

# COMMISSIONERS PROCEEDINGS 1

## BOARD OF COUNTY COMMISSIONERS Minutes of Meeting February 1, 2022

As reflected in posted agenda:

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84584556434> If you cannot connect via Zoom, you may submit written public comment to [morgancountybcc@co.morgan.co.us](mailto:morgancountybcc@co.morgan.co.us) by email by 4 p.m. on Monday January 31, 2022.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84584556434> to listen via phone, please dial: 1-312-626-6799, Meeting ID: 845 8455 6434

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84584556434> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 845 8455 6434

The Board of Morgan County Commissioners met Tuesday, February 1, 2022 at 9:00 a.m. with Chairman Jon Becker, Commissioner Gordon Westhoff and Commissioner Mark Arndt in attendance. Chairman Becker asked Planning Assistant Charlotte Buldoc to lead the meeting in the Pledge of Allegiance.

### CITIZEN'S COMMENT

Mike Dahl, 18568 Morgan County Road W, Fort Morgan, CO announced that he is running for the Morgan County Corner position.

Leroy Chavez, P.O. Box 564, Fort Morgan, CO asked how the County will be using the ARPA funds, how will they be getting community input as to how those funds will be spent and who should he contact.

Chairman Becker thanked Mr. Chavez for his question and stated that the Board have not addressed how the funds will be spent at this time. This item is not an agenda item at this time, but it will be addressed at future meetings. Chairman Becker stated that his point of contact would be the Board of County Commissioner with the email address being bccadmin@co.morgan.co.us.

### CONSENT AGENDA

1. Ratify the Board of County Commissioners approval of meeting minutes dated January 11, 2022
2. Ratify the Board of County Commissioners approval of meeting minutes dated January 18, 2022
3. Ratify the Board of County Commissioners approval of Contract 2022 CNT 018, Dardanes Tree Service, Term of Contract January 28, 2022
4. Ratify the Board of County Commissioners approval of Contract 2022 CNT 019, Front Range Pest Control, Term of Contract January 1, 2022 through December 31, 2022
5. Ratify the Board of County Commissioners approval of Contract 2022 CNT 020, Blue Knight Security, Term of Contract December 31, 2021 through December 30, 2022
6. Ratify Commissioner Mark Arndt's signature on Morgan County Service Vendor Form 2022 SV 01, Blake Electric, LLC, signed January 25, 2022
7. Ratify Chairman Pro-Tem Jon Becker's signature on Grant Award 2022 GRA 03, Inmate Mental Health Amendment, signed January 26, 2022
8. Revision Ratifying Chairman Pro-Tem Jon Becker's signature on the 2021 Colorado Parks and Wildlife Impact Assistance Grant Application, signed January 26, 2022
9. Ratify the Board of County Commissioners approval of Fairgrounds Fee Waiver Request for East Morgan County Hospital Foundation, event date October 1, 2022
10. Ratify the Board of County Commissioners approval of Brush Village II Low Income Housing Letter of Support, dated January 19, 2022
11. Ratify the Board of County Commissioners approval of Colorado 2023 FY EMTS Grant-Consultative Visit letter of support, dated January 20, 2022
12. Ratify the Board of County Commissioners approval on assignment of debt collections to Wakefield and Associates, Client #212017, #211931, #211878, #181257, #212302, #212078, #212197, #212005, #212150, #212151, #210210, #212208, #211617A, #211788, #211960, #211916, #211148, #212018, #212179, #212259, #212024, #212323, #211979, #211993, #212119, #210206, #212353, #212072A, #212029, #212133, #211962, #212035, #211712, #212054, #211915, #212277, #211982, #212238, #202040, #210082, #211879, #212042, #212093A

Commissioner Arndt made a motion to approve items 1-12 as presented, Commissioner Westhoff seconded the motion. At this time the motion carried 3-0.

### GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

There was no general business or administrative items.

### UNFINISHED BUSINESS

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There was no unfinished business.

## **LIQUOR LICENSES**

At this time, the Board of County Commissioners convened as the Morgan County Liquor License Authority in the matters of:

### **1. Consideration of Approval – Application for Special Events Liquor License Permit (Applicant: Morgan Community College Foundation, Madalyn Babcock)**

Madalyn Babcock, Morgan Community College Foundation and Development Coordinator explained that due to COVID concerns they are postponing the MCC Gala from February 25, 2022 to April 22, 2022. Ms. Babcock stated that it will still be located at the Morgan County REA Warehouse with the times staying the same as well.

Chairman Becker asked Morgan County Chief Deputy Clerk Randee Aleman if it is better to postpone the hearing to a different date or to address it now, with Ms. Aleman stating that the postings in the paper and on the Morgan County REA Warehouse do state that it will be February 25, 2022 so it would be best to repost and schedule another hearing.

Commissioner Westhoff made a motion to postpone the special event liquor license for the Morgan Community College Foundation Gala until such date is determined, Commissioner Arndt seconded the motion. Commissioner Arndt asked if the fees being paid will they need to be paid again or do they just move forward, with Ms. Aleman stating that they will move forward. At this time the motion carried 3-0.

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

Morgan County Clerk and Recorder Chief Deputy Clerk Randee Aleman provided an update regarding March Party Precinct Caucuses.

Morgan County Sheriff Martin stated he will be presenting at the February 15<sup>th</sup> meeting the departments yearend report and he will also be swearing in some of his new officers along with the promotion of a Sergeant.

## **PUBLIC HEARING**

At this time Chairman Becker recused himself from the hearing due to there being a conflict of interest.

