election is made, it is an irrevocable election.**
- ☐ The Mandatory Participant Contribution will equal:
- _____% of Compensation based on _____ attained of Service
 - _____% of Compensation based on _____ attained Years of Service
 - _____% of Compensation based on _____ attained Years of Service
 - _____% of Compensation based on _____ attained Years of Service
 - _____% of Compensation based on _____ attained Years of Service
- ☐ For Participants hired after March 31, 1986, the Mandatory Participant Contribution will equal the percentage of Compensation of such Participant for the Plan Month corresponding to the rate required of the employer share portion of Social Security (Old Age, Survivors, and Disability) under the Federal Insurance Contributions Act, as defined in C.R.S. Section 24-53-101 for that Plan Month. Mandatory Participant Contributions for a Participant will stop once such Participant's earnings have reached the social security annual maximum taxable earnings limit. For Participants hired on or before March 31, 1986, the Participating Employer will contribute the percentage of Compensation of the Participant for the Plan Month corresponding to the rate required for the employer share of both the Social Security and Medicare components of the Federal Insurance Contributions Act, as defined in C.R.S. Section 24-53-101 for that Plan Month. For Participants hired on or before March 31, 1986, the Social Security component of the Mandatory Participant Contribution will stop once such Participant's earnings have reached the Social Security annual maximum taxable earnings limit.

Note if this option is selected, it must also be selected below in Section 3.1.

3.3(a) **MANDATORY PARTICIPANT CONTRIBUTIONS.** Mandatory Participant Contributions will be:

[Specify one option only.]

☒ Pre-tax in accordance with C.R.S. Section 24-54-104(4) and Internal Revenue Code Section 414(h)(2).*

☐ After-tax.

3.8 **DISCRETIONARY EMPLOYER MATCHING CONTRIBUTIONS.** The Participating Employer will make an Employer Matching Contribution in accordance with its Employer 457 Contribution Policy for each Participant who defers compensation into:

[Specify one option only.]

☒ Not Applicable. The Participating Employer elects not to make Discretionary Employer Matching Contributions to the Plan.

☐ The Colorado Retirement Association Deferred Compensation Plan and Trust Agreement.

☐ _____ [Name of 457(b) plan].

* Note if contributions are being picked up and paid by the Employer in lieu of employee contributions, the contributions will be treated as “picked-up” and paid by the Employer on a prospective basis only, from the date this Participation Agreement is formally adopted. Participants may not opt out of the “pick-up” nor may they receive the contributed amounts directly instead of having them paid by the Participating Employer to the Plan.

5.1(b)(1) **VESTING OF PARTICIPANT'S ACCOUNTS.** In accordance with Section 5.1 of the Plan, an Employee-Participant becomes vested in Employer Contributions and Prior Service Benefit Contributions as follows.[†]

[Specify one option only.]

- ☐ ***Immediate Vesting.*** A Participant is 100% vested upon Plan participation.
- ☐ ***Graded Vesting.*** A Participant will vest pro rata monthly at _____% annual rate. (must be more than 10%).
- ☒ ***Specified Vesting.*** A Participant will vest pro rata monthly according to the following schedule (select the vesting percentage at the completion of the Participant's Years of Service):
- 1st Year of Service: 0 %
- 2nd Year of Service: 20 %
- 3rd Year of Service: 40 %
- 4th Year of Service: 60 %
- 5th Year of Service: 80 %
- 6th Year of Service: 100 %

[†] *Employee-Participants who reach Normal Retirement Age, Disability, or who die or are presumed deceased will be 100% vested in accordance with the terms of the Plan.*

5.1(c) **REEMPLOYMENT DATE MORE THAN THIRTY (30) DAYS AFTER TERMINATION DATE.**

- ☐ Service credit for vesting is not applicable, Employer elected Immediate Vesting, per Section 5.1(b)(1).

If this option is selected, skip the remaining options in this Section 5.1(c) and move on to Section 5.1(e). If this option is not selected, specify one option in each of the below sub-options.

Prior Employment with Participating Employer.

- ☒ In accordance with the **default** provisions of Section 5.1 (c) of the Plan, in the event an Employee terminates employment with the Participating Employer more than thirty (30) days before his or her Reemployment Date with the Participating Employer, the Participating Employer will not grant prior service credit for purposes of **vesting**.
- ☐ In the event an Employee terminates employment with the Participating Employer more than thirty (30) days before his or her Reemployment Date with the Participating Employer, the Participating Employer will grant service credit for purposes of **vesting** provided the Employee has a Reemployment Date within _____ Plan Months (not to exceed twelve (12) Plan Months) of his or her Termination Date.

Prior Employment with any Association Member (other than Participating Employer).

- ☒ In accordance with the **default** provisions of Section 2.5(a) of the Plan, in the event an Employee terminates employment with an Association Member more than thirty (30) days before his or her Reemployment Date with a different Participating Employer, the Participating Employer will not grant prior service credit for purposes of **vesting**.
- ☐ In the event an Employee terminates employment with an Association Member more than thirty (30) days before his or her Reemployment Date with another Participating Employer, the Participating Employer will grant service credit for purposes of **vesting** provided the Employee has a Reemployment Date within _____ Plan Months (not to exceed twelve (12) Plan Months) of his or her Termination Date.

5.1(e) **SERVICE WITH PARTICIPATING EMPLOYER PRIOR TO ADOPTION OF PLAN.**

[Specify one option only.]

- ☒ Not Applicable. Employer is an existing Participating Employer.
- ☐ **Past Service Credit.** At the time this Participation Agreement is executed, all Employees presently employed by the Participating Employer will have all periods of employment credited towards the vesting schedule referenced above in Section 5.1(b)(1).

5.3 **FORFEITURES ACCOUNT.**

[Specify one option only.]

- ☐ Not Applicable. Participants are 100% vested in their Accounts.
- ☒ In accordance with the **default** provisions of Section 11.6 of the Plan, forfeitures will be utilized to reduce future Employer Contributions.
- ☐ Forfeitures will be allocated among the Accounts of active Participants in the Plan.

8.1 **LOANS TO ELIGIBLE BORROWERS.**

[Specify one option only.]

- ☐ Participant loans are not allowed.
- ☒ Participant loans are allowed in accordance with Article 8 of the Plan and loan procedures adopted by the Plan Administrator.

1.9 **DEFINITION OF COMPENSATION.** For purposes of calculating contributions, the Participating Employer **excludes** the following from the definition of Compensation (as defined in Section 1.9 of the Plan):

[Select as many EXCLUSIONS as applicable.]

- ☒ Bonuses.
- ☒ Overtime pay.
- ☒ Premiums for shift differential.
- ☒ Fringe benefits, expense reimbursements, deferred compensation, and welfare benefits.
- ☐ Holiday pay.
- ☐ Vacation pay.
- ☐ Sick pay.

- ☐ Paid Time Off (PTO).
- ☒ All post-severance compensation.
- ☒ Other *[please specify]*: Annual PTO Payout, Final PTO Payout, Holiday Pay 24-7,
On-call Pay, Training Pay.

* * * * *

The Participating Employer and the Colorado Retirement Association have executed this Participation Agreement and have accepted its terms.

Dated this _____ day of _____, 20____.

Morgan County Government

Participating Employer

By: _____

Title: _____

Dated this _____ day of _____, 20____.

