

COMMISSIONERS PROCEEDINGS 1

BOARD OF COUNTY COMMISSIONERS

Minutes of Meeting
November 12, 2019

The Board of Morgan County Commissioners met Tuesday, November 12, 2019 at 9:03 a.m. with Chairman James Zwetzig, Commissioner Mark Arndt and Commissioner Jon Becker in attendance. Chairman Zwetzig led the meeting in the Pledge of Allegiance.

CITIZEN'S COMMENT

There was no citizen comment provided.

ADOPTION OF THE AGENDA

Commissioner Arndt made a motion to adopt the revised agenda as presented noting the addition of Item G, Public Hearing for 2020 Proposed Budget Hearing stating it had been properly posted, with Commissioner Becker seconding the motion. Motion carried 3-0.

1. Ratify the Board of County Commissioners approval of meeting minutes dated October 29, 2019
2. Ratify the Board of County Commissioners approval of Contract 2019 CNT 137, Vicki McNeese MS, LPC, Term of Contract November 1, 2019 through completion
3. Ratify the Board of County Commissioners approval of Contract 2019 CNT 138 Morgan County Family Center, Term of Contract November 1, 2019 through June 30, 2020
4. Ratify the Board of County Commissioners approval on assignment of debt collections to State Collections, Client # 190901, #190946, #191141
5. Ratify the Board of County Commissioners approval of the waiver of fees at the fairgrounds for Colorado Ag Water Alliance, dated November 5, 2019
6. Ratify Chairman Jim Zwetzig's signature on the Section 125 Flexible Benefit Plan Adoption Agreement adopted November 12, 2019
7. Ratify Chairman Jim Zwetzig's signature on the Stormwater Inspection Form for October 30, 2019 Inspection signed October 31, 2019
8. Ratify Chairman Jim Zwetzig's signature on the Veterans Officer report for the month of October 2019
9. Ratify the Board of County Commissioners approval of the Warrants for October 2019

CONSENT AGENDA

Commissioner Becker made a motion to approve items 1-9 as presented, Commissioner Arndt seconded the motion. At this time the motion carried 3-0.

GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

Consideration of Approval – Ducks Unlimited one year extension request on Right of Way Permit 2018 PMT 108 to extend through December 18, 2020

Morgan County Public Works Director, Bruce Bass, presented to the Board an extension for Ducks Unlimited for one year extension request on Right of Way Permit 2018 PMT 108 to extend through December 18, 2020. Mr. Bass stated this permit had been previously approved by the BOCC before the permit approvals were moved to the Public Works Director and he has received a request for an extension of the project until December 18, 2020.

Commissioner Arndt made a motion to approve the extension for Ducks Unlimited for one year extension request on Right of Way Permit 2018 PMT 108 to extend through December 18, 2020. Commissioner Becker seconded the motion, the motion carried 3-0.

Consideration of Approval – Resolution 2019 BCC 22 - A Resolution Decreasing Of The Speed Limit Along Morgan County Road M

Morgan County Public Works Director, Bruce Bass, presented to the Board Resolution 2019 BCC 22, a Resolution Decreasing Of The Speed Limit Along Morgan County Road M. Mr. Bass read aloud the resolution as prepared. Mr. Bass stated the Morgan County Sheriff has completed an investigation and has a letter documenting his findings.

Commissioner Becker made the motion to approve Resolution 2019 BCC 22 a Resolution Decreasing of the Speed Limit along Morgan County Road M and moved that the letter be attached to the resolution. Commissioner Arndt seconded the motion. At this time, the motion carried 3-0.

RESOLUTION NO. 2019 BCC 22

A RESOLUTION DECREASING OF THE SPEED LIMIT ALONG A PORTION OF MORGAN COUNTY ROAD M

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WHEREAS, the portion of Morgan County Road M from its intersection with Morgan County Road 1 in an easterly direction to its intersection with Morgan County Road 3 has no posted speed limit and as a result, the speed limit is 55 mph;

WHEREAS, the County has received inquiries from residents who use this portion of County Road M to reduce the speed limit

WHEREAS, the Morgan County Sheriff's Office has conducted a traffic investigation related to speed on this portion of Morgan County Road M pursuant to C.R.S. § 42-4-1102;

WHEREAS, the Board of County Commissioners finds and determines that a speed limit of 55 miles per hour along the portion of County Road M is too high due to traffic investigation performed by the Sheriff and the soft shoulders which higher speed traffic more dangerous; and

WHEREAS, the Board of County Commissioners finds that a decrease of the speed limit along the portion of Morgan County Road M described herein will serve the public health, safety, and welfare by making travel more efficient and convenient along this portion of Morgan County Road M.

NOW THEREFORE be it resolved by the Morgan County Board of County Commissioners as follows:

1. The speed limit on County Road M between its intersection with County Road 1 to the east and its intersection with County Road 3 is hereby decreased from 55 miles per hour to 45 miles per hour.
2. Appropriate signage shall be posted on such roadway and the new speed limit shall take effect immediately upon such posting.

DATED this 12th day of November, 2019

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

s/James P. Zwetzig
James P. Zwetzig, Chairman

s/Mark A. Arndt
Mark A. Arndt, Commissioner

s/Jon J. Becker
Jon J. Becker, Commissioner

(SEAL)

ATTEST:

s/Susan L. Bailey
Susan L. Bailey

Consideration of Approval – Resolution 2019 BCC 28 – A Resolution Authorizing the Partial Closure Of County Road 1

Morgan County Public Works Director, Bruce Bass, presented to the Board Resolution 2019 BCC 28, a Resolution Authorizing the Partial Closure of County Road 1. Mr. Bass read aloud the resolution as prepared. Mr. Bass stated the Road and Bridge Department have no issues with this request for closure. Chairman Zwetzig asked about maintenance being performed on the roadway that will be closed, with Mr. Bass stating that is a benefit to the County that there will be no county maintenance required on the partial closure of County Road 1 as described.

Commissioner Arndt made the motion to approve Resolution 2019 BCC 28 a Resolution Authorizing the Partial Closure of County Road 1. Commissioner Becker seconded the motion. At this time, the motion carried 3-0.

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

RESOLUTION NO. 2019 BCC 28

A RESOLUTION AUTHORIZING THE PARTIAL CLOSURE OF COUNTY ROAD 1

WHEREAS, the County owns and controls County Road 1 within the County of Morgan, Colorado;

WHEREAS, the County has received a request from Magnum Feedyard, LLC to close County Road 1 to public use, from the south right of way line of County Road M for a distance of 5250 feet to the south;

WHEREAS, the Commissioners have determined that they are willing to close that portion of County Road 1 to public use;

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WHEREAS, the County posted notice of the potential closure for a period of two weeks for the purpose of notifying the public and requesting public comment;

WHEREAS, the County did not receive any comment in response to its notice;

WEHREAS, closure of this portion of County Road 1 will not prevent access to any property that currently uses this road;

WHEREAS, this closure shall not be deemed to be an abandonment or a vacation of the closed portion of County Road 1;

WHEREAS, Magnum Feedyard, LLC, along with its invitees, may use the closed portion of County Road 1 as needed to access their property and related easements, and may install a gate at the point of closure off County Road M with the County’s approval; and

WHEREAS, nothing in this Resolution shall be deemed to close for public use any portion of County Road M.

NOW THEREFORE be it resolved by the Morgan County Board of County Commissioners as follows:

- 1. The portion of County Road 1 shown on the attached **Exhibit A** is hereby ordered closed to public traffic and as more particularly described as County Road 1 from the south right of way line of the County Road M located between Sections 5 and 6, Township 2N, Range 60 West for a distance of five thousand, two hundred and fifty (5,250) feet to the south, along the section line (a portion of the road between route segment 800 to route segment 1000); provided that Magnum Feedyard, LLC, along with its invitees are authorized to access said road.
- 2. Magnum Feedyard, LLC is authorized to install a gate in the location shown on **Exhibit A**; provided its exact location is approved in advance of its installation by Morgan County’s Road Department; and provided further, that Morgan County is provided with a means to open the gate at will.
- 3. No buildings or structures may be installed or constructed within the closed right of way. The closure of the road will not modify or adjust the setback requirements for any new buildings, structures or uses on the adjacent properties. Setbacks shall be measured from the road right of way.
- 4. The Morgan County Commissioners may reopen the closed portion of County Road 1 at any time it determines it to be in the best interests of the County and its residents. If the roadway is reopened, Magnum Feedyard, LLC shall remove the gate at its expense.
- 5. Morgan County’s Road Department is hereby directed to coordinate with the Magnum Feedyard, LLC to effectuate the closure.

APPROVED this 12th day of November, 2019.

EXHIBIT A

[Insert map of closure and gate location]

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

s/James P. Zwetzig
James P. Zwetzig, Chairman

s/Mark A. Arndt
Mark A. Arndt, Commissioner

s/Jon J. Becker
Jon J. Becker, Commissioner

(SEAL)
ATTEST:

s/Susan L. Bailey
Susan L. Bailey

*Clerk’s Note: See recorded document Reception # 921788 for map of closure and gate location

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Consideration of Approval – Resolution 2019 BCC 27 – A Resolution Amending Morgan County Subdivision Regulations Concerning The Creation Of Processes For Boundary Line Adjustments, Amended Plats, Replats, Plat Vacations And Correction Plats

Morgan County Planning and Zoning Planning Director/Floodplain Administrator, Pam Cherry, presented to the Board Resolution 2019 BCC 27, a Resolution Amending Morgan County Subdivision Regulations Concerning the Creation of Processes for Boundary Line Adjustments, Amended Plats, Replats, Plat Vacations And Correction Plats. Ms. Cherry explained that On October 29, 2019, the Board of County Commissioners held a public hearing and approved amendments to the subdivision regulations related to boundary line adjustments, amended plats, replats, plat vacations and correction plats. This resolution reflects the changes to the regulations as a result of that public hearing.

Commissioner Becker made the motion to approve Resolution 2019 BCC 27 a Resolution Amending Morgan County Subdivision Regulations Concerning The Creation Of Processes For Boundary Line Adjustments, Amended Plats, Replats, Plat Vacations And Correction Plats. Commissioner Arndt seconded the motion. Commissioner Arndt commented that these amendments are meant to make it easier for citizens regarding these types of actions. At this time, the motion carried 3-0.

MORGAN COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2019 BCC 27

A RESOLUTION AMENDING MORGAN COUNTY SUBDIVISION REGULATIONS CONCERNING THE CREATION OF PROCESSES FOR BOUNDARY LINE ADJUSTMENTS, AMENDED PLATS, REPLATS, PLAT VACATIONS AND CORRECTION PLATS

WHEREAS, the Board of County Commissioners (“Board”) desires to amend the County’s Subdivision Regulations to provide for processes to address boundary line adjustments, amended plats, replats, plat vacations and correction plats;

WHEREAS, on October 7, 2019, the Planning Commission held a duly noticed public hearing on the proposed amendments and recommended approval;

WHEREAS, on October 29, 2019, the Board of County Commissioners held a duly noticed public hearing on the proposed amendments;

WHEREAS, the Board of County Commissioners has complied with all relevant provisions for amending the Morgan County Subdivision Regulations; and

WHEREAS, after considering public testimony received and the recommendation of the Planning Commission, the Board of County Commissioners finds the amendments to be in the best interest of the citizens of Morgan County.

NOW THEREFORE BE IT RESOLVED by the Morgan County Board of County Commissioners as follows:

Section 1. Chapter 1 of the Morgan County Subdivision Regulations is hereby amended by the addition of a new subsection 1-165 to read as follows:

The provisions of these Subdivision Regulations are declared to be severable; if any section, paragraph, sentence or clause of these Regulations is for any reason held invalid or inoperative by any court of competent jurisdiction, such decision shall not affect any other section, paragraph, sentence or clause of these Subdivision Regulations.

Section 2. Section 2-110 of the Morgan County Subdivision Regulations is hereby deleted.

Section 3. Chapter 2 of Morgan County Subdivision Regulations is hereby amended by the addition of a new definition, as Section 2-162:

2-162 Legal Lot

A lot, parcel or tract of land created by a legal conveyance of said lot, parcel or tract prior to May 5, 1972; a lot, parcel or tract shown on a subdivision plat which was approved and recorded prior to May 5, 1972, according to the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by approval of the County Commissioners in conformance with the subdivision regulations in effect at the time of approval; or any parcel of 35 acres or more, which, when created, did not cause a parcel of less than 35 acres to remain.

Section 4. Section 2-255 of Morgan County Subdivision Regulations is hereby amended to read as follows:

“Minor Subdivision” means any subdivision containing four (4) or less lots or dwelling units and which is not a Subdivision Exemption or governed by Chapter 10 of these Regulations.

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Section 5. Section 2-257 of the Morgan County Subdivision Regulations is hereby amended to read as follows:

Any subdivision which is not a Minor Subdivision, a Subdivision Exemption or any land use approval subject to Chapter 10 of these Regulations.

Section 6. Section 8-105 of the Morgan County Subdivision Regulations is hereby amended to read as follows:

8-105 Purpose

To minimize the procedural requirements and review time for subdivisions involving development of four (4) or less lots or four (4) units or less per lot or parcel which have a relatively minimal impact on neighboring properties.

Section 7. Chapter 8 of the Morgan County Subdivision Regulations is hereby amended by the deletion of the phrase "Applicability" and the deletion of Secs. 8-115 and 8-215.

Section 8. Section 9-110(B) of the Morgan County Subdivision Regulations is hereby amended to read as follows:

- (1) The acquisition of access from one parcel of property through another when the property is not within a recorded subdivision or planned development approved under the applicable subdivision regulations.
- (2) Division of a parcel of property which:
 - (a) does not result in more than two lots; and
 - (b) at least one lot which is created is 35 acres or more in size and the other lot is under 35 acres in size.

