

**AGENDA**  
**MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS**  
Assembly Room, Administration Building  
231 Ensign Street, Fort Morgan, CO 80701  
Tuesday October 7, 2025

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/87950257646> 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 October 6, 2025.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/87950257646> listen via phone, please dial: 1-312-626-6799, Meeting ID: 879 5025 7646

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/87950257646> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 879 5025 7646

9:00 A.M.

**A. WELCOME – CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Commissioner Becker  
Commissioner Malone  
Commissioner Bernhardt

**B. CITIZEN'S COMMENT PERIOD**

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

**C. CONSENT AGENDA**

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

1. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated September 16, 2025.
2. Ratify Chairman Jon Becker's signature on **September 2025 Morgan County Warrants, signed October 7, 2025.**
3. Ratify Chairman Jon Becker's signature on **Stormwater Inspection**, dated September 29, 2025.
4. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 077 Sniffer Robotics, LLC.**, Term of Contract September 18, 2025 until completed.

\*Morgan County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please call (970)542-3500, extension 1410, at least 2 business days in advance of a meeting to make arrangements.

5. Ratify the Board of County Commissioners approval of **Contract Renewal 2024 CNT 019 R1 Dependable Diesel**, Term of Contract January 1, 2025 through December 31, 2025.
6. Ratify the Board of County Commissioners approval of **Contract Renewal 2020 CNT 136 R5 Turn Key Health**, Term of Contract January 1, 2026 through December 31, 2026.
7. Ratify the Board of County Commissioners approval of **Contract Amendment 2021 CNT 044 AMD1 Home WAV, LLC**, Term of Contract September 22, 2025 through June 30, 2031.
8. Ratify the Board of County Commissioners approval of **VALE Grant Application**, Grant Period January 1, 2026 through December 31, 2026.
9. Ratify the Board of County Commissioners approval of **Request for Waiver of Rental Fees for Donny Edson – John Waters Fundraiser**, signed October 6, 2025.
10. Ratify the Board of County Commissioners approval of **Request for Waiver of Rental Fees for Eastern Plains Saddle Club**, signed October 6, 2025.
11. Ratify the Board of County Commissioners approval on assignment of **Debt Collections to EMS/MC** dated September 17, 2025. Client #241411, #251138, #050994B, #251349A, #250091, #251289, #251403, #251051, #251456, #251226, #243291, #242619, #251186, #251280B, #251050, #250399, #251324, #250843, #251063, #251293, #240117, #251028, #251319, #251534, #251216, #250913, #243613, #250840, #251288, #250912, #250968, #243561, #250853, #250841, #250702, #251303, #250962B, #251002, #250880, #240155, #250965, #251525, #250860, #251185, #251271, #251076, #251163, #251257, #250903, #250683, #250445, #250720, #251101, #243279A, #242107, #241954, #251132, #251349B, #251039, #250990, #251041, #250955, #251255, #251248, #251079, #250737, #250778, #251236, #250748, #250747, #250787, #251131B, #251052, #251310, #251128, #251069, #251162, #251018, #250272, #250497, #250622, #242170.
12. Ratify the Board of County Commissioners approval on assignment of **Debt Collections to Wakefield** dated September 10, 2025. Client #222611 and Client #233443.

#### **D. Upcoming Legislative Session – Senator Byron Pelton**

#### **E. UNFINISHED BUSINESS**

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

1. Consideration of Approval, **Bid Tabulation and Award, RFP 2025-1002-001** Snyder Grader Shed. – Mike Cox, Building Maintenance Director.
2. Consideration of Approval, **Change order 2025 CNT 007** Infrastructure Replacement Project. – Mike Cox, Building Maintenance Director.
3. Consideration of Approval, **Change order 2025 CNT 027** Morgan County Hog and Sheep Ban. – Mike Cox, Building Maintenance Director.
4. Consideration of Approval – **1041 Permit Application** for site selection and construction of a major facility of a public utility deadline waiver agreement between Morgan County, Colorado and Tri-State Generation and Transmission Association, Inc. – Nicole Hay, Planning and Zoning Administrator.

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

1. **Commissioners Calendar** for the week of October 3, 2025 through October 14, 2025.

#### **H. ADJORNMENT**

\*Morgan County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please call (970)542-3500, extension 1410, at least 2 business days in advance of a meeting to make arrangements.

**BID TABULATION FOR RFP 2025-1002-001**  
**Turn Key Snyder Grader Shed**

Bid #	Bidder	Local	References	Warranty	Exceptions	Down Payment	Bid Amount Total	Timeline
1	Keefe Construction Services	Yes	Yes	Not Provided	No	10% \$32,626.00	\$326,266.00	4-5 Months
2	Ponderosa Builders LLC	No	Yes	Yes	No	\$75,000.00	\$500,000.00	3 Months
3	Buildings By Design	Yes	Yes	Yes	Yes	\$0.00	\$736,302.00	5 Months
4	TCC Corporation	No	Yes	Yes	Yes	\$0.00	\$869,102.00	5 Months
5	Reliant Construction	No	Yes	Not Provided	No	\$0.00	\$768,000.00	6-7 Months
6	WCC Construction LLC	No	Yes	Not Provided	No	10%	\$796,000.00	5 Months
7	KR Construction	No	Yes	Yes	No	10% \$79,600.00	\$454,281.75	5 Months