COLORADO RETIREMENT ASSOCIATION

Plan Sponsor

By: _____

Title: CRA Executive Director

13845387_v11

**COLORADO RETIREMENT ASSOCIATION
DEFERRED COMPENSATION PLAN**

PARTICIPATION AGREEMENT

Association Member / Participating Employer: Morgan County Government

Association Member Original Participation Date: January 22, 1969

Participation Agreement Effective Date: October 13, 2020

Prior Participation Agreement Date: January 1, 2018

Please indicate the effective date of the last Participation Agreement

PREAMBLE

I. **AGREEMENT.** By this Agreement, by and between Colorado Retirement Association (“Association”) and the Association Member specified in this Participation Agreement (“Agreement”), the Association Member adopts as a Participating Employer the Colorado Retirement Association Deferred Compensation Plan and Trust Agreement (the “Plan”), as amended and restated effective January 1, 2020, and as further amended or supplemented from time to time, subject to the modifications set forth in this Agreement. This Agreement amends and supersedes any previous Participation Agreement made by and between the Association Member and the Association.

II. **ADOPTION OF THE PLAN.** The Association Member adopts the Plan as a Participating Employer pursuant to the terms of the Plan and this Participation Agreement, effective as of the Participation Agreement Effective Date. The Participating Employer’s participation in the Plan is conditioned on the timely payment by the Participating Employer of its proportional share of contributions under the Plan, and in the case of contributions deducted from a Participant’s Compensation, payment will be transmitted to the Trust as soon as practicable after such amounts would otherwise have been paid to the Participant.

III. **REVIEW OF THE PLAN.** The Participating Employer has reviewed the Plan, and in particular Article 12 of the Plan. The Participating Employer has consulted, or had opportunity to consult, with its legal and tax advisors with reference to the Plan and this Participation Agreement.

IV. **APPROVAL OF PLAN TRUSTEE AND ADMINISTRATOR.** The Participating Employer approves and confirms the Trustee and Administrator designated by the Association to serve in each such capacities.

V. **ASSOCIATION AS AGENT.** The Participating Employer irrevocably designates the Association as its agent as set forth in Article 12 of the Plan addressing Participating Employers for all purposes of the Plan, and authorizes the Association, on behalf of the Participating Employer, to perform the specific acts and to exercise the specific powers granted under the Plan. The Association

or its designee shall have authority to make any and all necessary rules or regulations, binding upon the Participating Employer and its Employees, to effectuate the purpose of the Plan.

VI. **PARTICIPANT AND PARTICIPATING EMPLOYER CONTRIBUTIONS.** All contributions made by the Participants and Participating Employer under the Plan and this Participation Agreement shall be determined separately by each Participating Employer and shall be allocated only among the eligible Participants of the Participating Employer making the contribution.

* * * * *

PARTICIPATING EMPLOYER ELECTIONS

(Section numbers below correspond to sections of the Plan.)

2.2(d) **DESIGNATED ROTH DEFERRALS.**

[Specify one option only.]

- ☒ Designated Roth Deferrals are permitted.
- ☐ Designated Roth Deferrals are not permitted.

2.11 **EMPLOYER CONTRIBUTIONS.**

[Specify one option only.]

- ☒ The Participating Employer elects not to make Employer Contributions.
- ☐ The Participating Employer elects to make Employer Contributions for Eligible Employees, per the Employer 457 Contribution Policy.

6.1 **LOANS TO ELIGIBLE BORROWERS.**

[Specify one option only.]

- ☐ Participant loans are not permitted.
- ☒ Participant loans are permitted in accordance with Article 6 of the Plan and loan procedures adopted by the Association.

* * * * *

The Participating Employer and the Colorado Retirement Association have executed this Participation Agreement and have accepted its terms.

Dated this _____ day of _____, 20____.

Morgan County Government

Participating Employer

By: _____

Title: _____

Dated this _____ day of _____, 20____.

COLORADO RETIREMENT ASSOCIATION

Plan Sponsor

By: _____

Title: CRA Executive Director

14004943_v2



Morgan County Public Trustee

P. O. Box 593
Fort Morgan, CO 80701
Phone: (970) 542-3518, Fax: (970) 542-3520
Email: eforeclosure@co.morgan.co.us
Website: www.mctre.org

For Time Period July 2020 - September 2020

Bank Balance July 2020 \$10,292.64

Income:

| | | |
|---------------|-------------|-------------|
| Sales | (S9,718.44) | |
| Releases | \$7,530.00 | |
| Interest | \$0.00 | |
| Release Misc | \$0.00 | |
| Long/Short | \$0.00 | |
| Total Income: | | (S2,188.44) |

Disbursements:

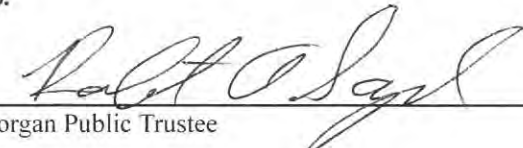
| | | |
|----------------------|------------|------------|
| Clerk Fees | \$157.00 | |
| Advertising | \$1,522.80 | |
| Redemption & Refunds | \$0.00 | |
| Public Trustee Fund | \$7,880.00 | |
| Total Disbursements: | | \$9,559.80 |

Bank Balance September 2020 (S1,455.60)

| | |
|---------------------------------|------------|
| PT Expenditures | \$3,489.06 |
| PT Fees & Interest | \$7,880.00 |
| Due Public Trustee Fund | \$3,489.06 |
| Due Public Trustee Reserve Fund | \$4,390.94 |

Respectfully Submitted

Subscribed and sworn to, before me on September 30, 2020.


Morgan Public Trustee

THE FOREGOING REPORT IS ACCEPTED:

Date: _____

Chair
Board of Commissioners, Morgan

Morgan County Public Trustee

P. O. Box 593
Fort Morgan, CO 80701
(970) 542-3518
Fax (970) 542-3520

RECONCILIATION OF PUBLIC TRUSTEE FEE FUND FOR THE QUARTER ENDING SEPTEMBER 30, 2020

| <u>Description</u> | <u>Amount</u> |
|--|----------------------|
| Fees Earned | \$ 7,880.00 |
| Salary Due (PT SALARY) | \$ (3,489.06) |
| Transfer To/From Special Reserve (PT SPEC) | \$ - |
| Excess Fees (PT EXCESS) | \$ 4,390.94 |

ANNUAL ACCOUNTING

| | <u>Fees Earned</u> | <u>Salary, etc.</u> | <u>Excess Fees</u> |
|-------------|---------------------------|----------------------------|---------------------------|
| 1st Quarter | \$ 7,815.00 | \$ 3,489.06 | \$ 4,325.94 |
| 2nd Quarter | \$ 6,585.00 | \$ 3,489.06 | \$ 3,095.94 |
| 3rd Quarter | \$ 7,880.00 | \$ 3,489.06 | \$ 4,390.94 |
| 4th Quarter | | | |
| | \$ 22,280.00 | \$ 10,467.18 | \$ 11,812.82 |

ANNUAL REPORT OF FEES EARNED

| <u>Description</u> | <u>Fee</u> | <u>Number</u> | <u>Amount</u> |
|---------------------------|-------------------|----------------------|----------------------|
| Admin Withdrawal Fee | \$ 50.00 | 0 | \$ - |
| Confirmation Deed Fee | \$ 30.00 | 6 | \$ 180.00 |
| Lienor Intent to Redeem | \$ 50.00 | 0 | \$ - |
| Restart Fee | \$ 75.00 | 0 | \$ - |
| Resume Fee | \$ 75.00 | 0 | \$ - |
| Rescission Fee | \$ 100.00 | 0 | \$ - |
| Reschedule Fee | \$ 50.00 | 0 | \$ - |
| Foreclosure Fee | \$ 150.00 | 10 | \$ 1,500.00 |
| Withdrawal Fee | \$ 35.00 | 13 | \$ 455.00 |
| Release Fee | \$ 15.00 | 1343 | \$ 20,145.00 |
| | | | \$ 22,280.00 |

Salary paid is transferred to the County General Fund quarterly (PT SALARY). Excess Fees are deposited with the County Treasurer into the "Public Trustee Salary Fund" (PT EXCESS). The balance remaining in this Fund at year end is transferred to the County General Fund (PT EXCESS YR END TRANSFER), pursuant to §38-37-104(3).