Section 9. Chapter 10 of the Morgan County Subdivision Regulations is hereby repealed and reenacted as follows:

Boundary Line Adjustments, Amended Plats, Replats, and Plat Vacations

10-100 Boundary Line Adjustments

- (A) Purpose. The purpose of this Chapter is to allow the adjustment of boundary lines between contiguous legal lots that do not result in any additional lots.
- (B) Applicability. The common boundaries between contiguous legal lots can be reconfigured by a boundary line adjustment except for:
 - (1) Lots in recorded subdivisions and planned unit developments approved under the County's subdivision regulations.
 - (2) Lots in approved subdivision exemptions.
 - (3) Lots that are 35 acres or greater prior to and after the boundary line adjustment.
- (C) Pre-application conference. Prior to actual submission of the boundary line adjustment application, each applicant shall attend a pre-application conference with the County Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed boundary line adjustment to inform and assist the applicant prior to the preparation of the application.
- (D) Submission Requirements:
 - (1) Completed land use application provided by the County and signed by all owner(s) of, or persons having an interest in the affected property.
 - (2) Application fee.
 - (3) Proof of ownership that includes an updated or current title information binder or insurance policy issued no more than 30 days prior to the date of application.
 - (4) Narrative of how the application meets all of the criteria in these Subdivision Regulations, as applicable.
 - (5) Plat exhibit in conformity with Sec. 6-170 of these Subdivision Regulations.

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- (E) **Review of Submission.** Staff shall review the submittal information within 15 working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information prior to referral agency review. An incomplete submittal will not be processed.
- (F) **Review Process.** The Planning Administrator may approve a boundary line adjustment if the criteria of subsection G are met.
- (G) **Review Criteria.** To approve a boundary line adjustment, the Planning Director must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:
 - (1) The lots subject to the boundary line adjustment are legal lots as defined in the definitions section.
 - (2) No additional lots will be created by the boundary line adjustment.
 - (3) The lots are not in a subdivision, major or minor, or planned development approved pursuant to the County's applicable subdivision regulations.
 - (4) The resultant lots will meet the required minimum lot size and lot width standards of the applicable zoning district. If either or both lots are nonconforming with respect to minimum lot size or lot width, the boundary line adjustment must not increase the nonconformity.
 - (5) Other than the nonconformities addressed in subsection (4) above, the resultant lots will meet the requirements of the applicable zone district, including those requirements in Table 1 of Appendix B of the County's Zoning Regulations.
 - (6) The boundary line adjustment will not create a nonconforming setback for any existing building.
 - (7) The boundary line adjustment is consistent with the goals and policies of the County's Comprehensive Plan.

10-200 Amended Plats

- (A) **Purpose.** The purpose of this section is to allow boundary changes and lot consolidations for lots in recorded subdivisions and planned unit developments approved under the County's subdivision regulations that were in effect at the time of the creation of the lots. Amended plats can also be used to make changes to plat notes or conditions or vacate easements or rights-of-way. Vacation of rights-of-way shall only apply to rights-of-way within approved subdivisions or planned developments.
- (B) **Applicability.** A plat amendment is required for the following circumstances:
 - (1) Contiguous lots in recorded subdivisions or planned developments approved under previous subdivision regulations may be reconfigured or combined by an amended plat. However, no more than ten (10) lots may be combined or reconfigured.
 - (2) Any change to a condition or note on a plat requires an amended plat, including specific restriction which appear on the face of the plat based upon a determination that the conditions leading to the restriction have been satisfied or are no longer applicable.
 - (3) The vacation of utility or drainage easements.
 - (4) The vacation of any right-of-way that results in a new lot configuration requires an amended plat.
- (C) **Pre-application conference.** Prior to actual submission of the amended plat application, each applicant shall attend a pre-application conference with the County Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed amended plat to inform and assist the applicant prior to the preparation of the application.
- (D) **Submission Requirements:**
 - (1) Completed land use application provided by the County and signed by all owner(s) of, or persons having an interest in the affected property.

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- (2) Application fee.
 - (3) Except for changes to plat note or condition, proof of ownership that includes an updated or current title information binder or insurance policy issued no more than 30 days prior to the date of application.
 - (4) Narrative of how the application meets all of the criteria in these Subdivision Regulations, as applicable.
 - (5) For lot line vacations, lot reconfigurations and vacations of rights-of-way, a plat exhibit in conformity with Sec. 6-170 of these Subdivision Regulations.
- (E) Review of Submission. Staff shall review the submittal information within 15 working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information prior to referral agency review. An incomplete submittal will not be processed. Once a complete application has been submitted, notice of the public hearing shall be given at least 14 days prior to the hearing by publication in a newspaper of general circulation and mail to landowners within subdivision or planned development.
- (F) Review Process. All applications for amended plats require approval by the Board of County Commissioners. If an amended plat includes a right-of-way or easement vacation, or a change to a condition or a note on a plat, the Board of County Commissioners shall conduct a public hearing and notice shall be required as described in subsection E above. For all other amended plat applications, no public hearing is required.
- (G) Review criteria.
- (1) Vacation of Interior Lot Lines. To approve a proposed elimination of interior lot lines, the Board of County Commissioners must consider the following criteria and find that each criterion has been met or determined to be inapplicable:
 - (a) No additional lots will be created by the vacation.
 - (b) The vacation is keeping with the purpose and intent of these Subdivision Regulations.
 - (c) The vacation will not create a nonconforming setback for any existing building.
 - (d) The resultant lots will meet the requirements of the applicable zone district, including those requirements in Appendix B of the County's Zoning Regulations.
 - (e) The vacation will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area.
 - (f) The approving resolution adequately renames or renumbers the lots in accordance with this Chapter.
 - (g) The lot line vacation is consistent with the goals and policies of the County's Comprehensive Plan.
 - (2) Reconfiguration of Lots. To approve a proposed reconfiguration of lots, the Board of County Commissioners must consider the following criteria and find that each criterion has been met or determined to be inapplicable:
 - (a) No additional lots will be created by the reconfiguration.
 - (b) The reconfiguration is keeping with the purpose and intent of these Subdivision Regulations.
 - (c) The resultant lots will meet the required minimum lot size and lot width of the applicable zoning district. If any of the lots are nonconforming with respect to the minimum lot size or lot width, the reconfiguration must not increase the nonconformity.

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- (d) The reconfiguration will not create a nonconforming setback for any existing building.
 - (e) Except for those nonconformities addressed subsection (c) above, the resultant lots will meet the requirements of the applicable zone district, including those requirements in Table 1 of Appendix B of the County's Zoning Regulations.
 - (f) The reconfiguration will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area.
 - (g) The reconfiguration is consistent with the goals and policies of the County's Comprehensive Plan.
- (3) Vacation of Utility or Drainage Easements. To approve a proposed vacation of utility or drainage easements, the Board of County Commissioners must consider the following criteria and find that each criterion has been met or determined to be inapplicable:
- (a) Vacation of the easement will not leave any lots or parcels without adequate utility or drainage easements.
 - (b) Vacation of the easement will not inhibit the provision of adequate public facilities or services to other property as required by the County's Zoning and Subdivision Regulations.
 - (c) Vacation of the easement will not adversely affect the public health, safety, and welfare.
 - (d) Vacation of the platted easement for utilities or drainage purposes has been approved by any individual or entity using the easement in question or holding rights to use the easement where a specific entity has been identified as holding the associated rights.
 - (e) The vacation is consistent with the goals and policies of the County's Comprehensive Plan.
- (4) Change to Plat Note or Condition. To approve a proposed change to a plat note or condition, the Board of County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:
- (a) The changes to the recorded plat are insubstantial, or the plat amendment is necessary to reflect the current circumstances or restrictions.
 - (b) The change is in keeping with the purpose and intent of the County's Zoning and Subdivision Regulations.
 - (c) The approval will not adversely affect the public health, safety, and welfare.
 - (d) The change is consistent with the goals and policies of the County's Comprehensive Plan.
- (5) Vacation of Right-of-Way. To approve a proposed vacation of a right-of-way, the Board of County Commissioners must consider the following criteria and find that each criterion has been met or determined to be inapplicable:
- (a) The plat vacation complies with these Subdivision Regulations and the original conditions of approval of the recorded plat.
 - (b) No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.
 - (c) The approval will not adversely affect the public health, safety, and welfare.
 - (d) No land is left, by reason of this vacation, without an established public right-of-way or private access easement connecting the land with an established public road.
 - (e) A dedication or intent to dedicate has been established, where necessary.

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(H) Renumbering of Lots.

- (1) Vacating Lot Lines. When vacating a common lot line between two lots, the original lot number followed by the letter "A" shall be used to number the new lots (e.g., when vacating the common lot line between lot 1 and lot 2, the newly created lot shall be renumbered lot 1A).
- (2) Reconfiguring of Lots. When reconfiguring lots or adjusting lot lines, the original lot numbers followed by the letter "A" shall be used to number the new lots.

10-300 **Plat Correction**

(A) Purpose. The purpose of this section is to allow for the correction errors or omissions or to correct one or more technical errors or omissions to a recorded approved plat.

(B) Applicability. An approved plat correction certificate or correction plat shall be required to effect any change to correct errors and omissions to a recorded approved plat.

(C) Pre-application conference. Prior to actual submission of the plat correction application, each applicant shall attend a pre-application conference with the County Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed plat correction to inform and assist the applicant prior to the preparation of the application.

(D) Submission Requirements:

- (1) Completed land use application provided by the County and signed by all owner(s) of, or persons having an interest in the affected property.
- (2) Application fee.
- (3) Narrative of how the application meets all of the criteria in these Subdivision Regulations, as applicable.
- (4) If necessitated by the corrections, a plat exhibit in conformity with Sec. 6-170 of these Subdivision Regulations.

(E) Review of Submission. Staff shall review the submittal information within 15 working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information prior to referral agency review. An incomplete submittal will not be processed.

(F) Review Process. The Planning Administrator may approve a boundary line adjustment if the criteria of subsection G are met.

(G) Review Criteria. To approve a plat correction, the Planning Director must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

- (1) The correction complies with this Code, and the original conditions of approval.
- (2) No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.
- (3) The correction is in keeping with the purpose and intent of the County's Zoning and Subdivision Regulations.
- (4) The approval will not adversely affect the public health, safety, and welfare.
- (5) The correction certificate or plat complies with all provisions and requirements of this Code, explains the relationship between the correction plat or certificate and the approved plat.
- (6) The plat correction is consistent with the goals and policies of the County's Comprehensive Plan.

10-400 **Replat**

(A) Purpose. The purpose of this section is to allow for the removal or addition of property to a previously approved subdivision or other major modification to a recorded plat.

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- (B) Applicability. An approved subdivision plat shall be required to substantially alter an existing recorded subdivision plat.
- (C) Pre-application conference. Prior to actual submission of the replat application, each applicant shall attend a pre-application conference with the County Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed replat to inform and assist the applicant prior to the preparation of the application.
- (D) Submission Requirements:
 - (1) Completed land use application provided by the County and signed by all owner(s) of, or persons having an interest in the affected property.
 - (2) Application fee.
 - (3) Proof of ownership that includes an updated or current title information binder or insurance policy issued no more than 30 days prior to the date of application, to be updated prior to plat recordation.
 - (4) Narrative of how the application meets all of the criteria in these Subdivision Regulations, as applicable.
 - (5) A plat exhibit in conformity with Sec. 6-170 of these Subdivision Regulations.
 - (6) If the property is subject to restrictive covenants, adequate proof that the covenants will be applicable to newly added property or that removed lots will not be subject to the restrictive covenants.
- (E) Review of Submission. Staff shall review the submittal information within 15 working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information prior to referral agency review. An incomplete submittal will not be processed. Once a complete application has been submitted, notice of the public hearing shall be given at least 14 days prior to the hearing by publication in a newspaper of general circulation and mail to landowners within subdivision or planned development.
- (F) Review Process. All applications for a replat require approval by the Board of County Commissioners. The Board of County Commissioners shall conduct a public hearing and notice shall be required as described in subsection E above.
- (G) Review Criteria.
 - (1) The replat complies with these standards and regulations, and the original conditions of approval.
 - (2) Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
 - (3) The replat is in keeping with the purpose and intent of these Subdivision Regulations.
 - (4) Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with these Subdivision Regulations.
 - (5) The approval will not adversely affect the public health, safety, and welfare.
- (H) Renumbering of Lots.
 - (1) Replatting Entire Subdivision. When replatting an entire subdivision filing, the lots shall be numbered consecutively starting with the number "1".
 - (2) Addition of Property to Subdivision. When property will be added to a subdivision, the new lots shall be numbered consecutively starting the next number in the numerical sequence of already numbered lots.
 - (3) Removal of Property from Subdivision. When lots are removed from a subdivision, a new metes and bounds description of the lots removed shall be shown on the plat.

10-500 Plat Vacation – No Public Infrastructure or Dedication

- (A) Purpose. The purpose of this section is to detail the steps for vacation of a subdivision

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plat that has no public infrastructure or dedication.

- (B) **Applicability.** This process is only available to property within a previously approved subdivision plat.
- (C) **Pre-application conference.** Prior to actual submission of the plat vacation application, each applicant shall attend a pre-application conference with the County Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed plat vacation to inform and assist the applicant prior to the preparation of the application.
- (D) **Submission Requirements:**
 - (1) Completed land use application provided by the County and signed by all owner(s) of, or persons having an interest in the affected property.
 - (2) Application fee.
 - (3) Proof of ownership that includes an updated or current title information binder or insurance policy issued no more than 30 days prior to the date of application, to be updated prior to plat recordation.
 - (4) Narrative of how the application meets all of the criteria in these Subdivision Regulations, as applicable.
- (E) **Review of Submission.** Staff shall review the submittal information within 15 working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information prior to referral agency review. An incomplete submittal will not be processed. Once a complete application has been submitted, notice of the public hearing shall be given at least 14 days prior to the hearing by publication in a newspaper of general circulation and mail to landowners within subdivision or planned development.
- (F) **Review Process.** All applications for a plat vacation require approval by the Board of County Commissioners. The Board of County Commissioners shall conduct a public hearing and notice shall be required as described in subsection E above.
- (G) **Review Criteria.**
 - (1) Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
 - (2) The plat vacation is in keeping with the purpose and intent of these Subdivision Regulations and the County's Comprehensive Plan.
 - (3) The approval will not adversely affect the public health, safety, and welfare.
 - (4) The plat vacation is consistent with the goals and policies of the County's Comprehensive Plan.

