

**AGENDA**  
**MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS**  
**Virtual Regular Meeting**

**Tuesday, April 28, 2020**

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://zoom.us/j/96002577328>. If you cannot connect via Zoom, you may submit written public comment to [bccmorganc@co.morgan.co.us](mailto:bccmorganc@co.morgan.co.us) by email by 5 p.m. on Monday April 27, 2020.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://zoom.us/j/96002577328> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 960 0257 7328

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: <https://zoom.us/j/96002577328> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 960 0257 7328

**9:00 A.M.**

**A. WELCOME – CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Commissioner Arndt**  
**Commissioner Becker**  
**Commissioner Zwetzig**

**B. CITIZEN'S COMMENT PERIOD**

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.

**C. ADOPTION OF THE AGENDA**

**D. 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:

\*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 April 23, 2020 @ 1:00 P.M.

1. Ratify the Board of County Commissioners approval of meeting minutes dated April 21, 2020
2. Ratify the Board of County Commissioners approval of Contract 2020 CNT 055, Colorado Plains Medical Center, Term of Contract May 1, 2020 through May 1, 2021
3. Ratify the Board of County Commissioners approval of Contract 2020 CNT 056, Securus Technologies, Term of Contract May 1, 2020 through April 30, 2021
4. Ratify the Board of County Commissioners approval of Contract 2020 CNT 057, CMS Mechanical Services, Term of Contract April 17, 2020 through April 16, 2021
5. Ratify the Board of County Commissioners approval of Contract 2020 CNT 058, Aulick Leasing Corporation, Term of Contract March 31, 2020 through completion
6. Ratify Commissioner Mark Arndt's signature on Anthem Branding LLC, Release of Liability and Waiver of Claims, signed April 21, 2020
7. Ratify the Board of County Commissioners approval on assignment of debt collections to State Collections, Client #182731
8. Ratify Chairman Mark Arndt's signature on Retail Liquor or Fermented Malt Beverage License Shoreline Investments Inc., signed date April 21, 2020
9. Ratify the Board of County Commissioners approval of Grant Award 2020 GRA 03, Covid-19 Emergency Grant, Award Date April 10, 2020
10. Ratify the Board of County Commissioners approval of Intergovernmental Agreement 2020 IGA 05, Fort Morgan Police Department, Term of Contract January 1, 2020 until terminated

#### **E. GENERAL BUSINESS AND ADMINISTRATIVE ITEMS**

#### **F. UNFINISHED BUSINESS**

#### **G. COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS**

1. Commissioners Calendar for week of April 24 through May 5, 2020
2. Road Report (Mark Arndt, Commissioner)

9:30 A.M. (\*Recess as necessary)

#### **PUBLIC HEARING**

1. HEARING ON PETITION FOR ABATEMENT OR REFUND OF TAXES FOR 2017 REAL PROPERTY TAXES  
TAXPAYER: Walmart, Inc./Sams, Inc.  
ASSESSOR PARCEL NO.: R018899
2. HEARING ON PETITION FOR ABATEMENT OR REFUND OF TAXES FOR 2018 REAL PROPERTY TAXES  
TAXPAYER: Walmart, Inc./Sams, Inc.  
ASSESSOR PARCEL NO.: R018899

#### **H. ADJOURNMENT**

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PREPARED BY: Karla Powell, Administrative Services Manager  
AGENDA POSTED ON Thursday April 23, 2020 @ 1:00 P.M.

## COMMISSIONERS CALENDAR

April 24, 2020 through May 5, 2020

April 24, 2020	8:00 a.m. 9:00 a.m.	KSIR Radio Interview (Zwetzig) CDOT/STAC Meeting (Becker)
April 27, 2020	9:30 a.m. 11:30 a.m. 12:30 p.m.	DHS Agency Meeting Brush Stakeholder Virtual Meeting (Zwetzig) Office Meeting
April 28, 2020	9:00 a.m.  9:30 a.m. 11:30 a.m.	Board of County Commissioners Meeting (Assembly Room) (Please check <a href="https://morgancounty.colorado.gov/">https://morgancounty.colorado.gov/</a> for meeting options.) Public Hearing-Walmart, Inc./Sams, Inc Abatement HR Department Meeting
April 29, 2020		No Meetings Scheduled
April 30, 2020		No Meetings Scheduled
May 1, 2020		No Meetings Scheduled
May 4, 2020	10:30 a.m. 12:30 p.m. 1:30 p.m.	Office Meeting Building Maintenance Human Resources Department Meeting
May 5, 2020	9:00 a.m.  10:00 a.m. 11:00 a.m. 1:00 p.m.	Board of County Commissioners Meeting (Assembly Room) (Please check <a href="https://morgancounty.colorado.gov/">https://morgancounty.colorado.gov/</a> for meeting options.) Sheriff's Office Department Meeting Emergency Management Department Meeting Planning and Zoning Department Meeting

*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.*

***All department meetings will be by conference called or virtual unless otherwise arranged with BOCC.***

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 04/24/2020 @ 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.