Morgan County Public Trustee

P. O. Box 593
Fort Morgan, CO 80701
(970) 542-3518
Fax (970) 542-3520

PUBLIC TRUSTEE FEES EARNED FOR THE QUARTER ENDING SEPTEMBER 30, 2020

| <u>Description</u> | | <u>Fee</u> | <u>Number</u> | | <u>Amount</u> |
|---------------------------|----|-------------------|----------------------|----|----------------------|
| Admin Withdrawal Fee | \$ | 50.00 | 0 | | |
| Confirmation Deed Fee | \$ | 30.00 | 2 | \$ | 60.00 |
| Lienor Intent to Redeem | \$ | 50.00 | 0 | | |
| Restart Fee | \$ | 75.00 | 0 | | |
| Resume Fee | \$ | 75.00 | 0 | | |
| Rescission Fee | \$ | 100.00 | 0 | | |
| Reschedule Fee | \$ | 50.00 | 0 | | |
| Foreclosure Fee | \$ | 150.00 | 1 | \$ | 150.00 |
| Withdrawal Fee | \$ | 35.00 | 4 | \$ | 140.00 |
| Release Fee | \$ | 15.00 | 502 | \$ | 7,530.00 |
| | | | | \$ | 7,880.00 |

**Morgan County Public Trustee Sale Revenues and Expenses
for the Quarter Ending September 30, 2020**

| <u>Law Firm Name</u> | <u>Foreclosure #</u> | <u>Trans Date</u> | <u>Attorney File</u> | <u>Fee Type</u> | <u>Chg Amt</u> | <u>Pay. Amt</u> |
|-------------------------------------|----------------------|-------------------|----------------------|------------------|--------------------|--------------------|
| Hatch Ray Olsen Conant LLC | 2019-018 | 09/11/2020 | 2019-018 | WDRL Clerk | \$13.00 | \$0.00 |
| Hatch Ray Olsen Conant LLC | 2019-018 | 09/11/2020 | 2019-018 | Refund | \$18.00 | \$0.00 |
| Hatch Ray Olsen Conant LLC | 2019-018 | 09/11/2020 | 2019-018 | WDRL Fee | \$35.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2019-029 | 07/17/2020 | 19-022562 | Balance of Costs | \$0.00 | \$562.20 |
| Janeway Law Firm, P.C. | 2019-029 | 07/14/2020 | 19-022562 | WDRL Clerk | \$13.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2019-029 | 07/14/2020 | 19-022562 | WDRL Fee | \$35.00 | \$0.00 |
| Murr, Siler & Accomazzo, P.C. | 2019-039 | 07/06/2020 | 2670.045 | Balance of Costs | \$0.00 | \$389.60 |
| Murr, Siler & Accomazzo, P.C. | 2019-039 | 08/10/2020 | 2670.045 | CFD Clerk | \$13.00 | \$0.00 |
| Murr, Siler & Accomazzo, P.C. | 2019-039 | 07/08/2020 | 2670.045 | CP Clerk | \$28.00 | \$0.00 |
| Murr, Siler & Accomazzo, P.C. | 2019-039 | 08/10/2020 | 2670.045 | CFD Fee | \$30.00 | \$0.00 |
| Sayer Law Group, PC | 2020-003 | 07/15/2020 | CO200014 | Balance of Costs | \$0.00 | \$511.20 |
| Janeway Law Firm, P.C. | 2020-005 | 07/14/2020 | 20-024234 | WDRL Clerk | \$13.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-005 | 07/14/2020 | 20-024234 | WDRL Fee | \$35.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-005 | 07/14/2020 | 20-024234 | Refund | \$146.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-005 | 07/14/2020 | 20-024234 | Refund Deposit | \$500.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-005 | 07/14/2020 | 20-024234 | Cure Payment | \$13,094.84 | \$0.00 |
| Mosaic Legal Partners, LLC | 2020-006 | 08/04/2020 | 2020-006 | Balance of Costs | \$0.00 | \$630.20 |
| Mosaic Legal Partners, LLC | 2020-006 | 09/23/2020 | 2020-006 | CFD Clerk | \$13.00 | \$0.00 |
| Mosaic Legal Partners, LLC | 2020-006 | 09/23/2020 | 2020-006 | CFD Fee | \$30.00 | \$0.00 |
| Mosaic Legal Partners, LLC | 2020-006 | 08/26/2020 | 2020-006 | CP Clerk | \$38.00 | \$0.00 |
| Sayer Law Group, PC | 2020-007 | 07/15/2020 | CO200025 | Balance of Costs | \$0.00 | \$973.00 |
| Barrett, Frappier & Weisserman, LLP | 2020-008 | 08/10/2020 | 000000089600 | Fees & Costs | \$0.00 | \$782.20 |
| Barrett, Frappier & Weisserman, LLP | 2020-008 | 07/02/2020 | 000000089600 | Copies | \$5.00 | \$0.00 |
| Barrett, Frappier & Weisserman, LLP | 2020-008 | 07/02/2020 | 000000089600 | Postage | \$5.00 | \$0.00 |
| Barrett, Frappier & Weisserman, LLP | 2020-008 | 08/10/2020 | 000000089600 | Publication | \$772.20 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-009 | 07/24/2020 | 20-024687 | Copies | \$4.50 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-009 | 07/24/2020 | 20-024687 | Postage | \$4.50 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-009 | 08/27/2020 | 20-024687 | Publication | \$750.60 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-010 | 07/17/2020 | 20-024552 | Deposit | \$0.00 | \$500.00 |
| Janeway Law Firm, P.C. | 2020-010 | 07/16/2020 | 20-024552 | Copies | \$3.50 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-010 | 07/16/2020 | 20-024552 | Postage | \$3.50 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-010 | 07/16/2020 | 20-024552 | NED Clerk | \$13.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-010 | 08/12/2020 | 20-024552 | WDRL Clerk | \$13.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-010 | 08/12/2020 | 20-024552 | WDRL Fee | \$35.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-010 | 07/16/2020 | 20-024552 | eFee | \$90.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-010 | 07/16/2020 | 20-024552 | Sale Fee | \$150.00 | \$0.00 |
| Janeway Law Firm, P.C. | 2020-010 | 08/12/2020 | 20-024552 | Refund | \$192.00 | \$0.00 |
| | | | | | <u>\$16,096.64</u> | <u>\$4,348.40</u> |
| Net Revenue Less Expense | | | | | | (\$11,748.24) |
| Plus Beginning Balance | | | | | | <u>\$10,292.64</u> |
| Ending Balance | | | | | | (\$1,455.60) |