10-600 Plat Vacation – Public Infrastructure or Dedication

- (A) **Purpose.** The purpose of this section is to detail the steps for vacation of a subdivision plat that has public infrastructure or dedication.
- (B) **Applicability.** This process is only available to property within a previously approved subdivision plat.
- (C) **Pre-application conference.** Prior to actual submission of the plat vacation application, each applicant shall attend a pre-application conference with the County Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed plat vacation to inform and assist the applicant prior to the preparation of the application.
- (D) **Submission Requirements:**
 - (1) Completed land use application provided by the County and signed by all owner(s) of, or persons having an interest in the affected property.
 - (2) Application fee.
 - (3) Proof of ownership that includes an updated or current title information binder

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or insurance policy issued no more than 30 days prior to the date of application, to be updated prior to plat recordation.

- (4) Narrative of how the application meets all of the criteria in these Subdivision Regulations, as applicable.
- (E) Review of Submission. Staff shall review the submittal information within 15 working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information prior to referral agency review. An incomplete submittal will not be processed. Once a complete application has been submitted, notice of the public hearing shall be given at least 14 days prior to the hearing by publication in a newspaper of general circulation and mail to landowners within subdivision or planned development.
- (F) Review Process. All applications for a plat vacation require approval by the Board of County Commissioners. The Board of County Commissioners shall conduct a public hearing and notice shall be required as described in subsection E above.
- (G) Review Criteria.
- (1) Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
 - (2) The plat vacation is in keeping with the purpose and intent of these Subdivision Regulations and the County's Comprehensive Plan.
 - (3) The approval will not adversely affect the public health, safety, and welfare.
 - (4) The plat vacation is consistent with the goals and policies of the County's Comprehensive Plan.

APPROVED this 12th day of November, 2019.
Nunc pro tunc October 29, 2019

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

s/James P. Zwetzig
James P. Zwetzig, Chairman

s/Mark A. Arndt
Mark A. Arndt, Commissioner

s/Jon J. Becker
Jon J. Becker, Commissioner

(SEAL)

ATTEST:

s/Susan L. Bailey
Susan L. Bailey

Consideration of Approval – Resolution 2019 BCC 31 – A Resolution Granting a Use By Special Review for Establishment of Hemp Processing

Morgan County Planning and Zoning Planning Director/Floodplain Administrator Pam Cherry presented to the Board Resolution 2019 BCC 31, A Resolution Granting a Use By Special Review for Establishment of Hemp Processing.

Ms. Cherry stated that On October 29, 2019, the Board of County Commissioners held a public hearing and approved a special use for a hemp processing facility. This resolution reflects the outcome of that public hearing.

Commissioner Becker made the motion to approve Resolution 2019 BCC 31 A Resolution Granting a Use By Special Review for Establishment of Hemp Processing. Commissioner Arndt seconded the motion. At this time, the motion carried 3-0.

**RESOLUTION
2019 BCC 31
NOVEMBER 12, 2019**

**A RESOLUTION GRANTING A USE BY SPECIAL REVIEW FOR ESTABLISHMENT
OF HEMP PROCESSING FACILITY AND LABORTORY LOCATED IN THE SE 1/4 OF**

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SECTION 24, TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED A PARCEL 3

WHEREAS, Le-An Than and Johanna Vu (the “Owners”) own property located in the SE ¼ of Section 24, Township 2 North, Range 60 West of the 6th P.M., more particularly described as Parcel 3 on the land survey plat recorded at reception number 1601870 in the records of the Morgan County Clerk and Recorder (“Property”);

WHEREAS, Le-An Than (the “Applicant”) has applied for a special use permit for a hemp processing facility and laboratory (the “Application”) to be located on the Property;

WHEREAS, on August 12, 2019, after holding a duly noticed public hearing, the Morgan County Planning Commission recommended that the Application be approved with certain conditions;

WHEREAS, on October 29, 2019, the Board of County Commissioners of Morgan County, Colorado held a public hearing on the Application;

WHEREAS, notice of the public hearing before the Board of County Commissioners was properly published and the notice was properly posted at the Property;

WHEREAS, during the public hearing the Board of County Commissioners received testimony and evidence from staff, the Applicant and the public; and

WHEREAS, after considering all relevant testimony and evidence, the Board of County Commissioners desires to approve the Application, subject to certain conditions set forth herein.

NOW, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MORGAN COUNTY, COLORADO:

1. APPROVAL.

The Application is hereby granted, subject to the conditions set forth herein. This Resolution shall constitute the special use permit (hereinafter referred to as this “Resolution” or the “Permit”).

2. FINDING OF FACT.

Subject to the Applicant meeting and complying with all conditions set forth herein, the following findings are made:

- a. The use and location are in conformance with the Morgan County Comprehensive Plan. Specifically:
 - i. The project will broaden the employment opportunities for residents and will further economic growth.
 - ii. The proposed use is compatible with existing land uses and there is access to established public infrastructure.
 - iii. The use will protect existing agriculture operations by allowing them to continue while not restricting private property rights.

In particular, the Property is located in the southwest planning area as defined by the Morgan County Comprehensive Plan. In this area Comprehensive Plan goals include encouraging the preservation of agricultural production land to ensure continuation of this important industry. The Application will encourage the preservation and the continuation of the industry of agricultural production by making use of hemp. The Application will also diversity the economy by broadening business employment opportunities. The propose use is compatible with existing uses in the surrounding area.

- b. The application is complete and presents a clear picture of how the use is to be arranged on the site.
- c. The site conforms to the district design standards of the Morgan County Zoning Regulations.
- d. Subject to the condition below, all on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
- e. The special use is compatible with surrounding uses and is adequately buffered from any incompatible uses by distance and topography. The use is surrounding by agricultural uses and the special use is compatible with those uses.
- f. This special use poses only the minimum amount of risk to the public health, safety and welfare, subject to the conditions below.
- g. The special use will not be located on a nonconforming parcel of land.

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- h. The Applicant has adequately documented a public need for the project in the form of increased economic development. The Applicant has submitted all pertinent technical information, has demonstrated that it has adequate financial resources to implement the project, and has paid all County fees and review costs. Expansion of agriculturally related businesses in the County is necessary to increase and broaden the employment opportunities and the economy in Morgan County.
- i. The Applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability. The Applicant has received a new permit (Permit No. 314041, issued July 3, 2019) from the Colorado Division of Water Resources for the existing well on the property for use of the well in one commercial business, described as a commercial warehouse and laboratory, and including use for inside 1 single family dwelling, watering the owner's large non-commercial domestic animals and the irrigation of no more than 1 acre of lawn, garden, and commercial landscaping.

3. CONDITIONS.

The approval of the use by special review is conditioned upon the following:

- a. Prior to the commencement of the use approved under this Permit, the Owners shall submit as-built plans for the processing facility and laboratory; subject to the limitation that portion of the structure used for a laboratory may not be any greater than 20 feet by 14 feet. The structure may not be used until the as-built plans have been reviewed and approved by the Planning Administrator and the structure has been inspected by the County's Building Official/Inspector.
- b. Prior to commencement of the use approved under this Permit, the Owners shall obtain all governmental and regulatory agency requirements, regulations and permits, including, without limitation, those promulgated for the protection of health, safety, and welfare of the inhabitants of Morgan County. Such requirements, regulations and permits shall include, without limitation, requirements, regulations and permits of the Colorado Department of Public Health and Environment, the Colorado Department of Agriculture, and any federal agencies with jurisdiction over the use approved in this Permit. The Owners shall maintain compliance with any applicable requirements, regulations and issued permits and shall ensure any third parties involved in the use on the Property act in compliance with any applicable requirements, regulations and issue permits at all times that this Permit is in effect.
- c. The Owners shall submit an outdoor lighting plan for the proposed processing facility and laboratory, demonstrating the type and level of lighting proposed. The use shall not commence until such lighting plan has been approved by the Morgan County Planning Administrator.
- d. The Owners shall construct, at their sole expense, the 18 inch culvert as required by the Morgan County Road and Bridge Department, as described the letter from Morgan County Road and Bridge Department dated May 7, 2019. The culvert shall be pre-approved and inspected by Morgan County Road and Bridge Department prior to installation and use. Any future necessary repairs, as determined by the Morgan County Road and Bridge Department, to the culvert shall be at the sole expense of the Owners.

4. GENERAL PROVISIONS.

- a. The Board of County Commissioners retains continuing jurisdiction over this Permit to ensure compliance with this Permit and the Morgan County Zoning Regulations. County Representatives are authorized to inspect the Property at any reasonable time upon notice to the Owners.
- b. This approval is conditioned on compliance with all information and representations contained in the Application and presented by the Applicant, which are incorporated into this Resolution.
- c. This Owners shall comply and ensure compliance by third parties with all requirements, conditions and design standards set forth herein. Noncompliance shall be grounds for revocation of this permit by the Morgan County Board of Commissioners after notice and hearing.

DATED this 12th day of November, 2019, *nunc pro tunc* October 29, 2019

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

s/James P. Zwetzig
James P. Zwetzig, Chairman

s/Mark A. Arndt
Mark A. Arndt, Commissioner

s/Jon J. Becker
Jon J. Becker, Commissioner

(SEAL)
ATTEST:

s/Susan L. Bailey
Susan L. Bailey

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Consideration of Approval – RFP 2019-1018-001– UPS Replacement System Bid Tabulations

Morgan County Road Communications Center Director, Danette Martin, presented to the Board for approval Bid Award RFP 2019-1018-001 UPS Replacement System Bid Tabulations. Ms. Martin stated she received three bids from United Power and Battery, Weissco Power and Sturgeon Electric and summarized each bid in detail.

At this time, Ms. Martin recommended to the Board to award the bid to Sturgeon Electric with option #1-#3.

At this time, Dave Cornwell, Maintenance Director, asked to add that Sturgeon Electric is attempting to expand into Northeastern Colorado and this presence would be a great asset. Commissioner Becker asked about the lag time to switch from battery power to generator power, with Mr. Cornwell stating it is a matter of seconds. Commissioner Becker questioned the backup generator option, with Ms. Martin stating it is a temporary generator that will be available while the company is installing the UPS Replacement system explaining how that would work if there would be an issue, with Mr. Cornwell stating it is basically the same protocol that is used during elections to provide the adequate redundancy.

Commissioner Arndt asked about justifying the additional expenditures, with Ms. Martin explaining she believes that is due to the additional options #1-3, and the benefit those options would provide to the County. She stated the \$40,831.00 being the base bid, and then by adding the options, that adds the additional costs and she is not recommending that option #4 be awarded.

Michelle Covelli, Finance Director, stated she did not look at the original RFP that was sent out, and were the options asked for, with Ms. Martin stating it was noted in the RFP the bidder could submit additional options, that was allowed for. Ms. Covelli wanted to be sure that the bids are being reviewed and compared apples to apples, and suggested the other vendors be contacted to see if they would be able to add these options.

Commissioner Becker asked about the remote panel being provided and the cost, with Ms. Martin explaining the remote panel is what is in place on the wall within their department and explained the need for that panel and what protocol is used if there should be an issue, stating it is the only way for them to know if they should lose power. Commissioner Becker asked how many times the backup generator has not worked, with Ms. Martin stating she remembers one time during the night in the winter that it occurred, that she is aware of.

Chairman Zwetzig questioned the base bids, asking about the difference between the lowest bid and the highest bid, if the additional cost is justified, and asked for input. Mr. Cornwell stated that Sturgeon Electric offered phone support, with Sturgeon Electric coming onsite twice throughout this process. Chairman Zwetzig stated he believes it is important to rely upon staff, but would like to have the staff explain to him the \$10,000 difference in bids.

Commissioner Becker asked about the life span of the system with Ms. Martin stating she believes the current system has been in place for 8-10 years and believes it is nearing end of life.

Commissioner Becker asked if United Power who supplies the Easton Powerware Battery if they could provide these options, with Ms. Martin stating she has not asked that. Chairman Zwetzig asked about the two options if they are applicable, with Commissioner Becker stating he is not sure the backup generator is necessary, with Mr. Cornwell stating the other companies did not have a backup plan in their bids, so this was asked of this company, and they included it as an option in their bid submittal. Commissioner Becker expressed his concern about the expenditure for the backup system, having trouble spending additional costs for this option. Mr. Cornwell spoke in response to this concern, feeling he is hopeful the technology is getting better, with Commissioner Becker stating he has not found that one product is better than the other expressing his concerns about the expenditure of an additional \$11,000.00. Chairman Zwetzig stated he has not heard staff stating it is worth spending the additional monies, with Ms. Martin stating she could not stand and state that, but did state the bid was submitted thoroughly and references were provided.

Commissioner Arndt made a motion to table the bid award RFP 2019-1018-001 UPS Replacement System Bid Tabulations to a later date when staff has been able to research the questions having been asked. Commissioner Becker seconded the motion. At this time, the motion carried 3-0.

Consideration of Approval – RFP 2019-1107-001– Pest Control Service Bid Tabulations

Morgan County Building Maintenance Supervisor, Dave Cornwell, presented to the Board for approval Bid Award RFP 2019-1107-001 Pest Control Service Bid Tabulations. Mr. Cornwell stated he received five bids from AAA Pest Pros, Bug Man Inc., Kauffman Pest and Weed Control, Paladin Pest Control and Front Range Pest Control and summarized each bid in detail.

At this time, Mr. Cornwell recommended to the Board to award the bid to Front Range Pest Control.

Commissioner Arndt made a motion to approve bid award RFP 2019-1107-001 Pest Control Service Bid Tabulations to Bidder #5, Front Range Pest Control in the amount of \$363.00 per month as outlined and recommended by Morgan County Building Maintenance Supervisor, Dave Cornwell. Commissioner Becker seconded the motion. At this time, the motion carried 3-0.

UNFINISHED BUSINESS

There was no unfinished business.

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COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

Commissioners reviewed the calendar dated November 8 through November 19, 2019 with no changes. Commissioner Becker stated he has added a public meeting with CCI on November 15, 2019, dealing with backup power for solar and windmills, which will be held at CCI in Denver.

Commissioner Arndt provided the weekly road and bridge report ending November 8th, 2019.

Morgan County Clerk and Recorder Susan Bailey provided an update regarding the recent 2019 Coordinated Election.

Danette Martin, Director of Communications, provided an update stating the County is now able to accept 911 texts messaging and summarized the enhanced services being provided.

Tim Amen, Morgan County Assessor, provided an update regarding his office and current staffing needs.