**BOARD OF COUNTY COMMISSIONERS OF MORGAN COUNTY, COLORADO**

**NOTICE OF HEARINGS  
APRIL 28, 2020  
9:30 A.M.  
Meeting to be held via Zoom**

**To watch and/or listen to the meeting, you may do so by connecting via Zoom Conferencing Access Information: <https://zoom.us/j/96002577328> or to listen via phone, please dial:**

**US: +1 346-248-7799**

**Meeting ID: 960 0257 7328**

1. HEARING ON PETITION FOR ABATEMENT OR REFUND OF TAXES FOR 2017 REAL PROPERTY TAXES

TAXPAYER: Walmart, Inc./Sams, Inc.

ASSESSOR PARCEL NO.: R018899

2. HEARING ON PETITION FOR ABATEMENT OR REFUND OF TAXES FOR 2018 REAL PROPERTY TAXES

TAXPAYER: Walmart, Inc./Sams, Inc.

ASSESSOR PARCEL NO.: R018899

Dated: April 16, 2020

## CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the foregoing Notice of Hearing was mailed to the following persons by United States Mail, first class postage prepaid, on the 16th day of April, 2020 to the following address:

Authorized Agents for Taxpayer:

Robert Hill  
Kari Alstad  
Robert Hill Law, Ltd.  
1161 Wayzata Blvd E, #399  
Wayzata, MN 55391

Mike Wedl  
USAPTA, Inc.  
5201 Eden Avenue, #300  
Edina MN 55436

Sent via electronic mail to:

Morgan County Attorney  
Jeff Parker  
Kathryn Sellars  
Hoffman, Parker, Wilson & Carberry, P.C.  
511 16th Street, Suite 610  
Denver, CO 80202-1468

Morgan County Assessor's Office  
Timothy M. Amen  
231 Ensign Street  
Fort Morgan, CO 80701

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Karla Powell  
Administrative Services Manager  
Board of County Commission



Morgan County Assessor  
Real Property Value Analysis  
For:  
Morgan County Board of Equalization

**APPEAL HEARING FOR  
WAL-MART STORES INC.  
1300 BARLOW RD  
FORT MORGAN, CO 80701**

ASSESSOR'S SCHEDULE # R018899

# REPORT CONTENTS

3	APPRAISER'S QUALIFICATIONS
4 – 5	COST BASIS ANALYSIS
6	SALES COMPARISON ANALYSIS
7	PETITIONER SUBMITTED DOCUMENT
8	CONCLUSION

# APPRAISER'S QUALIFICATIONS

- NAME: THEODORE BOGGESS, APPRAISER
- LICENSE: # AL200001911
- EMPLOYMENT: MORGAN COUNTY ASSESOR'S OFFICE 2016 TO PRESENT



# COST BASIS ANALYSIS

For the analysis of the 2017 and 2018 valuation, the 2016 Marshall and Swift was used for cost basis analysis of Wal-Mart, located at 1300 Barlow Rd, Fort Morgan, CO 80701.

2016 Marshall and Swift **Warehouse Discount Stores** (458) section 13 page 28

Class 'C' Low Cost

Exterior – Cheap block or tilt-up, light panelized roof, no glass storefront

Interior – Unfinished, shell type, few partitions, concrete floor

Lighting, Plumbing, Mechanical – Minimum code throughout

Cost - \$38.13 sf. (Structure only)

Using local cost multiplier 1.01 the cost per square foot is \$38.51 ( $\$38.13 \times 1.01 = \$38.51$ )

Wal-Mart Store Inc.

1300 Barlow Rd

Fort Morgan, CO 8701

	Morgan County Assessor's <u>2017 Value's @ \$38.73 sf</u>	<u>Marshall and Swift 2016 @ \$38.51 sf</u>
156,257 sf bldg		
Land Value	\$1,239,800	\$1,239,800
Bldg value	\$6,052,300	\$6,017,457
xtra features	\$264,020	\$264,020
<u>Total Value</u>	<u>\$7,556,120</u>	<u>\$7,521,277</u>
Overall price per SF	\$48.36	\$48.13

# COST BASIS ANALYSIS CONT.

## Building only:

As stated on the previous page, the cost per square foot adjusted from Marshall and Swift is \$38.51.