Morgan County Treasurer
Investment Portfolio

As of September 30, 2020

Certificates of Deposit

| <u>Issue Date</u> | <u>Due Date</u> | <u>Number</u> | <u>Amount</u> | <u>Issuer Name/Custodian</u> | <u>Int Rate</u> | <u>Term in Years</u> | <u>Duration</u> |
|-------------------|-----------------|---------------|------------------------|------------------------------|-----------------|--------------------------|-----------------|
| 10/17/2017 | 10/19/2020 | 044-844652 | \$1,000,000.00 | Bank of the West | 1.46% | 3 | 0.05 |
| 12/1/2017 | 12/1/2020 | 044-844660 | \$1,000,000.00 | Bank of the West | 1.45% | 3 | 0.16 |
| 12/7/2017 | 12/7/2020 | 044-844678 | \$500,000.00 | Bank of the West | 1.45% | 3 | 0.18 |
| 3/2/2020 | 3/2/2021 | 330000000042 | \$1,000,000.00 | High Plains Bank | 1.44% | 1 | 0.41 |
| 3/2/2020 | 3/2/2021 | 304000201 | \$500,000.00 | Brush State Bank | 1.39% | 1 | 0.41 |
| 3/21/2019 | 3/21/2021 | 5605 | \$1,000,000.00 | Farmers State Bank-Brush | 2.61% | 2 | 0.46 |
| 7/30/2019 | 7/30/2022 | 21244619 | \$2,500,000.00 | Golden Belt Bank | 2.37% | 3 | 1.82 |
| 8/15/2019 | 8/15/2022 | 04-240408-9 | \$2,000,000.00 | Equitable Savings & Loan | 2.02% | 3 | 1.87 |
| 10/11/2019 | 10/11/2022 | 5639 | \$3,000,000.00 | Farmers State Bank-Brush | 1.65% | 3 | 2.02 |
| | | | \$12,500,000.00 | | 1.760% | | 0.82 |

Government Security

| <u>Issue Date</u> | <u>Due Date</u> | <u>Number</u> | <u>Amount</u> | <u>Issuer Name/Custodian</u> | <u>Discount/ Premium</u> | <u>Int Rate</u> | <u>Term in Years</u> | <u>Duration</u> |
|--------------------------|-----------------|-----------------|-----------------------|------------------------------|------------------------------|------------------------------|--------------------------|-----------------|
| 10/28/2019 | 2/15/2021 | TBILL-912833LC2 | \$1,000,000.00 | Sigma Financial Corp/NFS | 97.83 | 1.67% | 1.3 | 0.37 |
| | | | \$1,000,000.00 | | | 1.670% | | 0.37 |
| Total Investments | | | | \$13,500,000.00 | | Average Interest Rate | | 1.75% |

As of 9/30/2020

| Issuing Institution | Number | Interest Rate | Amount | Issue Date | Due Date | Annual Accruals to Date |
|---------------------------------------|--------------|---------------|----------------|------------|------------|-------------------------|
| <u>Certificates of Deposit</u> | | | | | | |
| Bank of the West | 044-844652 | 1.46% | \$1,000,000.00 | 10/17/2017 | 10/19/2020 | \$43,160.00 |
| Bank of the West | 044-844660 | 1.45% | \$1,000,000.00 | 12/1/2017 | 12/1/2020 | \$41,076.76 |
| Bank of the West | 044-844678 | 1.45% | \$500,000.00 | 12/7/2017 | 12/7/2020 | \$20,419.10 |
| Brush State Bank | 304000201 | 1.39% | \$500,000.00 | 3/2/2020 | 3/2/2021 | \$4,036.69 |
| High Plains Bank | 330000000042 | 1.44% | \$1,000,000.00 | 3/2/2020 | 3/2/2021 | \$8,363.82 |
| Farmers State Bank-Brush | 5605 | 2.61% | \$1,000,000.00 | 3/21/2019 | 3/21/2021 | \$39,972.34 |
| Golden Belt Bank | 21244619 | 2.37% | \$2,500,000.00 | 7/30/2019 | 7/30/2022 | \$69,476.68 |
| Equitable Savings & Loan | 04-240408-9 | 2.02% | \$2,000,000.00 | 8/15/2019 | 8/15/2022 | \$45,602.18 |
| Farmers State Bank-Brush | 5639 | 1.65% | \$3,000,000.00 | 10/11/2019 | 10/11/2022 | \$48,143.83 |
| SubTotal | | | | | | \$320,251.40 |
| Total Accrued Interest | | | | | | \$320,251.40 |

Morgan County Treasurer Government Securities Report

As of 9/30/2020

Running Totals

| <u>Issue Date</u> | <u>Par Amount</u> | <u>Book Balance</u> | <u>Market Value</u> | <u>Purchase Price</u> | <u>Par Amount</u> |
|------------------------|----------------------|--|-----------------------------|-----------------------------|--------------------|
| <u>Due Date</u> | <u>Prem/Disc</u> | <u>Remaining Prem/Disc</u> | <u>Mkt Value Date</u> | <u>Book Balance</u> | <u>Prem/Disc</u> |
| <u>Coupon</u> | <u>Purchase Amt</u> | <u>Accrued Int to Date</u> | <u>Accrued Int</u> | <u>Market Value</u> | <u>Accrued Int</u> |
| <u>Effect Rate</u> | <u>Int Purchased</u> | <u>Call Date</u> | <u>Unrealized Gain/Loss</u> | <u>Unrealized Gain/Loss</u> | |
| TBILL-912833LC2 | | Sigma Financial Corp/NFS (Peak) | | | |
| 10/28/2019 | \$1,000,000.00 | \$993,703.05 | \$999,560.00 | \$978,280.00 | \$1,000,000.00 |
| 2/15/2021 | (\$21,720.00) | (\$6,296.95) | 9/30/2020 | \$993,703.05 | (\$6,296.95) |
| 1.67% | \$978,280.00 | \$0.00 | | \$999,560.00 | \$0.00 |
| 1.67% | \$0.00 | | \$5,856.95 | | \$5,856.95 |

Journal Activity

From 09/01/2020 To 09/30/2020 For Account Range INT

| Account | Name | Start Balance | Debits | Credits | Net | End Balance |
|----------------|---------------------------------------|-----------------------|---------------|----------------------|----------------------|-----------------------|
| Asset | | | | | | |
| | Total | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Liability | | | | | | |
| | Total | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Expense | | | | | | |
| | Total | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Revenue | | | | | | |
| 001-00-00-4800 | INTEREST ON INVESTMENTS-GEN | (\$420,936.51) | \$0.00 | (\$26,972.44) | (\$26,972.44) | (\$447,908.95) |
| 003-00-00-4800 | INTEREST EARNED-GEN CAP IMP RSV | (\$6,269.35) | \$0.00 | (\$376.62) | (\$376.62) | (\$6,645.97) |
| 004-00-00-4800 | INTEREST EARNED-GEN GEN TRICENTENNIAL | (\$20.02) | \$0.00 | (\$1.18) | (\$1.18) | (\$21.20) |
| 012-00-00-4800 | INTEREST EARNED-RB RES-BDG | (\$26,128.32) | \$0.00 | (\$1,557.47) | (\$1,557.47) | (\$27,685.79) |
| 013-00-00-4800 | INTEREST EARNED-RB RES-RDS | (\$15,410.88) | \$0.00 | (\$924.04) | (\$924.04) | (\$16,334.92) |
| 025-00-00-4800 | INTEREST EARNED-CONS TRUST | (\$1,926.15) | \$0.00 | (\$131.98) | (\$131.98) | (\$2,058.13) |
| 043-00-00-4800 | INTEREST EARNED-AMB CI | (\$3,406.94) | \$0.00 | (\$204.66) | (\$204.66) | (\$3,611.60) |
| 045-00-00-4800 | INTEREST EARNED-SW RES | (\$29,908.98) | \$0.00 | (\$1,780.81) | (\$1,780.81) | (\$31,689.79) |
| 046-00-00-4800 | INTEREST EARNED-SW CE RES | (\$2,179.92) | \$0.00 | (\$132.06) | (\$132.06) | (\$2,311.98) |
| 240-00-00-4800 | INTEREST EARNED-PT SPEC RES | (\$112.08) | \$0.00 | (\$3.18) | (\$3.18) | (\$115.26) |
| | Total | (\$506,299.15) | \$0.00 | (\$32,084.44) | (\$32,084.44) | (\$538,383.59) |