2020 PROPOSED BUDGET HEARING

Michelle Covelli, Director of Finance, provided the 2020 Proposed Budget stating this is set for public hearing today, and summarized the proposed budget numbers being submitted. She indicated the County's assessed value did increase by ten percent, indicating this information is preliminary at this time, which will provide additional funding for capital projects.

At this time, Chairman Zwetzig opened the matter for public comment at which time there were not public comments made.

Ms. Covelli stated the proposed budget information is available at the Commissioner's office as well as online on the Morgan County Website and comments can be received until December 12, 2019 when the budget is required to be adopted.

Discussion followed with Commissioner Arndt asking about the property tax revenues, with Ms. Covelli stating that amount is \$17 million, and explained the remaining funds that are included in the \$42 million, and explained the three funds that do receive property tax revenues.

PUBLIC HEARING

Chairman Zwetzig called the hearing to order at 10:06 a.m. in the Assembly Room of the Morgan County Administration Building. Present were Chairman James Zwetzig, Commissioner Mark Arndt and Commissioner Jon Becker were present. Also present was Morgan County Planning and Zoning Planning Director/Floodplain Administrator Pam Cherry and Kathryn Sellars, County Attorney.

1. Morgan County Rural Electric Association - Applicant

Morgan County Rural Electric Association - Landowner

Legal Description: A parcel of land in the SW1/4NW1/4 and parcel of land in the W1/2NW1/4 of Section 4, Township 3 North, Range 57 West of the 6th p.m., Morgan County, Colorado; aka 20169 Hwy 34 and 734 Barlow Rd, Fort Morgan, CO 80701.

Reason: Minor Subdivision to create 2(two) lots, one parcel of 5.70 acres with improvements and one parcel of 23.00 acres with improvements.

Morgan County Planning and Zoning Planning Director/Floodplain Administrator Pam Cherry presented to the Board a Minor Subdivision to create 2(two) lots, one parcel of 5.70 acres with improvements and one parcel of 23.00 acres with improvements.

Ms. Cherry stated that the Planning Commission considered this application at their meeting on October 15, 2019. This application is for a Minor Subdivision on property located in the W 1/2 of the NW 1/4 of Section 4, Township 3 North, Range 57 West of the 6th P.M. The property is addressed as 734 Barlow Road.

Ms. Cherry explained that the property is 28.7 acres and MCREA is requesting approval of a minor subdivision to create two lots, Lot 1 is 23 acres, Lot 2 is 5.7 acres. Lot 1 has the REA building, shop and a metal building. Lot 2 is proposed to be 5.7 acres and has a building and pole barn located upon it. The property is zoned Commercial and will continue to be used for commercial uses.

Section 8-195 of the Morgan County Subdivision Regulations requires review of the listed criteria and compliance to be determined prior to approval of the proposed subdivision.

In reviewing an application for a minor subdivision the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-195 of the Morgan County Subdivision Regulations:

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:

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- 1.) There are two existing Morgan County Quality Water taps that serve the proposed lots. Quality Water September billing shows that there is one tap for 20169 Highway 34 (Lot 2, tap #370), and a second bill for 17802 Road 20 (Lot 1, tap #1200).
 - 2.) Sewer service is provided to Lot 1 by the City of Fort Morgan. Lot 2 has Onsite Wastewater Treatment System Permit #M01-065.
 - 3.) There are two existing driveways on Barlow Road that will provide access to Lot 1. There are two existing driveways to Highway 34 that are controlled by Colorado Department of Transportation. CDOT will allow the continued use of two existing driveways, and will be reevaluated should traffic generation onto Highway 34 be increased by 20%.
 - 4.) Property is located in the Fort Morgan Fire District.
 - 5.) Soil map was provided by the Natural Resources Conservation Service.
 - 6.) Morgan County Extension Service requirement is not applicable.
 - 7.) Mineral rights have not been severed from the property.
 - 8.) Right to Farm notice was signed and provided with the application.
 - 9.) An improvement location certificate was provided with the preliminary plat drawing, all buildings meet the setback requirements.
- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan. The subdivision is located in very close proximity to the City of Fort Morgan City limits and is in an area of commercial and industrial development.
- (C) This subdivision is located in the commercial zone district and buffering is not required, adjacent uses are compatible.

Ms. Cherry stated that all appropriate notice requirements have been completed and no comments have been received as of the date of this report. The site of the minor subdivision is not located within the 100-year floodplain. Property taxes are current.

Ms. Cherry explained that this application was considered at the October 15, 2019 Planning Commission hearing where there was a unanimous recommendation of approval.

At this time, the applicant, Morgan County Rural Electric Association, represented by Matt Richardson, who serves as General Counsel with his address being 626 E. Platte Avenue, Fort Morgan, CO and David Frick, General Manager, 734 Barlow Road, Fort Morgan, CO and stated they only ask for approval of this request having nothing further to add.

At this time, Chairman Zwetzig opened the matter for public comment in which there was none.

At this time, Chairman Zwetzig moved into discussion and decision.

Commissioner Arndt made a motion to approve the Minor Subdivision to create 2(two) lots, one parcel of 5.70 acres with improvements and one parcel of 23.00 acres with improvements, with Morgan County Rural Electric Association as applicant and landowner. Commissioner Becker seconded the motion. Chairman Zwetzig asked about any parking requirements with Ms. Cherry stating only if they apply for a site process it is needed but it is not required with this process. After no further discussion, the motion carried 3-0.

2. Brannon Zarbock- Applicant

Donald Eugene Zarbock and Dean Allen Zarbock – landowners

Legal Description: A parcel of land in the NE1/4 of Section 13, Township 3 North, Range 57 West of the 6th p.m., Morgan County, Colorado, located ¼ mile south of Co Rd Q and ¼ mile west of Co Rd 24, Fort Morgan, CO 80701.

Reason: Minor Subdivision to create 2(two) vacant lots, each one consisting of 2.5 acres for potential residential sites.

Morgan County Planning and Zoning Planning Director/Floodplain Administrator Pam Cherry presented to the Board a Minor Subdivision to create 2(two) vacant lots, each one consisting of 2.5 acres for potential residential sites.

Ms. Cherry stated that the application was considered by the Planning Commission at their meeting on October 15, 2019 and received a unanimous recommendation of approval.

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Ms. Cherry explained that the application is for a Minor Subdivision on property located NE¼ of Section 13, Township 3 North, Range 57 West of the 6th P.M. The property is located southwest of the intersection of County Road Q and County Road 24.

Ms. Cherry stated that Brannon Zarbock is the applicant and is requesting approval of a minor subdivision to create two lots, each is 2.5 acres. The property is currently undeveloped; each lot will be used for residential purposes. The five acres is located on a 160-acre parcel.

Access for proposed lots is from County Road Q across an access and utility easement which is proposed and shown on the plat.

Section 8-195 of the Morgan County Subdivision Regulations requires review of the listed criteria and compliance to be determined prior to approval of the proposed subdivision.

In reviewing an application for a minor subdivision the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-195 of the Morgan County Subdivision Regulations:

(A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:

- 1.) There is one existing Morgan County Quality Water tap #62 for one lot. In addition, an additional tap #2932 has been purchased for the second lot.
- 2.) Northeast Colorado Health Department has provided a will serve letter for two onsite wastewater treatment systems.
- 3.) Morgan County Road and Bridge has no objection to the use of an existing driveway to County Road Q for access to the subdivision.
- 4.) Property is located in the Fort Morgan Fire District.
- 5.) Soil map was provided by the Natural Resources Conservation Service.
- 6.) Morgan County Extension Service has approved 2 animal units per lot.
- 7.) Researched mineral rights owners, both of which have passed away. Applicant made contact with son, Dennis Johnson, who contacted Planning and Zoning offices stating he has no objection to the subdivision.
- 8.) Right to Farm notice was signed and provided with the application.
- 9.) The property is undeveloped, no structures, and Improvement Location Certificate is not required.

(B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
The subdivision is located in the south central planning area.
Chapter 6, Land Use Planning, III.C.
Goal: Preserve and Protect existing agriculture uses south of County Road Q.

(C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
This subdivision is located in the Agricultural Production District and buffering is not required, uses are compatible.

Ms. Cherry stated all appropriate notice requirements have been completed and no comments have been received as of the date of this report. The site of the minor subdivision is not located within the 100-year floodplain. Property taxes are current.

At this time, the applicant, Brannon Zarbock, address 23694 County Road R, Fort Morgan, CO stated he had nothing further to add at this time.

At this time, Chairman Zwetzig opened the matter for public comment of the hearing in which there was no public comment.

At this time, Chairman Zwetzig moved into discussion and decision. Commissioner Arndt asked about the information Ms. Cherry provided as no comments having been received, and asked about the letter received from Riverside Irrigation as to what that letter entailed. Ms. Cherry summarized this information and stated there was no need to discuss this information. County Attorney, Ms. Sellars, stated the applicant may want to discuss that with the surveyor privately and correct it if necessary. Mr. Zarbock asked that it be clarified as to what the letter indicates, stating the ditch sits way south and is over the amount of distance being stated in the letter. Mr. Zarbock stated he has seen the letter as he was the person who obtained the letter and delivered it to the County. Discussion followed as to what distance is correct, with Mr. Zarbock stating the easement is 75 feet, center of the ditch, on either side and is agreeable with that information, with 150 feet being the total. Ms. Sellars stated this is out of the

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scope of what is being discussed today, and asked that the surveyor review the information and make the appropriate correction, showing the 75 feet from the centerline of the ditch on both sides which would then indicate the 150 feet instead of the 75 it is reflecting at this time. Discussion followed that this does not affect what is being done here today.

Chairman Zwetzig asked about easements for access to duly created lots being a problem, and asked that the Planning Commission get together and discuss this matter again so it can be reviewed again and expressed his feelings that allowing an easement for access like this is not the best practice to follow.

Commissioner Becker made a motion to approve the Minor Subdivision to create 2(two) vacant lots, each one consisting of 2.50 acres for potential residential sites for Brannon Zarbock as applicant and Donald Eugene Zarbock and Dean Allen Zarbock as landowners with the legal description being a parcel of land in the NE1/4 of Section 13, Township 3 North, Range 57 West of the 6th p.m., Morgan County, Colorado, located ¼ mile south of Co Rd Q and ¼ mile west of Co Rd 24, Fort Morgan, CO 80701. Commissioner Arndt seconded the motion and after no further discussion, the motion carried 3-0.

3. Craig Potthoff - Applicant

TLL Land Holdings – Landowner

Heinz Deffert – Landowner

Legal Description: Lot 3 Dean Estates Minor Subdivision and a parcel of land in the SW1/4 of Section 25, Township 2 North, Range 60 West of the 6th p.m., Morgan County, Colorado; aka 7116 Hwy 52, Wiggins, CO 80654.

Reason: Dean Estates No. 2 Minor Subdivision to increase Lot 3 from 1.51 acres to 9.35 acres

Morgan County Planning and Zoning Planning Director/Floodplain Administrator Pam Cherry presented to the Board a Dean Estates No. 2 Minor Subdivision to increase Lot 3 from 1.51 acres to 9.35 acres.

Ms. Cherry stated that the application was considered by the Planning Commission at their meeting on October 15, 2019 and received a unanimous recommendation of approval.

Ms. Cherry explained that the application is for an amendment to the Dean subdivision, replat of Lot 3, SW¼ of Section 25, Township 2 North, Range 60 West of the 6th P.M. The property is located southwest of the intersection of County Road H and Highway 52/County Road 5. Deffert's property is addressed as 7112 State Hwy 52.

Ms. Cherry stated that Craig Potthoff is the applicant, representing the landowners TLL Land Holdings and Heinz Deffert, is requesting approval of a minor subdivision that will replat Lot 3 of the Dean Minor Subdivision. Mr. Deffert would like to purchase an additional 7.85 acres from TLL to increase the size of his 1.5 acre lot to a total of 9.3 acres. Deffert's property currently had a shed placed on it. The property to be sold to Deffert is undeveloped.

Ms. Cherry stated the access for Deffert will remain unchanged; the additional acreage will use the existing access to Highway 52.

Section 8-195 of the Morgan County Subdivision Regulations requires review of the listed criteria and compliance with zoning regulations to be determined prior to approval of the proposed subdivision.

In reviewing an application for a minor subdivision the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-195 of the Morgan County Subdivision Regulations:

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:
- 1.) There is an existing Morgan County Quality Water tap #2079 that will be used for the property for one residence under one parcel number.
 - 2.) There is an existing septic system on the Deffert property.
 - 3.) Colorado Department of Transportation has extended access permit #416088 until December 31, 2019 by which time the access shall be constructed to CDOT specifications and inspected.
 - 4.) Property is located in the Wiggins Rural Fire District.
 - 5.) Soil map was provided by the Natural Resources Conservation Service.
 - 6.) Morgan County Extension Service has approved 4 animal units for the property.
 - 7.) Mineral rights are owned by TLL Land Holdings and will be transferred to Deffert upon closing.
 - 8.) Right to Farm notice was signed and provided with the application.

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9.) The Deffert property has a shed and foundation for future home on it, the TLL property is undeveloped and to be used for farming. The locations of the structures are shown on the Preliminary Plat and meet setback requirements in the Agriculture Production Zone District.

- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan. The subdivision is located in the southwest planning area.
Chapter 6, Land Use Planning, III.C.
Goal: Encourage the preservation of agricultural production land to ensure continuation of this important industry.
- (C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
There are many subdivisions in the area of the Highway 52 corridor which is an area that is attractive for subdivision development. It provides easy access to the Denver Metro area. There are many subdivisions in the area and buffering is not required.

All appropriate notice requirements have been completed with one comment received. That was a request that the property be cleaned up and arrange the equipment, no other comments have been received as of today November 12th, 2019.

The site of the minor subdivision is not located within the 100-year floodplain. Property taxes are current.

Ms. Cherry explained that the Planning Commission considered this application at their meeting on October 15, 2019 and recommends the addition of a condition that the property be brought into compliance with zoning regulations within one year as it is currently under construction.

Ms. Cherry stated the board also has photographs included in their packet which indicates she does not see anything that would show the applicant to be in non-compliance with zoning regulations.

At this time, the applicant, Craig Potthoff, 711 Custer Street, Brush, CO and Heinz Deffert, 7116 Highway 52, Wiggins, CO introduced themselves. Mr. Potthoff stated the only reason there was junk on the property was given he was in the process of building his home and Mr. Deffert stated he intends to keep his property as clean as possible.