Chairman Pro Tem Westhoff called the hearing to order at 9:15 a.m. in the Assembly Room of the Morgan County Administration Building. Present were, Chairman Pro Tem Gordon Westhoff and Commissioner Mark Arndt, and Morgan County Planning and Zoning Assistant Charlotte Buldoc.

### **1. Applicants and Landowners: Joshua H. Becker and Rhiannon R. Greene**

**Legal Description:** NE ¼ of the NW ¼ of Section 15, Township 4N, Range 58W of the 6<sup>th</sup> P.M., Morgan County, Colorado. Also known 15426 Co Road W, Weldona, Colorado 80653.

**Request:** For a 4 lot minor subdivision. The total is 36.47 acres being used for new home sites. Lot 3 and 4 are currently developed; lots 1 and 2 are to be developed.

Ms. Buldoc explained that this application was considered by the Planning Commission in a public hearing on January 10, 2022 and recommended for approval on a vote of 3 in favor and 2 opposed, two members were absent.

Ms. Buldoc stated that this application is for the 4-lot Minor Subdivision of 36.47 acres located in the NE ¼ of the NW ¼ of Section 15, Township 4 North, Range 58 West of the 6<sup>th</sup> P.M., Morgan County Colorado and replats the property currently known as Becker Minor Subdivision and addressed as 15426 Co Road W, Weldona, Colorado 80653.

Ms. Buldoc explained that there are currently two single-family residences on lots 3 and 4. The properties are zoned Agricultural Production.

Ms. Buldoc stated that the applicants are requesting approval of the minor subdivision to create four new lots. Lot 1 – 6.09 acres, lot 2 – 6.85 acres, lot 3 – 2.0 acres and lot 4 – 21.54 acres.

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.

Ms. Buldoc explained that 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:

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- (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. Northeast Colorado Health Department has issued a permit for installation of new septic systems on proposed lot 1 and 2. There is a previously permitted onsite wastewater treatment system on lots 3 and 4.
  2. Deposits for lots 1 and 2 for new Morgan County Quality Water taps have been paid. Full payment of the taps is required prior to recording the plat if approved. Lots 3 and 4 have Morgan County Quality Water.
  3. Access will be from County Road W. Road and Bridge has no objection to the continued use of the existing driveway that provides access to lots 3 and 4. Road and Bridge has approved two new driveways for lots 1 and 2.
  4. The property is located in the Fort Morgan Fire District.
  5. Soil map was provided by the Natural Resources Conservation Service.
  6. Animal units will be per zoning requirements subject to review by the Morgan County Extension Service.
  7. The applicant reports attempting to notify the mineral rights owners, but could not find addresses for them.
  8. Right to Farm notice was provided with the application.
  9. Lots 3 and 4 are developed as single family residences. Proposed lots 1 and 2 will be sold and developed as single family residences.
- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.  
The subdivision is located in the southwest planning area.  
Chapter 2, Plan Summary  
Goal: Section 2.C.1 - To encourage development where proposed development is compatible with existing land uses and access to public infrastructure is established
- (C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.  
This subdivision is located in the Agriculture Production zone district and buffering is not required, uses are compatible.

Ms. Buldoc stated that all appropriate notice requirements have been completed.

Ms. Buldoc explained that this application was considered by the Planning Commission in a public hearing on January 10, 2022 and recommended for approval on a vote of 3 in favor and 2 opposed, two members were absent.

Commissioner Arndt asked if the pig facility that has minimal animals on it is within the quarter mile range, with Josh Becker stating yes it is. Commissioner Arndt also asked Ms. Buldoc if the confinement unit is in the Ag Zone and if there was any comment from those land owners, with Ms. Buldoc stating yes and there was not any comment from the landowner's.

Chairman Pro Tem Westhoff asked if Road and Bridge is okay with there being only one driveway for the two lots, with Mr. Becker stating yes and the second lot owns the driveway so it can go all the way through.

Sheriff Martin questioned the addresses, will there be one point of entrance off of County Road W for the four lots, with Mr. Becker stating that each home will have its own address and Ms. Buldoc explained she will work with the Sheriff's office on the address.

Chairman Pro Tem Westhoff asked if there was anyone in the audience present or online who wished to make public comment in opposition or in favor of the application, noting no public comment and closed the public comment portion at this time.

At this time, Chairman Pro Tem Westhoff moved into discussion and decision.

Chairman Pro Tem Westhoff asked about the driveway will it be one driveway and who will maintain it, with Mr. Becker stating the residences will maintain their own driveway.

Commissioner Arndt made a motion to approve the application for a 4 lot minor subdivision. The total is 36.47 acres with the legal description being a parcel of land in the NE ¼ of the NW ¼ of Section 15, Township 4N, Range 58W of the 6<sup>th</sup> P.M., Morgan County, Colorado. Also known as 15426 County Road W, Weldona, Colorado 80653. Applicants and landowners being Joshua H. Becker and Rhiannon R. Greene known as the Becker Greene Minor Subdivision, as presented by Morgan County Planning and Zoning Assistant Charlotte Buldoc. The motion was seconded by Chairman Pro Tem Westhoff. At this time, the motion carried 2-0.

Being no further business the meeting was then adjourned at 9:26 a.m.

Respectfully Submitted,

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Randee Aleman  
Deputy Clerk to the Board

(Minutes ratified February 15, 2022)

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

s/Jon J. Becker  
Jon J. Becker, Chairman

s/Gordon H. Westhoff  
Gordon Westhoff, Commissioner

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

(SEAL)  
**ATTEST:**  
s/ Susan L. Bailey  
  
Susan L. Bailey