Morgan County Treasurer

Receipts and Disbursements

Report Dates: 09/01/2020 to 09/30/2020

| County Funds | Beginning Balance | Property Taxes | Specific Ownership | Misc Collections | Transfers In (Out) | Disbursements | Treasurer's Fees | Ending Balance |
|--------------------------------|-------------------|----------------|--------------------|------------------|--------------------|------------------|------------------|-----------------|
| 001 GENERAL | \$34,023,874.07 | \$59,734.06 | \$146,674.05 | \$205,381.53 | \$8,628.47 | (\$1,045,194.41) | (\$1,190.45) | \$33,397,907.32 |
| 002 GENERAL RESERVE | \$850,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$850,000.00 |
| 003 GEN - CAP IMPROV RESERVE | \$774,942.55 | \$0.00 | \$0.00 | \$376.62 | \$0.00 | \$0.00 | \$0.00 | \$775,319.17 |
| 004 GEN-TRICENTENNIAL CELEBRAT | \$2,436.03 | \$0.00 | \$0.00 | \$1.18 | \$0.00 | \$0.00 | \$0.00 | \$2,437.21 |
| 005 GEN-UNREALIZED INVEST +/- | \$7,385.86 | \$0.00 | \$0.00 | (\$1,538.91) | \$0.00 | \$0.00 | \$0.00 | \$5,856.95 |
| 010 HUMAN SERVICES | \$1,443,087.75 | \$6,119.64 | \$0.00 | \$291,148.10 | \$0.00 | (\$369,389.97) | \$0.00 | \$1,370,955.52 |
| 011 ROAD & BRIDGE | \$8,488,617.84 | \$22,948.82 | \$51,277.46 | \$297,929.92 | (\$3,749.55) | (\$626,173.10) | (\$480.73) | \$8,230,370.66 |
| 012 RD & BDG RSRV-BRIDGES | \$3,204,721.14 | \$0.00 | \$0.00 | \$1,557.47 | \$0.00 | \$0.00 | \$0.00 | \$3,206,278.61 |
| 013 RD & BDG RSRV-ROADS | \$1,901,353.51 | \$0.00 | \$0.00 | \$924.04 | \$0.00 | \$0.00 | \$0.00 | \$1,902,277.55 |
| 016 EMERGENCY TELEPHONE | \$740,053.67 | \$0.00 | \$0.00 | \$18,847.39 | \$0.00 | (\$24,401.05) | (\$188.48) | \$734,311.53 |
| 025 CONSERVATION TRUST | \$258,305.88 | \$0.00 | \$0.00 | \$26,640.32 | \$0.00 | \$0.00 | \$0.00 | \$284,946.20 |
| 026 JAIL CAPITAL IMPROVEMENT | \$1,210,842.09 | \$0.00 | \$0.00 | \$1,145.00 | \$0.00 | (\$84.00) | \$0.00 | \$1,211,903.09 |
| 041 CENTRAL SERVICES | \$4,497,242.85 | \$0.00 | \$0.00 | \$350,706.89 | \$0.00 | (\$247,650.89) | \$0.00 | \$4,600,298.85 |
| 042 AMBULANCE | \$1,122,183.99 | \$0.00 | \$0.00 | \$98,776.01 | \$0.00 | (\$97,424.48) | (\$435.71) | \$1,123,099.81 |
| 043 AMBULANCE CAP IMPROVEMENTS | \$421,126.30 | \$0.00 | \$0.00 | \$204.66 | \$0.00 | \$0.00 | \$0.00 | \$421,330.96 |
| 044 SOLID WASTE | \$2,044,056.17 | \$0.00 | \$0.00 | \$105,944.46 | \$0.00 | (\$59,327.54) | (\$1,056.41) | \$2,089,616.68 |
| 045 SOLID WASTE RESERVE | \$3,664,273.77 | \$0.00 | \$0.00 | \$1,780.81 | \$0.00 | \$0.00 | \$0.00 | \$3,666,054.58 |
| 046 SLID WST CAP EQUIP RESERVE | \$271,740.00 | \$0.00 | \$0.00 | \$132.06 | \$0.00 | \$0.00 | \$0.00 | \$271,872.06 |
| 072 LODGING TAX TOURISM | \$527,765.77 | \$0.00 | \$0.00 | \$3,871.97 | \$0.00 | (\$16,227.09) | (\$38.72) | \$515,371.93 |
| 100 COUNTY CLERK | \$840,078.33 | \$0.00 | \$0.00 | \$1,168,393.88 | \$0.00 | (\$1,164,591.97) | \$0.00 | \$843,880.24 |
| 110 CO CLERK MV | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 120 CO CLERK SO | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 130 CO CLERK SALES TAX | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 140 CO CLERK FEES | \$21,698.97 | \$0.00 | \$0.00 | \$24,039.62 | \$0.00 | (\$23,059.50) | \$0.00 | \$22,679.09 |
| 150 ELECTRONIC FILING TECH | \$80,357.74 | \$0.00 | \$0.00 | \$631.00 | \$0.00 | (\$135.00) | \$0.00 | \$80,853.74 |
| 160 ELECTRONIC REC FEE-STATE | \$1,140.00 | \$0.00 | \$0.00 | \$1,262.00 | \$0.00 | (\$1,232.00) | \$0.00 | \$1,170.00 |
| 210 PUBLIC TRUSTEE FEES | \$5,550.00 | \$0.00 | \$0.00 | \$2,330.00 | \$0.00 | (\$7,880.00) | \$0.00 | \$0.00 |
| 220 PUBLIC TRUSTEE SALARY | \$7,421.88 | \$0.00 | \$0.00 | \$4,390.94 | \$0.00 | \$0.00 | \$0.00 | \$11,812.82 |
| 240 P T SPECIAL RESERVE | \$14,764.92 | \$0.00 | \$0.00 | \$3.18 | \$0.00 | \$0.00 | \$0.00 | \$14,768.10 |
| 310 CO TREASURER FEES | \$0.00 | \$138.85 | \$0.00 | \$8,489.62 | (\$8,628.47) | \$0.00 | \$0.00 | \$0.00 |
| County Funds Total: | \$66,425,031.08 | \$88,941.37 | \$197,951.51 | \$2,613,369.76 | (\$3,749.55) | (\$3,682,781.00) | (\$3,390.50) | \$65,635,372.67 |
| City and Town Funds | | | | | | | | |
| 500 CITY OF BRUSH | \$14,957.28 | \$4,983.11 | \$9,785.71 | \$1,760.82 | \$1,169.41 | (\$14,957.28) | (\$99.67) | \$17,599.38 |
| 501 BRUSH DEL UTILITIES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 520 CITY OF FORT MORGAN | \$26,302.95 | \$7,593.43 | \$22,362.64 | \$3,938.99 | \$2,105.47 | (\$26,302.95) | (\$151.86) | \$35,848.67 |