At this time, Chairman Zwetzig opened the matter for public comment of the hearing at which time there was no comments made.

At this time, Chairman Zwetzig moved into discussion and decision. Commissioner Becker made comment on the condition believing going by the property in question believes it was construction materials and there should not be a need for any condition to be placed on the approval of this matter.

Chairman Zwetzig asked if there are any other improvements on the shown information, with Mr. Potthoff stating there is someone who is building a shed to the east on a 36 acre parcel, but that has nothing to do with this request. He further stated there are homes on the other lots being shown with Chairman Zwetzig stating it does not show if there needs to be any setbacks met. Mr. Deffert stated he believes the house that is there has been there for at least 80 years. County Attorney, Ms. Sellars stated this is not adjusting those lots explaining any discussion or changes to those lots would require those individuals to be present and a part of the process. Other discussion followed regarding certain information shown on the survey with the applicants providing explanations. Ms. Cherry provided an enlarged survey of the Dean Estates No. 2 Minor Subdivision for review at which time Mr. Potthoff stated it appears to be an easement that was created so the next lot has shorter access to the quality water tap or utility easement, and Mr. Deffert stating he is aware that there is an existing easement and he cannot build on that area.

Chairman Zwetzig asked if the only access to his property will be from Highway 52, with Mr. Deffert stating that would be the only access and further stated the neighbor next to him, they do share a driveway.

Commissioner Arndt made a motion to approve the Dean Estates No. 2 Minor Subdivision to increase Lot 3 from 1.51 acres to 9.35 acres with Craig Potthoff as applicant and TLL Land Holdings and Heinz Deffert as landowners with legal description being Lot 3 Dean Estates Minor Subdivision and a parcel of land in the SW1/4 of Section 25, Township 2 North, Range 60 West of the 6th p.m., Morgan County, Colorado; aka 7116 Highway 52, Wiggins, CO 80654. Commissioner Becker seconded the motion and after no further discussion, the motion carried 3-0.

4. Riverside Milk, LLC – applicant

Chapin Dairy Two, LLC - Landowners

Legal Description: A parcel of land in the SW1/4 of Section 26, Township 5 North, Range 56 West of the 6th p.m., Morgan County, Colorado; aka 28253 Co Rd Z, Snyder, CO 80750.

Reason: Amended Special Use Permit to expand the animal units from 857.5 to 3500 animal units as well as the addition of new technology to existing operation such as automated milking parlor, a cross ventilated barn vs. open corrals, and a cow initiated milking system.

Application Overview

Ms. Cherry stated this application is for an Amendment to Special Use Permit that was approved on November 1, 2005, Resolution 2005 BCC 63. The property is located in the E½ of Section 26, Township 5 North, Range 56 West

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of the 6th P.M., Morgan County, and addressed as 28253 County Road Z, Snyder, Colorado. The property is zoned Agriculture Production.

Ms. Cherry explained that the Planning Commission considered this application at their meeting on October 15, 2019 and unanimously recommends approval on a vote of 7-0. It was recently discovered that Chapin Dairy has begun construction on the new milking parlor. See attached letter from Foy Chapin and a photo taken on November 4, 2019 of the construction that has occurred.

Ms. Cherry stated that the owner is requesting approval of this application to allow for the installation of new technology to the existing operations and an increase in animal units from 857.5 to 3,500 which will occur gradually over the course of a couple of years according to the development schedule. New technology will include an automated milking parlor, cross ventilated barn and a cow-initiated milking system. The milking parlor will be open 24/7.

Ms. Cherry explained that the surrounding land uses include farm ground and rangeland. The nearest residential structure is 172 feet from the property boundary and 1,734 feet from the existing facility operation boundary. On September 16, 2019 the Board of Adjustment granted a reduction in the required setback of 1,320 feet to 875 feet from the proposed footprint to the nearest residential structure which is owned by Chapin Dairy Two, and is the residence for a member of the Chapin family. All other residences are outside of the 1,320 foot setback limitation.

Utilities

The application included:

- a. Notification from Quality Water that two additional tap equivalents were approved at their meeting on June 18, 2019.
- b. Northeast Colorado Health Department requested the onsite wastewater treatment system be designed for two restrooms serving a maximum of ten employees. Modifications may be required that will be determined at the time of permit application.
- c. Morgan County REA provided a letter dated June 12, 2019 that they are able to supply the necessary power for the operation.

Road and Bridge Comments

On June 12, 2019 provided a letter of no objection to the continued use of the existing three accesses.

Riverside Ditch

On June 12, 2019 Ed Wilgenburg, owner of this lateral, provided a letter of no impact.

Financial

On June 6, 2019 American AGCredit provided a letter stating that the improvement will enhance efficiencies of the operations.

Drainage Plan

The site plans that were submitted with the application include drainage and grading. The plans submitted exceed State of Colorado requirements for CAFO drainage for the 25-year storm event and meet the Morgan County requirement of the 100-year storm event pursuant to Section 3-705 of the zoning regulations.

Nuisance Mitigation Plan

Paragon Consulting has prepared a Facility Management Plan/Nuisance Mitigation Plan which is in compliance with Colorado Code of Regulations 1002-81 and was submitted with the application.

Citizen comments

There were fourteen property owners notified of this application, six of them in the Chapin family. As of the date of this report there have been concerns expressed by several property owners in the notification area. One property owner outside of the 1,320' notification area has also objected to approval of the application.

The concerns raised include:

- Increase in odors due to the increase of animal units from 875 to 3,500.
- Increase in pests.
- Size is an industrial use, not farming.
- Property values.
- Retirement property.
- Traffic, road maintenance, paving.
- Flooding potential.
- Compost onsite – Waste through sprinklers.

Criteria – Special Use Permits

Amendments to special use permits are governed under Sec. 2-430 of the County's Zoning Regulations. Under that section, amendments to special use permits are subject to the same criteria as the original permit. 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:

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Analysis

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 as defined by the Morgan County Comprehensive Plan. This area is primarily irrigated farm ground.

In this area Comprehensive Plan goals include:

- a. Encourage the preservation of agricultural production land to ensure continuation of this important industry.

The request to amend the 2005 special use permit will encourage the preservation and continuation of the industry.

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.

The application is complete and presents a clear picture of the proposed development.

The Site Plan conforms to the district design standards of these Regulations.

The Site Plan meets the district design standards of the Morgan County Zoning Regulations pursuant to Section 4-200.

All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.

Impacts to surrounding properties have been mitigated and documented in the Facility Design Plan and Nuisance Control Plan.

The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.

Buffering from adjacent agricultural uses is not necessary as the use is compatible with other agricultural uses in the area. Distance provides the buffer from residential structures.

The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulations, whichever is the strictest.

Amending the 2005 resolution to increase the animal units will not increase risk to public health, safety or welfare.

The special use proposed is not planned to be developed on a non-conforming parcel.

The proposed amendment is located on a conforming parcel.

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.

The public need for the project was demonstrated with the original special use application. Animal units will be increased to 3,500 to meet demands of the market.

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 has approved an additional two tap equivalents for the project.

Recommendation

At this time Ms. Cherry recommended the approval of the amendment to Resolution 2005 BCC 63 subject to:

Animal units are limited to 3,500.

Applicant is required to follow all nuisance control measures set out in the Facility Management Plan as prepared by Paragon Consulting Group. Enhanced measures may become necessary at some time in the future if there is unreasonable impact on surrounding properties. Enhanced measures would be required following written notice to the applicant and a hearing before the Board of County Commissioners if requested by the applicant.

The applicant shall remain in compliance with all regulatory agencies having jurisdiction over the operation.

The applicants are responsible for complying with all foregoing requirements, conditions and design standards. Noncompliance with any of the foregoing requirements, conditions or design standards may be reason for revocation of this permit by the Board of County Commissioners after notice to the applicants or their successors in interest and public hearing.

The facility shall not commence operations until it has received approval from all federal and state agencies with jurisdiction over the operation and all required permits have been issued.

This Use by Special Review permit shall supersede Resolution 2005 BCC 63.

Ms. Cherry indicated that the Planning Commission considered this application at their meeting on October 15, 2019 and unanimously recommended approval.

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Ms. Cherry stated over the weekend she received three additional letters stating one from Hal Brown, which includes three attachments, a new letter from Mr. McMullen and another from the Wackers, where there was also a previous letter but the packet now includes the prior letters and the new ones.

At this time, the applicant, Ann Best Johnson, Paragon Consulting, 1101 Oak Park Drive, Suite 110, Fort Collins, CO 80525; Foy Chapin, 8244 Highway 144, Weldona, CO; Dave Rau, Paragon Consulting, 39672 Rangeview Drive, Severance CO; and Foy Chapin, Jr., 28485 County Road Z, Snyder, CO 80750.

Ann Best Johnson, Paragon Consulting Group, introduced the applicants as noted above and their role in the application. She further provided information regarding the Chapin's as being a part of a four generation dairy family and provided a historical overview of their facilities and the future building. At this time, a power point presentation was shown and summarized by Ms. Best Johnson. She indicated that throughout the presentation many of the concerns that were brought forward during the Planning Commission hearing would be addressed. All those representing the application spoke about those concerns providing detailed information.

At this time, Chairman Zwetzig opened the matter for public comment of the hearing. The following citizens spoke in either favor or opposition of the application:

Connor McMullen, address being 25771 County Road 28, Snyder, CO – expressed his reasons for being in opposition of the application.

LeAnne Christensen, address being 27896 County Road AA, Snyder, CO – expressed her reasons for being in opposition of the application, asking for additional time, with Chairman Zwetzig indicating she is limited to three minutes. Ms. Christensen also provided documentation regarding property values for their review and Chairman Zwetzig asked that this information be entered into the record as an attachment to the minutes as presented.

Shallyn McMullen, 25771 County Road 28, Snyder, CO – expressed her feelings for being in opposition of the application. She also spoke about a letter she sent via email to the Board and provided a signed copy to be included in the minutes today as well as an article she reviewed during her public comments. Ms. McMullen also spoke about an odor issue in Greeley, Colorado and read aloud an article regarding this concern.

Gilbert Hal Brown, 2530 55th Avenue, Greeley, CO 80634, indicated he owns the property just south of the Chapin's Dairy, owning it since 1962 and stated he was not contacted by the applicants over the summer to discuss this application, further stated he does not live there full time, however, he does plan to live there full time in the future. He further expressed his reasons for being in opposition to this application. He provided a couple of articles he asked the Board to review as well.

Debra Wacker, 29583 County Road V, Brush, CO 80723, spoke stating she is "the girl on the fence", and expressed her concerns about the application indicating concerns as well as her support for agriculture. Ms. Wacker asked for clarification of something mentioned by Planning Administrator Pam Cherry who in turn responded to her question.

Paul Christensen, 27896 County Road AA, Snyder, CO 80750, spoke in opposition of the application and expressed his reasons for opposition, focusing mainly on what he has observed during this application process.

Lane Evans, previous owner of the two parcels of land being discussed today, spoke expressing his thoughts in support of the application, and the historical foundation of the county as being agriculture. He spoke in favor of the Chapin family and provided his feelings about the family applying for this permit.

Sheila Ridnour, 25675 County Road 28, Snyder, CO, stated she originally signed a letter of support, but it only stated for a barn, and later on received another letter dated January 26, 2019 which explained the expansion in detail. She expressed her concerns about the application in detail and asked the Board to consider her thoughts.

Sally Holdren, 22521 Highway 71, Snyder, CO 80750, stated she and her husband Jason own the property directly north of this proposed project. She further spoke in favor of the application and provided detailed reasons for her support.

At this time, the applicants provided rebuttal to the concerns addressed during the public comment period of the hearing.

Paul Christensen, 27896 County Road AA, Snyder, CO, again spoke in response to the rebuttal provided by the applicants, specifically regarding the property values and statements that were made in his previous public comment as to why he referenced the phone call Mr. Chapin received during the meeting.

Shallyn McMullen, again spoke in response to the rebuttal provided by the applicants, and asked for a show of hands as to who was on the phone as indicated by Mr. Foy at the time as a County Commissioner, with Ms. Holdren appearing again who stated she believed the comment was made but it was in a joking manner.

The applicants then responded to the comments made by those concerned citizens to answer the concerns raised.

At this time, the public hearing portion of the matter was closed.

At this time, Chairman Zwetzig moved into discussion and decision. Commissioner Becker questioned the sprinkler application and the understanding of what will go through the sprinklers, appreciating the clarification and it being

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an acceptable application. He further spoke about the property valuations and the trend that is being seen of increasing value, and not sure that there could be proof that there is a decreasing property value. He stated he does have the problem with the building that was started prior to the permit being brought forward and feels the Chapin's have addressed the water that got onto a neighbor's land and it has been stated it was irrigation water, and asked if the pipe in question has been taken care of. Mr. Chapin stated the pipe that is there is above the adjoining property line, and could go in and tear that out and concrete it shut to abandon it completely, and agreed to fix that issue.

Commissioner Becker stated this is the first time he has been asked about a fire plan and stated the applicant has agreed to provide a fire plan and then asked about the outside pens, with Mr. Chapin stating the outside pens house the young cows, and explained when they are housed and where. He clarified they are not increasing the number of pens or the size, stating they are smaller animals that will be in the pens.

Commissioner Arndt asked about Section U-1, stating he is a bit confused about whether or not if they currently do any sprinkler application at this time, with Mr. Chapin stating they do apply through the sprinklers mixed with water, and explained their process and when they do apply this in the method being asked about. Mr. Rau explained the management of the lagoons and the requirements to assist in answering the question. Further discussion followed as to the sites where this is applied, with the applicants showing on the map where this is applied and provided a detailed explanation.

Commissioner Arndt asked if the intent of the cross ventilation building to decrease the possibility of contaminating water with the applicant answering the question in detail. Mr. Rau stated the water that is hitting the barn, without the cross ventilation, that would become processed water, so it does reduce the amount of processed water per animal unit.

Chairman Zwetzig asked about the exempted parcel, if that is being counted as part of the CAFO, with Ms. Cherry stating that is not, but it did receive a variance, which will allow the house to stay there and if sold later, the purchaser will be notified of the fact there is the facility.