Using the 2017 value of just the building itself is \$6,052,300.

Morgan County Assessor's



2017 Cost per Square Foot

$$\$38.73 * 156,257 = \$6,052,300$$

2016 Marshall and Swift cost per Square Foot

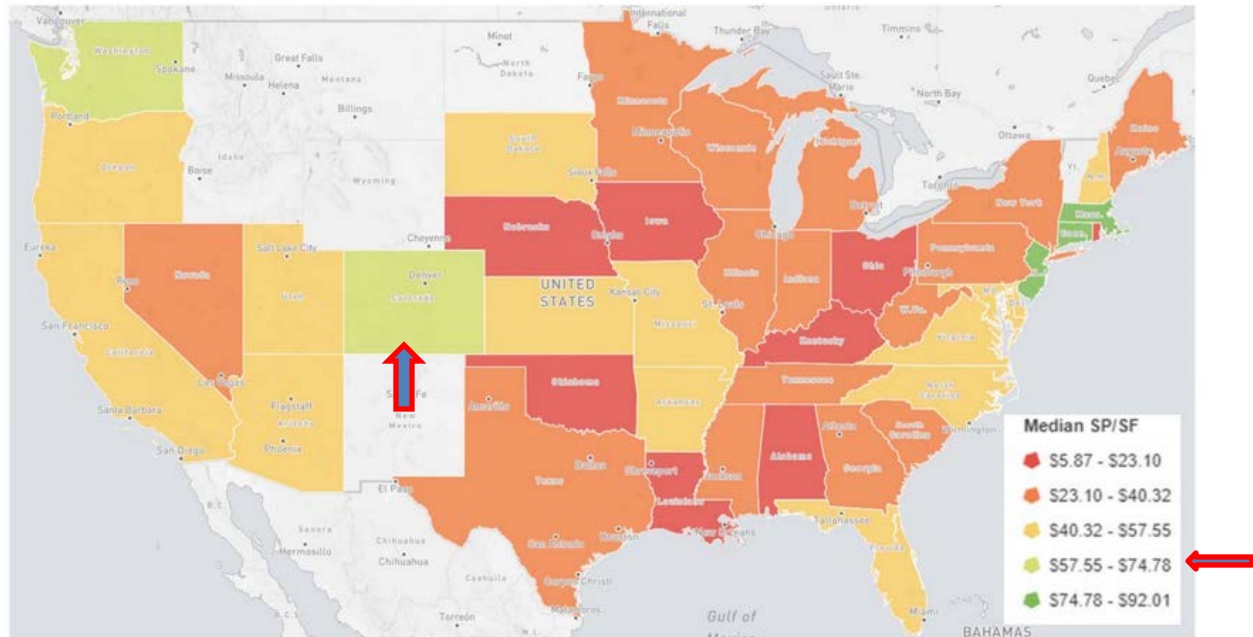
$$\$38.51 * 156,257 = \$6,017,457$$

# SALES COMPARISON ANALYSIS

Subject		Comparable	
Wal-Mart Store Inc.		Ace Hardware	
1300 Barlow Rd		1000 E Platte Ave	
Fort Morgan, CO 8701		Fort Morgan, CO 80701	
	Proximity to Subject	1 mile	
	Sale Price	\$1,464,000	
 \$48.36	Sale Price/Gross Area	\$39.47	
	Date/Time of Sale	10/6/2017	
993,644	Site (Size in Sq. Ft.)	150,706 (@.25 per sf)	\$210,734
Warehouse Discount Store	Design (Style)	Warehouse Discount Store	
Average	Quality of Construction	Average	
2002	Actual Age	1972 (@ 4%)	\$58,560
156,257	Bldg Gross Area Sq. Ft.	37092 (@.50 per sf)	\$59,582
		Gross Adjust Price	\$1,792,876
		Adjusted Sale Price/Gross Area	\$48.34 

# PETITIONER SUBMITTED DOCUMENT

## MEDIAN SALE PRICE BY STATE (FEE SIMPLE SALES)



# APPRAISER CONCLUSION

According to page 29 of the IPT Webinar Big Box Valuation Realities 12/03/19 (page 7), it shows that the State of Colorado Median sales price per square foot is \$57.55 - \$74.78.

In conclusion, I support the current and past value. I believe the value of \$38.73 per square foot for the building (\$48.13 total cost per square foot) is reflective of the local market.