Morgan County Treasurer

Receipts and Disbursements

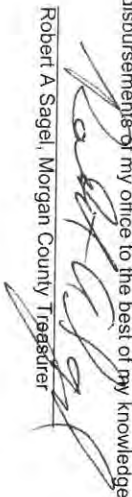
| City and Town Funds | | | | | | | | | |
|--------------------------------|-------------------|----------------|--------------------|------------------|--------------------|----------------|------------------|----------------|--|
| | Beginning Balance | Property Taxes | Specific Ownership | Misc Collections | Transfers In (Out) | Disbursements | Treasurer's Fees | Ending Balance | |
| 521 FT MORGAN DEL UTILITIES | \$0.00 | \$838.83 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$8.39) | \$830.44 | |
| 528 FM RIVERVIEW COMMONS PHS 1 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 529 FM RIVERVIEW COMMONS PHS 2 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 540 TOWN OF HILLROSE | \$408.68 | \$222.31 | \$258.24 | \$141.62 | \$49.47 | (\$408.68) | (\$4.44) | \$667.20 | |
| 541 HILLROSE DEL UTILITIES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 560 TOWN OF LOG LANE | \$1,251.08 | \$718.39 | \$513.40 | \$308.00 | \$208.95 | (\$1,251.08) | (\$14.37) | \$1,734.37 | |
| 561 LOG LANE DEL UTILITIES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 580 TOWN OF WIGGINS | \$5,605.57 | \$1,895.44 | \$4,083.02 | \$729.54 | \$216.25 | (\$5,605.57) | (\$37.91) | \$6,886.34 | |
| 581 WIGGINS DEL UTILITIES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| City and Town Funds Total: | | | | | | | | | |
| | \$48,525.56 | \$16,251.51 | \$37,003.01 | \$6,878.97 | \$3,749.55 | (\$48,525.56) | (\$316.64) | \$63,566.40 | |
| School Funds | | | | | | | | | |
| | Beginning Balance | Property Taxes | Specific Ownership | Misc Collections | Transfers In (Out) | Disbursements | Treasurer's Fees | Ending Balance | |
| 600 SCHOOL DIST RE 2 GENERAL | \$111,786.98 | \$19,337.63 | \$142,520.22 | \$0.00 | \$0.00 | (\$111,786.98) | (\$48.33) | \$161,809.52 | |
| 602 RE 2 BOND REDEMPTION | \$3,347,145.91 | \$10,466.95 | \$0.00 | \$649.23 | \$0.00 | \$0.00 | \$0.00 | \$3,358,262.09 | |
| 604 RE 2 MILL LEVY OVERRIDE | \$5,739.32 | \$6,618.49 | \$0.00 | \$0.00 | \$0.00 | (\$5,739.32) | (\$16.54) | \$6,601.95 | |
| 606 RE 2 KINDERGARTEN | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 620 SCHOOL DIST RE 3 GENERAL | \$140,421.27 | \$48,178.62 | \$128,606.17 | \$0.00 | \$0.00 | (\$140,421.27) | (\$120.45) | \$176,664.34 | |
| 622 RE 3 BOND REDEMPTION | \$22,875.42 | \$20,163.16 | \$0.00 | \$0.00 | \$0.00 | (\$22,875.42) | \$0.00 | \$20,163.16 | |
| 624 RE 3 MILL LEVY OVERRIDE | \$3,951.12 | \$3,491.30 | \$0.00 | \$0.00 | \$0.00 | (\$3,951.12) | (\$8.72) | \$3,482.58 | |
| 640 SCHOOL DIST RE 4 GENERAL | \$264.54 | \$0.00 | \$396.38 | \$0.00 | \$0.00 | (\$264.54) | \$0.00 | \$396.38 | |
| 642 RE 4 BOND REDEMPTION | \$0.07 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$0.07) | \$0.00 | \$0.00 | |
| 650 SCHOOL DIST RE 10 GENERAL | \$3.56 | \$0.00 | \$5.35 | \$0.00 | \$0.00 | (\$3.56) | \$0.00 | \$5.35 | |
| 652 RE 10 BOND REDEMPTION | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 660 SCHOOL DIST RE 20 GENERAL | \$6,755.04 | \$2,817.85 | \$6,914.70 | \$0.00 | \$0.00 | (\$6,755.04) | (\$7.04) | \$9,725.51 | |
| 662 RE 20 BOND REDEMPTION | \$179,537.11 | \$384.36 | \$0.00 | \$16.60 | \$0.00 | \$0.00 | \$0.00 | \$179,938.07 | |
| 680 SCHOOL DIST RE 50 GENERAL | \$17,577.65 | \$11,255.73 | \$23,095.87 | \$0.00 | \$0.00 | (\$17,577.65) | (\$28.16) | \$34,323.44 | |
| 682 RE 50 BOND REDEMPTION | \$1,205.10 | \$6,207.59 | \$0.00 | \$0.00 | \$0.00 | (\$1,205.10) | \$0.00 | \$6,207.59 | |
| School Funds Total: | | | | | | | | | |
| | \$3,837,263.09 | \$128,921.68 | \$301,538.69 | \$665.83 | \$0.00 | (\$310,580.07) | (\$229.24) | \$3,957,579.98 | |
| Fire District Funds | | | | | | | | | |
| | Beginning Balance | Property Taxes | Specific Ownership | Misc Collections | Transfers In (Out) | Disbursements | Treasurer's Fees | Ending Balance | |
| 710 BRUSH RURAL FIRE DISTRICT | \$1,525.28 | \$951.00 | \$1,065.56 | \$0.00 | \$0.00 | (\$1,525.28) | (\$19.02) | \$1,997.54 | |
| 720 FT MORGAN RURAL FIRE DIST | \$6,563.59 | \$3,349.23 | \$3,909.04 | \$0.00 | \$0.00 | (\$6,563.59) | (\$67.00) | \$7,191.27 | |
| 730 HILLROSE RURAL FIRE DIST | \$1,323.50 | \$913.78 | \$1,683.03 | \$0.00 | \$0.00 | (\$1,323.50) | (\$18.29) | \$2,578.52 | |
| 740 WIGGINS RURAL FIRE DIST | \$4,801.58 | \$4,080.83 | \$4,979.30 | \$0.00 | \$0.00 | (\$4,801.58) | (\$81.66) | \$8,978.47 | |
| 750 RAYMER-STONEHAM FIRE DIST | \$131.55 | \$1.85 | \$195.90 | \$0.00 | \$0.00 | (\$131.55) | (\$0.04) | \$197.71 | |
| Fire District Funds Total: | | | | | | | | | |
| | \$14,365.50 | \$9,296.69 | \$11,832.83 | \$0.00 | \$0.00 | (\$14,365.50) | (\$186.01) | \$20,943.51 | |