Chairman Zwetzig further stated the Commissioners are not allowed to meet with a group of citizens on their own and the requirement that they have to meet as a board. Discussion followed regarding the building that is being erected without a permit, and Ms. Cherry stated it is her understanding that they did stop last week and stated she spoke with Ms. Best-Johnson regarding this information.

Mr. Chapin stated he sent a letter to the Board that the construction stopped and that would be the date and Mr. Rau explained in detail the reasons why the construction did occur, with Mr. Chapin stating the only activity that continued, was some supplies that were ordered and they were delivered last week. Chairman Zwetzig confirmed that if this permit is not approved, the applicant could be at a loss for this with Mr. Chapin stating he understands.

Chairman Zwetzig stated he knows there is affluent/processed water discharged through sprinklers, but the concerns are mainly from the end guns, explaining complaints the County has received in prior matters. He spoke further about his concerns regarding the end guns with Mr. Chapin stating they have no end guns on the two sprinklers they operate.

Discussion followed regarding processed water being spread for other reasons, with Mr. Rau stating a CAFO has strict regulations as to how the processed water is discharged and handled to protect the environment. To address the concern raised by Chairman Zwetzig regarding discharge of water onto neighboring properties during a huge rain event, Mr. Rau, explained what requirements there are in keeping a retention pond at the level required and any water that is discharged during a huge rain event, it is required that it be recorded as to what is discharged.

Chairman Zwetzig asked the question regarding the notification to the adjoining landowners, explaining that some counties are less restrictive than the Morgan County, some are greater and asked those in the audience what they feel. Members of the audience provided their suggestions. Mr. Rau stated in Weld County the distance required is 500 feet, with a solid waste/landfill being 1,320 feet.

Chairman Zwetzig then spoke about his thoughts in regards to property values, and stated he is a real estate agent, and it is difficult to determine whether or not they will decrease or increase, explaining his reasons why he believes that.

Chairman Zwetzig stated what is discouraging to him is the fact a fire plan was not required, with Ms. Cherry stating the Hillrose/Snyder Fire Department was notified but she did not receive any comments. Chairman Zwetzig expressed his concerns about the fact that it is currently not required in a CAFO permit, with the applicant stating they are willing to provide a fire plan and explained they are required by their insurance company to provide information regarding the need for a fire plan.

At this time, it was reviewed regarding what the agreed conditions are with Chairman Zwetzig asking Ms. Cherry for the information. The applicant stated he agrees to resolve the issue regarding the pipeline issue that was mentioned during the public comment portion.

Commissioner Arndt asked to review the animal unit size and conversion method being used. Mr. Rau stated the County's animal unit method is different from what the State currently uses. At this time, the animal unit conversion method was reviewed. It was discussed that the current permit allows for 857.5 animal units and the request is for 3,500 animal units and reason for that is due to the way the numbers are calculated, i.e. due to dry animals, and other factors, and the reason they are asking for 3,500 rather than 3,116.

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Ms. Sellars stated the Board has a proposed condition in the recommendations being made by the Planning Commission, the applicant is required to follow all nuisance control measures set out in the Facility Management Plan and clarified there is a nuisance mitigation plan and a facility management plan and those are two different plans. Her recommendation is that both plans are referenced in that condition as opposed to just the facility management plan, referencing Tabs U1 and U2.

She also wanted to clarify the owner of the property as being Chapin Dairy Two, with Mr. Chapin stating that is correct.

Commissioner Arndt asked about what is being presented, the nuisance plan and the facility plan, and those are part of the application. Ms. Sellars stated in general what is being relayed in the application, becomes a part of the approval, and explained what the Board can do.

Commissioner Arndt spoke about the fact that this will be amending Resolution 2005 BCC 63 with Ms. Sellars asking to clarify that this special use permit will amend this resolution, with Chairman Zwetzig asking for a motion to either approve or disapprove the request for the amended special use permit.

Commissioner Arndt made a motion to approve the application to amend Resolution 2005 BCC 63 to allow the increase of animal units from 857.6 to 3,500 animal units noting that everything in the plan shall become part of the file and part of the guidance document for the permit. Also taking all the recommendations: #1, to limit to 3,500, #2, the requirement to follow the nuisance control measures set out in the facility management plan also the nuisance mitigation plan; the standard that the applicant shall maintain compliance with all regulatory agencies having direction over this which is #3, the facility shall not commence operations until it has received approval from all federal and state agencies with jurisdiction over the operation, #4. Also, that any manure discharge water that is put through the sprinkler system, that end guns will not be used to apply the processed water. Ms. Sellars asked that the Board believes the owner is to create a fire mitigation plan that will be approved by the fire district as well as the condition the applicant will close off the pipeline that was discussed, with Mr. Chapin stating it flows to Mr. Brown's property, and if is closed off, he would not receive the water, with Mr. Brown, the landowner stating he was in agreement to get rid of the pipeline! Commissioner Arndt amended his motion to add the fire plan, which Ms. Sellars stated, along with the applicant and the landowner, Mr. Brown, are in agreeance that the pipeline needs to be closed up. Commissioner Becker seconded the motion and after no further discussion, the motion carried 3-0.

Being no further business the meeting was then adjourned at 1:55 p.m.

Respectfully Submitted,

Susan L. Bailey
Clerk to the Board

(Minutes ratified November 19, 2019)

THE BOARD OF COUNTY COMMISSIONERS MORGAN COUNTY, COLORADO

s/James P. Zwetzig
James P. Zwetzig, Chairman

s/Mark A. Arndt
Mark A. Arndt, Commissioner

s/Jon J. Becker
Jon J. Becker, Commissioner

(SEAL)

ATTEST:

s/Susan L. Bailey
Susan L. Bailey

MORGAN COUNTY WARRANTS – OCTOBER 2019
GENERAL FUND

WARRANT NO.	VENDOR	DESCRIPTION	AMOUNT
9141135	CHRIS G. BOHLEN	SEP SERVICE	\$263.65
9141136	CITY OF BRUSH	SEP UTILITIES	\$325.46
9141137	COLO. BUREAU OF INVESTIGATION	CCW PRINT FEES	\$837.50
9141138	DAVID L. CHRISTIANSEN, PSY. D.	EMP EVALUATION	\$260.00
9141139	DEFENSIVE EDGE TRAINING	POST GRANT	\$1,800.00
9141140	DON HEER	OCT 2019 RENT	\$450.00
9141141	EXPRESS TOLL SERVICE CENTER	TOLL EXPENSE	\$150.00
9141142	GRAINGER, INC.	SUPPLIES	\$984.61

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9141143	JEFFREY DAVID BLACK	POST GRANT	\$1,381.25
9141144	MORGAN CO DEPT OF HUMAN SERV.	OCT 2019 RENT	\$200.00
9141145	MORGAN CO SHERIFF SPEC. ACCT.	REIMB	\$232.00
9141146	MORGAN COUNTY AMBULANCE	SUBSCRIPTION	\$35.00
9141147	MORGAN COUNTY TREASURER	REIMB	\$17.25
9141148	QUAD COUNTY PLUMBING INC	SUPPLIES	\$781.82
9141149	WOLF WASTE LLC	OCT SERVICE	\$365.00
9141150	ACCESS PRINTER SUPPLIES INC	SUPPLIES	\$357.49
9141151	ACKLEY BUILDING CENTER	SUPPLIES	\$400.58
9141152	BANKCARD CENTER	AUG UTILITIES	\$32,709.71
9141153	BLOEDORN LUMBER	SUPPLIES	\$1,250.08
9141154	CEAFCS	DUES	\$165.00
9141155	CENTURYLINK	PHONE	\$818.12
9141156	DISTRICT ATTORNEYS TRUST	CONTRIB	\$50,829.00
9141157	DOUBLE R EMBROIDERY COMPANY	AWARDS	\$2,633.25
9141158	EDWARDS RIGHT PRICE MARKET	EMP BEREAVEMENT	\$49.99
9141159	FORT MORGAN HUMANE SOCIETY	IMPOUND FEES	\$400.00
9141160	GRAINGER, INC.	SUPPLIES	\$307.08
9141161	GREAT COPIER SERVICE INC	SMALL EQUIP	\$900.00
9141162	IMPRESSIONS BY BIRD	SUPPLIES	\$49.00
9141163	INCONTACT, INC.	PHONE	\$12.60
9141164	JAMES A. WILKERSON, IV, M.D.	SERVICES	\$1,250.00
9141165	LASON SYSTEMS INC.	MAINT	\$1,736.44
9141166	MORGAN CO 4-H LEADERS	REIMB	\$440.75
9141167	MORGAN CO QUALITY WATER DIST.	SEPT WATER	\$52.00
9141168	MORGAN COUNTY CENTRAL SERVICES	SEPT PHONE	\$4,587.59
9141169	MORGAN COUNTY CLERK/RECORDER	REIMB	\$38.58
9141170	MORGAN FEDERAL BANK	BOX RENT	\$40.00
9141171	MR. D S HOME CENTER	SUPPLIES	\$1,837.34
9141172	MURDOCHS RANCH AND HOME	SUPPLIES	\$6.49
9141173	NEWCO, INC.	SUPPLIES	\$52.02
9141174	NORTHEAST COLO. HEALTH DEPT.	4TH QTR CONTRIB	\$69,340.50
9141175	NORTHEAST FIRE SAFETY	SUPPLIES	\$132.00
9141176	OFFICE DEPOT	SUPPLIES	\$980.84
9141177	QUAD COUNTY PLUMBING INC	SUPPLIES	\$5,174.84
9141178	SECURITY INSTALL SOLUTIONS INC	REPAIRS	\$500.00
9141179	SERVICE MASTER	SEP SERVICE	\$7,125.00
9141180	THYSSENKRUPP ELEVATOR CORP.	MAINT	\$1,323.44
9141181	APE, INC	SUPPLIES	\$194.38
9141182	BLUFFS SANITARY SUPPLY, INC	SUPPLIES	\$1,346.34
9141183	CHRISTOPHER GRIGGS	ADVANCED PER DIEM	\$157.00
9141184	CINTAS	SEP SERVICES	\$628.24
9141185	DEL-MAR SEPTIC SERVICES	REPAIRS	\$550.00
9141186	DOUBLE R EMBROIDERY COMPANY	FAIR AWARDS	\$8.00
9141187	EASTERN COLORADO SERVICES	4TH QTR CONTRIB	\$13,673.50
9141188	EDWARDS RIGHT PRICE MARKET	CARCASS PROCESSING	\$1,102.00
9141189	GRAINGER, INC.	SUPPLIES	\$82.53
9141190	GREAT COPIER SERVICE INC	MAINT	\$817.29
9141191	JON B. HOLT	ADVANCED PER DIEM	\$157.00
9141192	NE COLORADO CELLULAR, INC	SEP PHONE	\$1,805.35
9141193	POSTMASTER	POSTAGE	\$1,562.34
9141194	PRAIRIE MOUNTAIN PUBLISHING CO	LEGAL NOTICES	\$633.94
9141195	RUHL DISTRIBUTING	SUPPLIES	\$28.58
9141196	STANDARD GLASS CO., INC.	GLASS REPAIRS	\$184.09
9141197	THYSSENKRUPP ELEVATOR CORP.	MAINT	\$428.77
9141198	WESTEK RENTALS LLC	MAINT	\$91.00
9141199	XCEL ENERGY	SEP UTILITIES	\$4,486.76
9141200	ACCESS PRINTER SUPPLIES INC	SUPPLIES	\$80.89
9141201	AIMEE JEAN KANODE	REIMB	\$15.81
9141202	BOB BARKER COMPANY INC	SUPPLIES	\$194.55
9141203	C D W GOVERNMENT, INC.	SMALL EQUIP	\$275.08
9141204	CAE4-HA	DUES/MEALS	\$45.00
9141205	CENTURYLINK	PHONE	\$59.44
9141206	CHARLES RUYLE	MEETINGS	\$271.80
9141207	CHARTER COMM. HOLDING CO LLC	SERVICES	\$75.20
9141208	CITY OF BRUSH	POST GRANT	\$1,495.00
9141209	CLAYTON T MILLER	MEETINGS	\$374.88
9141210	CORRECT CARE SOLUTIONS	INMATE MEDICAL	\$18,747.33
9141211	COVER ALL SERVICES INC	SIGNS	\$1,660.00
9141212	DANIEL A SCALISE	REIMB	\$86.18
9141213	DAVID J MUSGRAVE	MEETINGS	\$394.50
9141214	DAVID L. CHRISTIANSEN, PSY. D.	EMP EVALUATION	\$375.00
9141215	DON HEER	REIMB	\$318.74