Morgan County Treasurer

Receipts and Disbursements

| Special District Funds | Beginning Balance | Property Taxes | Specific Ownership | Misc Collections | Transfers In (Out) | Disbursements | Treasurer's Fees | Ending Balance |
|--------------------------------|-------------------|----------------|--------------------|------------------|--------------------|------------------|------------------|-----------------|
| 420 N E COLO HEALTH DEPT | \$0.00 | \$0.00 | \$0.00 | \$303,000.00 | \$0.00 | (\$303,000.00) | \$0.00 | \$0.00 |
| 810 AIMS COLLEGE | \$1.14 | \$0.00 | \$1.71 | \$0.00 | \$0.00 | (\$1.14) | \$0.00 | \$1.71 |
| 820 SNYDER SANITATION DISTRICT | \$22.99 | \$139.43 | \$34.48 | \$0.00 | \$0.00 | (\$22.99) | (\$2.79) | \$171.12 |
| 821 SNYDER SAN DEL ASMTS | \$0.00 | \$637.44 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$6.37) | \$631.07 |
| 830 E MORGAN CO HOSPITAL | \$11,378.29 | \$3,222.59 | \$12,948.24 | \$0.00 | \$0.00 | (\$11,378.29) | (\$64.45) | \$16,106.38 |
| 840 E MORGAN CO LIBRARY | \$8,674.04 | \$2,506.44 | \$9,807.52 | \$0.00 | \$0.00 | (\$8,674.04) | (\$50.11) | \$12,263.85 |
| 850 FT MORGAN PEST CONTROL | \$559.18 | \$291.89 | \$344.36 | \$0.00 | \$0.00 | (\$559.18) | (\$5.82) | \$630.43 |
| 860 WIGGINS PEST CONTROL DIST | \$202.82 | \$176.90 | \$246.33 | \$0.00 | \$0.00 | (\$202.82) | (\$3.54) | \$419.69 |
| Special District Funds Total: | \$20,838.46 | \$6,974.69 | \$23,382.64 | \$303,000.00 | \$0.00 | (\$323,838.46) | (\$133.08) | \$30,224.25 |
| Water District Funds | | | | | | | | |
| 910 CENTRAL CO WATER CONS DIST | \$122.28 | \$79.02 | \$114.14 | \$0.00 | \$0.00 | (\$122.28) | (\$1.59) | \$191.57 |
| 911 CENTRAL CO WATER SUB DIST | \$162.93 | \$140.04 | \$151.76 | \$0.00 | \$0.00 | (\$162.93) | (\$2.80) | \$289.00 |
| 912 CENTRAL CO WATER AUGMENT | \$223.57 | \$0.00 | \$215.68 | \$0.00 | \$0.00 | (\$223.57) | \$0.00 | \$215.68 |
| 920 LOWER S PLATTE WATER DIST | \$4,347.25 | \$1,793.38 | \$4,828.67 | \$0.00 | \$0.00 | (\$4,347.25) | (\$35.89) | \$6,586.16 |
| 930 MORGAN CNTY QUALITY WATER | \$2,501.16 | \$1,282.09 | \$1,990.57 | \$0.00 | \$0.00 | (\$2,501.16) | (\$25.64) | \$3,247.02 |
| 940 NORTHERN CO WATER DIST | \$6,092.90 | \$2,462.56 | \$5,738.07 | \$0.00 | \$0.00 | (\$6,092.90) | (\$49.26) | \$8,151.37 |
| 941 NORTHERN CO WATER CLASS D | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 950 N KIOWA BIJOU MANAGEMENT | \$9.75 | \$9.12 | \$11.61 | \$0.00 | \$0.00 | (\$9.75) | (\$0.19) | \$20.54 |
| 951 N KIOWA BIJOU WELL ASSMT | \$0.00 | \$189.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$3.78) | \$185.22 |
| 960 BIJOU IRRIGATION DISTRICT | \$4,505.24 | \$37,564.13 | \$0.00 | \$0.00 | \$0.00 | (\$4,505.24) | \$0.00 | \$37,564.13 |
| 970 HILLROSE IRRIGATION DIST | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 980 RIVERSIDE IRRIGATION DIST | \$811.20 | \$62.40 | \$0.00 | \$0.00 | \$0.00 | (\$811.20) | \$0.00 | \$62.40 |
| 990 WELDON VALLEY DRAINAGE | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Water District Funds Total: | \$18,776.28 | \$43,581.74 | \$13,050.50 | \$0.00 | \$0.00 | (\$18,776.28) | (\$119.15) | \$56,513.09 |
| GRAND TOTALS: | \$70,364,799.97 | \$293,967.68 | \$584,759.18 | \$2,923,914.56 | \$0.00 | (\$4,398,866.87) | (\$4,374.62) | \$69,764,199.90 |

I, Robert A. Sagel, Treasurer in and for the County of Morgan and the State of Colorado, do hereby certify that the foregoing is a true and just copy of the fund balances, receipts and disbursements of my office to the best of my knowledge and belief.


Robert A Sagel, Morgan County Treasurer

Morgan County Treasurer

Cash Balances

Report Dates: 09/01/2020 to 09/30/2020

| Account # | Account Name | Start Bal | Change | End Bal |
|---------------------------------------|--------------------------------------|-----------------|------------------|-----------------|
| 000-00-00-1012 | BANK OF THE WEST | \$3,907.19 | \$0.03 | \$3,907.22 |
| 000-00-00-1013 | BANK OF COLORADO | \$692,927.68 | (\$436,963.22) | \$255,964.46 |
| 000-00-00-1014 | BANK OF COLORADO NOW ACCT | \$8,179,020.74 | \$3,491,723.24 | \$11,670,743.98 |
| 000-00-00-1015 | CLERK E-DEPOSITS PENDING | \$0.00 | \$0.00 | \$0.00 |
| 000-00-00-1016 | OTC PAYPORT PENDING | (\$2,373.01) | \$1,598.80 | (\$774.21) |
| 000-00-00-1028 | SIGMA FINANCIAL CORP | \$0.00 | \$0.00 | \$0.00 |
| 000-00-00-1029 | MULTI-BANK SECURITIES, INC | \$1,006,875.00 | (\$1,006,875.00) | \$0.00 |
| 000-00-00-1030 | C-SAFE | \$397,969.38 | (\$4,208.53) | \$393,760.85 |
| 000-00-00-1031 | COLOTRUST | \$13,922,090.31 | (\$142,035.41) | \$13,780,054.90 |
| 000-00-00-1035 | CSIP | \$13,350,657.21 | \$2,650.67 | \$13,353,307.88 |
| 000-00-00-1037 | C-SAFE CORE | \$13,973,566.68 | (\$997,332.50) | \$12,976,234.18 |
| 000-00-00-1071 | PUBLIC TRUSTEE SPECIAL RESERVE-CSAFE | \$14,764.92 | \$3.18 | \$14,768.10 |
| 000-00-00-1081 | BCC CHK ACCT - BANK OF COLORADO | \$0.00 | \$0.00 | \$0.00 |
| Bank Accounts, etc. | | | | |
| Account # | Account Name | Start Bal | Change | End Bal |
| 000-00-00-1040 | CERTIFICATES OF DEPOSIT | \$14,000,000.00 | (\$1,500,000.00) | \$12,500,000.00 |
| 000-00-00-1041 | ACCURED INTEREST - CD'S | \$337,670.71 | (\$17,419.31) | \$320,251.40 |
| 000-00-00-1060 | GOVERNMENT SECURITIES | \$1,000,000.00 | \$0.00 | \$1,000,000.00 |
| 000-00-00-1061 | GOV SEC PREMIUMS/DISCOUNTS | (\$7,665.86) | \$1,368.91 | (\$6,296.95) |
| 000-00-00-1063 | GOV SEC ACCRUED INTEREST | \$0.00 | \$0.00 | \$0.00 |
| 000-00-00-1065 | GOV SEC - UNREALIZED GAIN/LOSS | \$7,395.86 | (\$1,538.91) | \$5,856.95 |
| Investments | | | | |
| Account # | Account Name | Start Bal | Change | End Bal |
| 000-00-00-1090 | CASH ADVANCED | \$235.53 | (\$66.78) | \$168.75 |
| 000-00-00-1100 | CASH ON HAND | \$3,000.00 | \$0.00 | \$3,000.00 |
| Cash Accounts | | | | |
| Account # | Account Name | Start Bal | Change | End Bal |
| 000-81-01-1031 | COLOTRUST/BRUSH RE 2 BOND | \$3,338,046.56 | \$9,748.58 | \$3,347,795.14 |
| 000-89-01-1030 | C-SAFE/WELDON VALLEY RE 20 BOND | \$179,243.77 | \$309.94 | \$179,553.71 |
| Custodial School Bond Accounts | | | | |
| | | \$3,517,290.33 | \$10,058.52 | \$3,527,348.85 |
| TOTAL ASSETS | | | | |
| | | \$70,397,332.67 | (\$599,036.31) | \$69,798,296.36 |