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9141216	DOUBLE R EMBROIDERY COMPANY	SUPPLIES	\$58.30
9141217	EXPRESS TOLL SERVICE CENTER	TOLL EXPENSE	\$100.00
9141218	FORT MORGAN POLICE DEPT.	POST GRANT	\$554.00
9141219	FORT MORGAN VETERINARY CLINIC	IMPOUND FEES	\$24.80
9141220	G. ALLYN WIND	MEETINGS	\$506.16
9141221	GALLS, INC.	UNIFORMMS	\$619.65
9141222	GRAINGER, INC.	SUPPLIES	\$374.07
9141223	HOFFMANN PARKER WILSON	SEP SERVICE	\$18,259.43
9141224	HOME DEPOT USA INC.	SUPPLIES	\$1,957.23
9141225	JAMES A. WILKERSON, IV, M.D.	SERVICES	\$1,250.00
9141226	JAMIE DIXON	REIMB	\$119.88
9141227	JULIE PADILLA	MEETING	\$227.34
9141228	KIT CARSON CO SHERIFFS DEPT,	POST GRANT	\$823.00
9141229	KONICA MINOLTA BUSINESS	MAINT	\$481.07
9141230	LAURENCE ASHLEY HECTOR	REIMB	\$25.00
9141231	LOREN J HESS	REFUND	\$112.50
9141232	MCKEE MEDICAL CENTER	SERVICES	\$770.00
9141233	MICHAEL G BAILEY	MEETING	\$414.00
9141234	MICHAEL G. ERKER	MEETING	\$376.95
9141235	MORGAN COUNTY CLERK/RECORDER	REIMB	\$47.17
9141236	MORGAN COUNTY FAIR SALE ACCT.	REIMB	\$737.96
9141237	MORGAN COUNTY SHERIFF DEPT.	SHERIFF FEES	\$813.90
9141238	NATHAN TROUDT	MEETING	\$414.00
9141239	NATIONAL MEDICAL SERVICES, INC	SERVICES	\$141.00
9141240	NEWCO, INC.	SUPPLIES	\$155.88
9141241	NORTHEAST COLO BROADCASTING	ADVERTISING	\$220.00
9141242	NORTHEAST FIRE SAFETY	MAINT	\$924.00
9141243	OFFICE DEPOT	SUPPLIES	\$578.28
9141244	PAMELA ANN CHERRY	REIMB	\$120.00
9141245	PETER M MERCER	MEETING	\$227.34
9141246	PRAIRIE MOUNTAIN PUBLISHING CO	ADVERTISING	\$32.00
9141247	QUAD COUNTY PLUMBING INC	SERVICE	\$1,974.75
9141248	RICOH AMERICAS CORP	MAINT	\$12.06
9141249	ROBERT W. PENNINGTON	MEETING	\$676.95
9141250	RUHL DISTRIBUTING	SUPPLIES	\$250.44
9141251	SECURITY TRANSPORT SERVICES	TRANSPORTS	\$758.64
9141252	SHRED IT US HOLDCO, INC	SHREDDING	\$30.00
9141253	SUPER BODIES AUTO CENTER, LLC	TOW SERVICE	\$180.00
9141254	TERRY L RUTENBECK	MEETING	\$417.90
9141255	TOWN OF WIGGINS	OCT UTILITIES	\$92.40
9141256	TRIGON CORP	SUPPLIES	\$169.46
9141257	TRINITY SERVICES I, LLC	JAIL/STAFF MEALS	\$18,611.11
9141258	VINCE IOVINELLA	ADVANCED PER DIEM	\$125.00
9141259	VIOLA BRISTOL-JOHNSON	MEETING	\$303.12
9141260	ZACHARI ALLEN THOMAS	REIMB	\$7.20
9141261	CHANNEL 3 TV COMPANY LLC	NOV TOWER LEASE	\$1,275.20
9141262	COLORADO ASSESSORS ASSOC.	REGIST	\$800.00
9141263	COLORADO CORRECTIONAL IND.	SUPPLIES	\$61.00
9141264	INTEGRATED VOTING SYSTEMS INC	BALLOTS/POSTAGE	\$19,949.36
9141265	ISOLVED HCM LLC	TIME CLOCK UPGRADE	\$10,771.40
9141266	MORGAN CO SHERIFF - NARCOTICS	SHERIFF FEES	\$61.95
9141267	MORGAN COUNTY CENTRAL SERVICES	SEP REIMB	\$96,906.85
9141268	NATIONAL MEDICAL SERVICES, INC	SERVICES	\$316.00
9141269	OFFICE DEPOT	SUPPLIES	\$388.95
9141270	SPECIALIZED PATHOLOGY	SERVICES	\$1,175.00
9141271	VERIZON WIRELESS	AIR CARD SERV	\$40.01
9141272	WALMART COMMUNITY	SUPPLIES	\$187.81
9141273	XCEL ENERGY	OCT UTILITIES	\$71.51
9141274	AFLAC GROUP INSURANCE	OCT INS	\$539.57
9141275	AMERICAN FAMILY LIFE ASSURANCE	OCT INS	\$370.20
9141276	AMERICAN FIDELITY ASSURANCE	OCT INS	\$6,012.19
9141277	AMERICAN FIDELITY ASSURANCE CO	OCT INS	\$1,981.15
9141278	C H P	OCT HEALTH/SUPP LIFE	\$104,929.31
9141279	COLO. DEPT. OF REVENUE	OCT EMP GARNISH	\$75.00
9141280	FAMILY SUPPORT REGISTRY	OCT EMP GARNISH	\$395.00
9141281	MORGAN CO TREASURER	OCT FED/FICA W/H	\$100,473.47
9141282	MORGAN COUNTY TREAS	OCT STATE W/H	\$13,387.67
9141283	MORGAN COUNTY TREASURER/CCOERAOCT RETIREMENT		\$48,843.35
9141284	PREPAID LEGAL SERVICES	OCT EMP LEGAL INS	\$466.30
9141285	STERLING COMMUNITY	OCT EMP CONTRIB	\$400.00

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SOCIAL SERVICES FUND

WARRANT NO.	VENDOR	DESCRIPTION	AMOUNT
1019532	ADVANTAGE TREATMENT CENTERS	CLIENT EXPENSE	\$408.00
1019533	ASHLEY ANNE MERYHEW	ADVANCED PER DIEM	\$72.00
1019534	CHRIS G. BOHLEN	SEP SERVICE	\$60.00
1019535	JODIE M HENDERSON	ADVANCED PER DIEM	\$58.00
1019536	KRISTINA M DILLON WEATHERS	ADVANCED PER DIEM	\$58.00
1019537	LABCORP	LAB FEES	\$114.00
1019538	RECIPIENT	REFUND	\$599.36
1019539	MORGAN CO FAMILY CENTER	PSSF GRANT	\$14,253.82
1019540	OFFICE DEPOT	SUPPLIES	\$985.00
1019541	QUAD COUNTY PLUMBING INC	CLIENT EXPENSE	\$150.00
1019542	SAN JUANA GUERRERO	SERVICE	\$95.25
1019543	STEEL CITY FORENSIC AND	SERVICES	\$850.00
1019544	ALLO COMMUNICATIONS LLC	INTERNET	\$374.59
1019545	ASHLEY ANNE MERYHEW	ADVANCED PER DIEM	\$125.00
1019546	BABY BEAR HUGS	CONTRIB	\$1,150.00
1019547	BANKCARD CENTER	AUG UTILITIES	\$8,988.45
1019548	CENTURYLINK	PHONE	\$52.06
1019549	CORPORATE TRANSLATION SERV INC	SERVICES	\$422.36
1019550	DISCOVER GOODWILL OF SOUTHERN	CONTRACT	\$3,333.33
1019551	MORGAN CO FAMILY CENTER	CONTRACT	\$3,266.60
1019552	MORGAN COUNTY CENTRAL SERVICES	SEPT PHONE	\$863.88
1019553	MORGAN COUNTY GENERAL	OCT RENT	\$7,657.98
1019554	MORPHO USA, INC	BKGRND CKS	\$148.50
1019555	PATRICIA M CHASE	SERVICES	\$700.00
1019556	RISING UP	CONTRIB	\$2,515.11
1019557	S.A.R.A. INC.	CONTRIB	\$7,244.00
1019558	S.H.A.R.E., INC.	CONTRIB	\$8,726.26
1019559	SERVICE MASTER	OCT SERVICES	\$2,925.00
1019560	A CARING PREGNANCY	CONTRIB	\$1,706.98
1019561	ALABAMA VITAL RECORDS	FEES	\$25.00
1019562	ALISHA M ELZIE	ADVANCED PER DIEM	\$32.00
1019563	CENTENNIAL MENTAL HEALTH	SERVICES	\$15.00
1019564	CENTURYLINK	PHONE	\$55.30
1019565	CINTAS	SEP SERVICE	\$118.76
1019566	DEBORAH LYNN PAULSEN	SERVICES	\$445.00
1019567	RECIPIENT	REFUND	\$165.87
1019568	EDWARDS RIGHT PRICE MARKET	SUPPLIES	\$60.60
1019569	GREAT COPIER SERVICE INC	MAINT	\$262.63
1019570	HILL PETROLEUM	SERVICES	\$428.24
1019571	LEXISNEXIS RISK DATA MGMT INC	SUBSCRIPT	\$130.00
1019572	NE COLORADO CELLULAR, INC	PHONE	\$450.98
1019573	THYSSENKRUPP ELEVATOR CORP.	MAINT	\$467.81
1019574	VERIZON WIRELESS	PHONE	\$159.96
1019575	ALISHA M ELZIE	ADVANCED PER DIEM	\$48.00
1019576	BAUER AND FURMAN, P.C.	SERVICES	\$1,883.34
1019577	COUNTY EXPRESS	CLIENT EXPENSE	\$600.00
1019578	DELUXE MOTEL	CLIENT EXPENSE	\$2,000.00
1019579	DOUGLAS K BARNETT	MAINT	\$52.00
1019580	LEXISNEXIS RISK DATA MGMT INC	SUBSCRIPT	\$130.00
1019581	RECIPIENT	REFUND	\$549.88
1019582	MORGAN CO FAMILY CENTER	COACT GRANT	\$44,467.01
1019583	N E C A L G	CLIENT EXPENSE	\$11.00
1019584	NANCY KAY MAYER	ADVANCED PER DIEM	\$121.00
1019585	OFFICE DEPOT	SUPPLIES	\$869.98
1019586	PENNY C LARSON	ADVANCED PER DIEM	\$121.00
1019587	SHRED IT US HOLDCO, INC	SHREDDING	\$40.00
1019588	SUSAN JANE NITZEL	REIMB	\$247.08
1019589	TAMMIE WICK	RIEMB	\$274.00
1019590	ALISHA M ELZIE	ADVANCED PER DIEM	\$48.00
1019591	ASHTON N GOETHE	SERVICES	\$17.25
1019592	LABCORP	LAB FEES	\$190.00
1019593	RECIPIENT	REFUND	\$694.21
1019594	MARC A TORMOHLN	CLIENT EXPENSE	\$400.00
1019595	RECIPIENT	REFUND	\$246.02
1019596	OFFICE DEPOT	SUPPLIES	\$137.95
1019597	PATRICIA M CHASE	SERVICES	\$956.50
1019598	WALMART COMMUNITY	SUPPLIES	\$821.67
1019599	RECIPIENT	REFUND	\$200.00
1019600	AFLAC GROUP INSURANCE	OCT INS	\$272.65

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1019601	AMERICAN FAMILY LIFE ASSURANCE	OCT INS	\$564.23
1019602	AMERICAN FIDELITY ASSURANCE	OCT INS	\$3,898.85
1019603	AMERICAN FIDELITY ASSURANCE CO	OCT INS	\$988.32
1019604	C H P	OCT HEALTH/ SUPP LIFE	\$59,903.62
1019605	CADLEROCK JOINT VENTURE LP	OCT EMP GARNISH	\$587.03
1019606	EMILY A KILPATRICK	REIMB	\$16.15
1019607	MORGAN CO TREASURER	OCT FED W/H FICA	\$46,840.99
1019608	MORGAN COUNTY TREAS	OCT STATE W/H	\$6,520.13
1019609	MORGAN COUNTY TREASURER/CCOERA	OCT RETIREMENT	\$20,110.41
1019610	PREPAID LEGAL SERVICES	OCT EMP LEGAL INS	\$188.35
1019611	STERLING COMMUNITY	OCT EMP CONTRIB	\$70.00

ROAD AND BRIDGE FUND

WARRANT NO.	VENDOR	DESCRIPTION	AMOUNT
1108197	SIMON CONTRACTORS	ASPHALT PAVING	\$958,413.36
1108198	ACKLEY BUILDING CENTER	SUPPLIES	\$482.70
1108199	BANKCARD CENTER	AUG UTILITIES	\$338.87
1108200	BLOEDORN LUMBER	SUPPLIES	\$40.00
1108201	CENTURYLINK	PHONE	\$106.26
1108202	FASTENAL COMPANY	SUPPLIES	\$51.20
1108203	HUSKER STEEL	BRIDGE SUPPLIES	\$9,715.20
1108204	MR. D S HOME CENTER	SUPPLIES	\$109.95
1108205	MURDOCHS RANCH AND HOME	SUPPLIES	\$236.42
1108206	SAILSBERY SUPPLY	SUPPLIES	\$165.00
1108207	SHERWIN-WILLIAMS CO	PAINT	\$345.73
1108208	WIGGINS TELEPHONE ASSOC.	PHONE	\$35.15
1108209	CINTAS	SEP SERVICES	\$355.08
1108210	DORN READY MIX CORP.	CONCRETE	\$10,857.00
1108211	NE COLORADO CELLULAR, INC	SEP PHONE	\$254.68
1108212	ACE IRRIGATION AND MFG. CO.	CULVERTS	\$9,146.34
1108213	COLORADO MOBILE DRUG TESTING	SERVICES	\$340.00
1108214	DENVER INDUSTRIAL SALES AND	CULVERTS	\$1,649.20
1108215	GREAT COPIER SERVICE INC	MAINT	\$113.39
1108216	HOFFMANN PARKER WILSON	SEP SERVICE	\$78.00
1108217	SIMON CONTRACTORS	ASPHALT	\$687,839.01
1108218	DEL-MAR SEPTIC SERVICES	SERVICES	\$400.00
1108219	MARLA J DICKSON	SEP GRAVEL	\$3,293.27
1108220	MORGAN COUNTY CENTRAL SERVICES	SEP REIMB	\$161,378.61
1108221	ROCKSOL CONSULTING GROUP INC	SERVICES	\$9,845.06
1108222	SKYLINE STEEL AND METAL RECYCL	STEEL POSTS/RAILS	\$3,850.00
1108223	WIGGINS PEST CONTROL DISTRICT	WEED CONTROL	\$695.75
1108224	AFLAC GROUP INSURANCE	OCT INS	\$166.78
1108225	AMERICAN FAMILY LIFE ASSURANCE	OCT INS	\$341.05
1108226	AMERICAN FIDELITY ASSURANCE	OCT INS	\$2,645.69
1108227	AMERICAN FIDELITY ASSURANCE CO	OCT INS	\$316.66
1108228	C H P	OCT HEALTH/SUPP LIFE	\$36,816.10
1108229	MORGAN CO TREASURER	OCT FED W/H FICA	\$30,315.61
1108230	MORGAN COUNTY TREAS	OCT STATE W/H	\$4,304.14
1108231	MORGAN COUNTY TREASURER/CCOERA	OCT RETIREMENT	\$12,363.23
1108232	PREPAID LEGAL SERVICES	OCT EMP LEGAL INS	\$93.65
1108233	STERLING COMMUNITY	OCT EMP CONTRIB	\$50.00