Morgan County Treasurer

Cash Balances

| Account # | Account Name | Start Bal | Change | End Bal |
|------------------------------|--------------------------------------|-------------------|----------------|-------------------|
| 000-00-00-2080 | DUE TO RESERVED FUNDS | (\$11,088,157.27) | (\$4,975.66) | (\$11,093,132.93) |
| 000-01-00-1080 | GENERAL FUND EMERGENCY RESERVE | \$850,000.00 | \$0.00 | \$850,000.00 |
| 000-02-00-1080 | ROAD & BRIDGE RESERVE-BRIDGES | \$3,204,721.14 | \$1,557.47 | \$3,206,278.61 |
| 000-03-00-1080 | ROAD & BRIDGE RESERVE-ROADS | \$1,901,353.51 | \$924.04 | \$1,902,277.55 |
| 000-09-00-1080 | SOLID WASTE RESERVE | \$3,664,273.77 | \$1,760.81 | \$3,666,034.58 |
| 000-10-00-1080 | GEN-CAP IMPROV RESERVE | \$774,942.55 | \$376.62 | \$775,319.17 |
| 000-43-00-1080 | AMBULANCE RESERVE | \$421,126.30 | \$204.66 | \$421,330.96 |
| 000-46-00-1080 | SLD WST CAP EQUIP RSRV | \$271,740.00 | \$132.06 | \$271,872.06 |
| Reserve Accounts | | | | |
| Account # | Account Name | Start Bal | Change | End Balance |
| 000-00-00-2000 | CHECKS PENDING | \$0.00 | \$0.00 | \$0.00 |
| 000-00-00-2001 | EXCHANGE CHECK PAYMENT | \$0.00 | \$0.00 | \$0.00 |
| 000-00-00-2005 | UNDISTRIBUTED FUTURE TAX | \$0.00 | \$0.00 | \$0.00 |
| 000-00-00-2060 | PT FORECLOSURE SALES ACCOUNT | \$1,346.60 | \$109.00 | \$1,455.60 |
| 000-00-00-2061 | PT FORECLOSURE E-FEES PENDING | (\$90.00) | \$90.00 | \$0.00 |
| 000-00-00-2062 | PT RELEASES ACCOUNT | \$0.00 | (\$61.00) | (\$61.00) |
| 000-00-00-2063 | PT OVERBID ESCROW ACCOUNT | \$0.00 | \$0.00 | \$0.00 |
| 000-00-00-2065 | TREAS TAX DEED DEPOSIT ACCOUNT | (\$1,073.25) | (\$1,149.12) | (\$2,222.37) |
| 000-00-00-2070 | TREASURER'S HOLDING ACCOUNT | (\$10,592.16) | (\$1,309.78) | (\$11,901.94) |
| 000-00-00-2071 | CLERK PRE-PAID RECORDING ACCOUNT | (\$41.00) | \$0.00 | (\$41.00) |
| 000-00-00-2090 | TREASURER SUSPENSE ACCT (OVER/SHORT) | (\$210.29) | \$231.29 | \$21.00 |
| 000-00-00-2095 | CLERK SUSPENSE ACCOUNT (OVER/SHORT) | (\$775.44) | \$0.03 | (\$775.41) |
| 000-00-00-2100 | REDEMPTIONS PAYABLE | \$0.00 | \$0.00 | \$0.00 |
| 000-00-00-2120 | REFUNDS PENDING | \$103.46 | (\$103.46) | \$0.00 |
| 000-00-00-2700 | TAX CERT HOUSE ACCOUNTS | (\$7,150.00) | \$330.00 | (\$6,820.00) |
| 000-00-00-2710 | TAX PMT HOUSE ACCOUNTS | (\$14,050.62) | \$299.28 | (\$13,751.34) |
| TOTAL LIABILITIES | | | | |
| Account # | Account Name | Start Bal | Change | End Bal |
| 000-00-00-2110 | DUE TO FUNDS | (\$70,364,799.97) | \$600,600.07 | (\$69,764,199.90) |
| NET: ASSETS less LIABILITIES | | | | |
| | | \$70,364,799.97 | (\$600,600.07) | \$69,764,199.90 |

COMMISSIONERS CALENDAR

October 9 2020 through October 20, 2020

| | | |
|------------------|---|---|
| October 9, 2020 | 9:00 a.m. 10:00 a.m. | STAC Meeting (Becker) CCI Legislative Committee Meeting (Zwetzig) |
| October 12, 2020 | | Morgan County Offices Closed in Observance of Columbus Day |
| October 13, 2020 | 9:00 a.m. 9:00 a.m. Following Hearing 11:00 a.m. | Planning and Zoning Hearing - Wagon Wheel Board of County Commissioners Meeting (Assembly Room) (Please check https://morgancounty.colorado.gov/ for meeting options.) HR Department Meeting |
| October 14, 2020 | 8:45 a.m. 12:00 p.m. | KFTM Radio Interview (Becker) Brush Chamber of Commerce |
| October 15, 2020 | 9:00 a.m. 2:00 p.m. | Planning and Zoning Hearing - Bullseye Western Region NACo-Zwetzig |
| October 16, 2020 | 9:30 a.m. | CTSI/CAPP Virtual Meeting - Zwetzig |
| October 19, 2020 | 10:30 a.m. 12:00 p.m. | Office Meeting Building Maintenance Department Meeting |
| October 20, 2020 | 9:00 a.m. 9:05 a.m. 9:30 a.m. 12:00 p.m. | DHS Financial Agency Meeting Board of County Commissioners Meeting (Assembly Room) (Please check https://morgancounty.colorado.gov/ for meeting options.) Planning and Zoning Hearing - Continued Innovative/Ag Pro Tourism Panel Board Meeting (Becker) |

Unless otherwise noted, all meetings with department heads and other non-BOCC elected officials listed above may include an update on the status of the department, a general discussion of projects, any matters or concerns that the County needs to address, and activities and operations of the department.

Department meetings may be by conference call or virtual meeting upon request.

CALENDAR SUBJECT TO CHANGE DUE TO AGREEABLE CANCELLATIONS AND/OR WALK IN BUSINESS

****All meetings are held in the Commissioner's Office located at 218 West Kiowa Avenue, Fort Morgan unless otherwise noted**

Posted 10/08/2020 @ 1:00 P.M. by Karla Powell, Administrative Services Manager

***Any meeting or event scheduled to be held at the Commissioners' Offices (218 West Kiowa Avenue, Fort Morgan, CO) will be relocated to a site with handicapped access upon request. For special assistance for the Morgan County Board of Commissioners meeting, please notify us 48 hours before the scheduled agenda item. Please call (970)542-3500, extension 1410, to request accommodation.**