911 EMERGENCY TELEPHONE FUND

WARRANT NO.	VENDOR	DESCRIPTION	AMOUNT
1601207	ALLO COMMUNICATIONS LLC	SEP PHONE	\$125.00
1601208	CENTURYLINK	PHONE	\$844.37
1601209	EMD OF COLORADO	TRAINING	\$675.00
1601210	LANGUAGE LINE SOLUTIONS	SEP SERVICES	\$16.52
1601211	WEST SAFETY SOLUTIONS CORP	MAINT	\$22,013.27

CENTRAL SERVICES FUND

WARRANT NO.	VENDOR	DESCRIPTION	AMOUNT
4117278	HEWLETT PACKARD ENTERPRISE	DATA SERV	\$573.84
4117279	ILOKA, INC	PHONE	\$727.74
4117280	JACOBS ENGINEERING GROUP INC	GIS SERVICE	\$4,009.36

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4117281	PITNEY BOWES, INC.	METER MAINT	\$171.00
4117282	TYLER TECHNOLOGIES, INC.	NOV MAINT	\$4,852.68
4117283	A AND E TIRE, INC	TIRES	\$7,581.60
4117284	A AND R AUTOMOTIVE SERVICE	PARTS	\$342.99
4117285	ACCESS PRINTER SUPPLIES INC	SUPPLIES	\$1,237.87
4117286	ALLO COMMUNICATIONS LLC	SERVICES	\$195.00
4117287	BANKCARD CENTER	PICNIC SUPPLIES	\$55,909.00
4117288	BLUE JEANS INFORMATION	DATA MAINT	\$500.00
4117289	CENTRAL AUTO PARTS	SMALL EQUIP	\$5,026.87
4117290	COLORADO PLAINS MEDICAL CENTER	PRE EMP	\$60.00
4117291	DELL MARKETING L.P.	SMALL EQUIP	\$10,562.88
4117292	EDWARDS RIGHT PRICE MARKET	EMP BBQ	\$1,659.05
4117293	EHRlich TOYOTA EAST	SUPPLIES	\$75.60
4117294	FASTENAL COMPANY	SUPPLIES	\$531.17
4117295	INTERSTATE BATTERIES	PARTS	\$96.95
4117296	JMST AUTOMOTIVE GROUP LLC	REPAIRS	\$141.70
4117297	KORF MOTORS, LLC	PARTS	\$284.81
4117298	MORGAN CO QUALITY WATER DIST.	SEP WATER	\$64.39
4117299	MORPHO USA, INC	PRE EMP	\$99.00
4117300	NEWCO, INC.	PARTS	\$316.19
4117301	OFFICE DEPOT	SUPPLIES	\$167.33
4117302	RUDY S GTO	PARTS	\$622.74
4117303	SAILSBERY SUPPLY	PARTS	\$6.49
4117304	SHUR-CO	PARTS	\$175.15
4117305	STANDARD MOTOR SUPPLY	PARTS	\$625.99
4117306	UNIVERSAL INSPECTIONS	MAINT	\$340.00
4117307	WELD COUNTY GARAGE	REPAIRS	\$135.64
4117308	WRIGHT EXPRESS FSC	FUEL	\$2,087.47
4117309	APE, INC	SUPPLIES	\$1.18
4117310	AUTOZONE STORES, INC	SUPPLIES	\$172.75
4117311	CENTURYLINK	PHONE	\$72.78
4117312	CINTAS	SEP SERVICE	\$320.12
4117313	CONCEPT AUTO BODY INC	CLAIM REPAIRS	\$2,698.45
4117314	GREAT COPIER SERVICE INC	MAINT	\$125.31
4117315	HILL PETROLEUM	OIL SUPPLIES	\$15,076.54
4117316	INLAND TRUCK PARTS COMPANY	PARTS	\$25.53
4117317	MERCEDES BENZ OF LITTLETON	PARTS	\$1,825.38
4117318	NE COLORADO CELLULAR, INC	SEP PHONE	\$628.23
4117319	PRAIRIE MOUNTAIN PUBLISHING CO	LEGAL NOTICES	\$351.74
4117320	SAFETY KLEEN CORPORATION	MAINT	\$636.00
4117321	STANDARD GLASS CO., INC.	GLASS REPAIRS	\$164.00
4117322	WAGNER EQUIPMENT CO.	NEW EQUIP	\$381,855.50
4117323	WALMART BUSINESS/GEMB	EMP PICNIC SUPPLIES	\$27.39
4117324	ASHLEY ANNE MERYHEW	REIMB	\$21.25
4117325	C D W GOVERNMENT, INC.	SUPPLIES	\$163.93
4117326	CENTURYLINK	PHONE	\$776.60
4117327	COLORADO MOBILE DRUG TESTING	SERVICES	\$28.00
4117328	COLORADO PLAINS MEDICAL GROUP	PRE EMP	\$354.00
4117329	DAVE CORNWELL	REIMB	\$24.71
4117330	EHRlich TOYOTA EAST	PARTS	\$75.60
4117331	FLOYDS TRUCK CENTER INC	CREDIT	\$3,316.60
4117332	HILL PETROLEUM	FUEL	\$36,984.42
4117333	HOFFMANN PARKER WILSON	SEP SERVICE	\$58.50
4117334	HONNEN EQUIPMENT CO.	PARTS	\$711.60
4117335	KONICA MINOLTA BUSINESS	MAINT	\$96.61
4117336	MICHELLE COVELLI	REIMB	\$42.76
4117337	TRANSWEST TRUCKS INC	PARTS	\$1,626.42
4117338	TYLER TECHNOLOGIES, INC.	COMPUTER EQUIP	\$26,830.00
4117339	JACOBS ENGINEERING GROUP INC	GIS SERVICE	\$6,051.44
4117340	VERIZON WIRELESS	AIR CARD SERV	\$120.03
4117341	WALMART COMMUNITY	SUPPLIES	\$91.70
4117342	AFLAC GROUP INSURANCE	OCT INS	\$68.33
4117343	AMERICAN FAMILY LIFE ASSURANCE	OCT INS	\$71.81
4117344	AMERICAN FIDELITY ASSURANCE	OCT INS	\$914.14
4117345	AMERICAN FIDELITY ASSURANCE CO	OCT INS	\$125.00
4117346	C H P	OCT HEALTH/SUPP LIFE	\$20,416.61
4117347	MORGAN CO TREASURER	OCT FED W/H FICA	\$19,982.18
4117348	MORGAN COUNTY TREAS	OCT STATE W/H	\$2,837.32
4117349	MORGAN COUNTY TREASURER/CCOERA	OCT RETIREMENT	\$8,577.12
4117350	PREPAID LEGAL SERVICES	OCT EMP LEGAL INS	\$12.95
4117351	STERLING COMMUNITY	OCT EMP CONTRIB	\$1,100.00

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AMBULANCE SERVICE FUND

WARRANT NO.	VENDOR	DESCRIPTION	AMOUNT
4208503	B AND B PHARMACY	SUPPLIES	\$46.28
4208504	BANNER HEALTH	SUPPLIES	\$284.55
4208505	BUCKEYE WELDING SUPPLY	SUPPLIES	\$172.37
4208506	CHRIS G. BOHLEN	SEP SERVICES	\$39.35
4208507	CITY OF BRUSH	SEP UTILITIES	\$147.32
4208508	LIFE-ASSIST, INC.	SUPPLIES	\$480.11
4208509	LIFEMED SAFETY, INC	SUPPLIES	\$220.50
4208510	MORGAN COUNTY CENTRAL SERVICES	SEP PHONE	\$42.78
4208511	XCEL ENERGY	SEP UTILITIES	\$248.27
4208512	BANKCARD CENTER	SUPPLIES	\$611.12
4208513	BANNER HEALTH	SUPPLIES	\$213.79
4208514	BOUND TREE MEDICAL, LLC	SUPPLIES	\$1,387.24
4208515	EDWARDS RIGHT PRICE MARKET	SUPPLIES	\$16.35
4208516	GREAT COPIER SERVICE INC	SEP MAINT	\$12.67
4208517	MR. D S HOME CENTER	SUPPLIES	\$51.96
4208518	WAKEFIELD AND ASSOCIATES	SEP BILLING FEES	\$5,635.45
4208519	NE COLORADO CELLULAR, INC	SEP PHONE	\$127.06
4208520	WAKEFIELD AND ASSOCIATES	SEP BILLING FEE	\$484.70
4208521	COMMERCIAL PRINTERS AND SIGNS	PRINTING	\$25.99
4208522	MORGAN COUNTY CENTRAL SERVICES	SEP REIMB	\$16,921.34
4208523	WALMART COMMUNITY	SUPPLIES	\$38.55
4208524	XCEL ENERGY	OCT UTILITIES	\$204.09
4208525	AMERICAN FIDELITY ASSURANCE	OCT INS	\$719.92
4208526	C H P	OCT INS	\$11,733.15
4208527	MORGAN CO TREASURER	OCT FED/FICA W/H	\$12,284.88
4208528	MORGAN COUNTY TREAS	OCT STATE W/H	\$1,825.51
4208529	MORGAN COUNTY TREASURER/CCOERA	OCT RETIREMENT	\$3,131.22

SOLID WASTE MANAGEMENT FUND

WARRANT NO.	VENDOR	DESCRIPTION	AMOUNT
4405875	CENTURYLINK	SEP PHONE	\$129.56
4405876	CINTAS	SEP UNIFORMS	\$150.33
4405877	CITY OF BRUSH	AUG RECYCLING	\$214.90
4405878	COLO. DEPT OF PUBLIC HEALTH	PERMIT	\$298.00
4405879	ELECTRONIC RECYCLERS INT L INC	RECYCLING	\$2,587.38
4405880	FASTENAL COMPANY	SUPPLIES	\$67.44
4405881	INCONTACT, INC.	SEP PHONE	\$8.46
4405882	MORTEC INDUSTRIES, INC.	SERVICE	\$2,836.59
4405883	WASTE MGMT. OF NE COLO., INC.	AUG RECYCLING	\$214.90
4405884	BANKCARD CENTER	AUG UTILITIES	\$180.97
4405885	CENTRAL AUTO PARTS	SUPPLIES	\$24.26
4405886	GREAT COPIER SERVICE INC	SEP MAINT	\$12.93
4405887	MORGAN CO QUALITY WATER DIST.	SEP WATER	\$63.34
4405888	MORGAN COUNTY R.E.A	SEP UTILITIES	\$2,668.67
4405889	MR. D S HOME CENTER	SUPPLIES	\$54.95
4405890	COLO. DEPT OF PUBLIC HEALTH	3RD QTR USER FEES	\$11,628.67
4405891	FRANK BUCHANAN	REPAIR	\$839.60
4405892	GEOCYCLE	RECYCLING	\$1,188.00
4405893	NE COLORADO CELLULAR, INC	SEP SERVICES	\$59.25
4405894	RECYCLE SYSTEMS LLC	SUPPLIES	\$1,797.05
4405895	AMERICAN ENVIRONMENTAL	SEPT CONSULTING	\$3,316.50
4405896	COLO. DEPT OF PUBLIC HEALTH	2019 FEES	\$2,500.00
4405897	IMPRESSIONS BY BIRD	SUPPLIES	\$1,500.00
4405898	ACCENT PACKAGING INC	SUPPLIES	\$3,740.73
4405899	INCONTACT, INC.	OCT PHONE	\$8.50
4405900	MORGAN COUNTY CENTRAL SERVICES	SEP REIMB	\$14,219.08
4405901	AMERICAN FIDELITY ASSURANCE	OCT INS	\$161.04
4405902	C H P	OCT INS	\$4,878.45
4405903	FAMILY SUPPORT REGISTRY	OCT GARNISHMENT	\$282.00
4405904	MORGAN CO TREASURER	OCT FED/FICA W/H	\$4,015.69
4405905	MORGAN COUNTY TREAS	OCT STATE W/H	\$496.65
4405906	MORGAN COUNTY TREASURER/CCOERA	OCT RETIREMENT	\$2,459.04

LODGING AND TOURISM FUND

32 COMMISSIONERS PROCEEDINGS

WARRANT NO.	VENDOR	DESCRIPTION	AMOUNT
7201573	KELLY L PARIS	REIMB	\$600.00
7201574	KYLE MARSHALL	ADVERTISING	\$800.00
7201575	MORGAN COUNTY CENTRAL SERVICES	SEP PHONE	\$27.14
7201576	BANKCARD CENTER	ON ACCT	\$508.18
7201577	GREAT COPIER SERVICE INC	SEP MAINT	\$5.03
7201578	DEAD SHORT BROADCASTING LLC	ADVERTISING	\$1,392.00
7201579	GREELEY TRIBUNE	ADVERTISING	\$1,400.00
7201580	HAYNES PUBLISHING	ADVERTISING	\$568.00
7201581	MEDIA LOGIC RADIO	ADVERTISING	\$3,300.00
7201582	NE COLORADO CELLULAR, INC	SEP PHONE	\$86.86
7201583	NORTHEAST COLO BROADCASTING	ADVERTISING	\$120.00
7201584	PRAIRIE MOUNTAIN PUBLISHING CO	SEP ADVERTISING	\$734.00
7201585	TRACY TOMKY/HOME MAINTENANCE	ADVERTISING	\$100.00
7201586	FLAGSHIP PUBLISHING INC	ADVERTISING	\$1,600.00
7201587	FOLLOWBRIGHT	ADVERTISING	\$75.00
7201588	LONG MEADOW GAME RESORT	ADVERTISING	\$585.00
7201589	MORGAN COUNTY CENTRAL SERVICES	SEP REIMB	\$676.71
7201590	NATIONAL SKEET SHOOTING ASSOC.	JUL ADVERTISING	\$1,893.00
7201591	AMERICAN FIDELITY ASSURANCE	OCT INS	\$34.20
7201592	C H P	OCT INS	\$991.00
7201593	MORGAN CO TREASURER	OCT FED/FICA W/H	\$571.43
7201594	MORGAN COUNTY TREAS	OCT STATE W/H	\$79.82
7201595	MORGAN COUNTY TREASURER/CCOERA	OCT RETIREMENT	\$195.52

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

s/James P. Zwetzig
James P. Zwetzig, Chairman

s/Mark A. Arndt
Mark A. Arndt, Commissioner

s/Jon J. Becker
Jon J. Becker, Commissioner

(SEAL)

ATTEST:

s/Susan L. Bailey
Susan L. Bailey