I recomend going with Bid # 1 Keefe Construction Services. As they are the lowest Bid and better meets our buddget 2025/2026

Jon Becker Chair \_\_\_\_\_

Tim Malone Commisisoner \_\_\_\_\_

Kelvin Bernhardt Commisisoner \_\_\_\_\_

Building Maintance Director \_\_\_\_\_



## MORGAN COUNTY GOVERNMENT

CHANGE ORDER NO. 1 DATE OF CHANGE ORDER: 09/19/2025

CONTRACT NO. AND DATE: 2025 CNT 007 01/28/2025

PROJECT NAME: RFP 204-1031-001 Infrastructure Replacement Project

CHANGE ORDER BETWEEN: MORGAN COUNTY GOVERNMENT AND The Jamar Company dba CMS Mechanical Services, Inc.  
(Supplier or Contractor)

## DESCRIPTION OF CHANGE ORDER:

Justice Center Plumbing Controls Project did not include the required running of 120-volt power for the new controls in the scope.

## SCHEDULE OF CHANGE ORDER VALUES

Change to Bid Item No. (or "New")	Description	Original Contract Cost	Unit Rate	Quantity	Increase (decrease) to Contract Cost	New Contract Cost
1	Plumbing Controls	1,553,010.00			\$ 34,000.00	\$ 1,587,010.00
					\$	\$
					\$	\$

## CHANGE TO CONTRACT COMPLETION TIME

Original Contract Completion Date: \_\_\_\_\_

Last Revised Contract Completion Date per Change Orders: \_\_\_\_\_

Increase/Decrease to Contract Completion Date with Change Order: \_\_\_\_\_

Revised Completion Date with Change Order: \_\_\_\_\_

## CHANGE TO CONTRACT PRICE

Original Contract Completion Price: 1,553,010.00

Last Revised Contract Completion Price per Change Orders: \_\_\_\_\_

Increase/Decrease to Contract Completion Price with Change Order: 34,000.00

Revised Completion Price with Change Order: 1,587,010.00

Attach additional sheets or description if necessary. All aspects of the contract documents and agreements remain unchanged except as amended through this change order. This Change Order is made part of the Contract and subject to all terms conditions, and specifications of the Contract.

## MORGAN COUNTY GOVERNMENT

By: \_\_\_\_\_

(Signature)

Jon Becker  
(Printed Name)

Commissioner  
(Title)

9-23-2025  
(Date)

## CONTRACTOR/SUPPLIER

By: \_\_\_\_\_

(Signature)

Brian Finegan  
(Signature)

Brian Finegan  
(Printed Name)

Service Account Manager  
(Title)

9/23/25  
(Date)



CHANGE ORDER NO. 1 DATE OF CHANGE ORDER: 09/24/2025  
 CONTRACT NO. AND DATE: 2025 CNT 027 03/04/2025  
 PROJECT NAME: New Hog and Sheep Barn  
 CHANGE ORDER BETWEEN: MORGAN COUNTY GOVERNMENT AND Keefe Construction Services, Inc.  
 (Supplier or Contractor)

DESCRIPTION OF CHANGE ORDER: Reroute 2" gas line, Excavation, Install, Backfill and Compact. All fitting's to be welded by a certified welder. Replace concrete that was removed.

## SCHEDULE OF CHANGE ORDER VALUES

Change to Bid Item No. (or "New")	Description	Original Contract Cost	Unit Rate	Quantity	Increase (decrease) to Contract Cost	New Contract Cost
1	Reroute 2" gas line.	1,128,184.00			\$ 14,738.00	\$ 1,142,922.00
					\$	\$
					\$	\$

## CHANGE TO CONTRACT COMPLETION TIME

Original Contract Completion Date: \_\_\_\_\_  
 Last Revised Contract Completion Date per Change Orders: \_\_\_\_\_  
 Increase/Decrease to Contract Completion Date with Change Order: \_\_\_\_\_  
 Revised Completion Date with Change Order: \_\_\_\_\_

## CHANGE TO CONTRACT PRICE

Original Contract Completion Price: 1,128,184.00  
 Last Revised Contract Completion Price per Change Orders: \_\_\_\_\_  
 Increase/Decrease to Contract Completion Price with Change Order: 14,738.00  
 Revised Completion Price with Change Order: 1,142,922.00

Attach additional sheets or description if necessary. All aspects of the contract documents and agreements remain unchanged except as amended through this change order. This Change Order is made part of the Contract and subject to all terms conditions, and specifications of the Contract

## MORGAN COUNTY GOVERNMENT

By: [Signature] TIM WALONE  
 (Signature) (Printed Name)

Commissioner Chair Pro Tem 09/25/2025  
 (Title) (Date)

## CONTRACTOR/SUPPLIER

By: [Signature] \_\_\_\_\_  
 (Signature) (Printed Name)

[Signature] 25 Sep 25  
 (Title) (Date)





# Keefe Construction Services

16229 Hwy. 52 Wiggins, CO 80654 Office: 970-483-5295 Fax: 970-483-5296

## CHANGE ORDER

Keefe Construction Services  
16229 Hwy. 52  
Wiggins, CO 80654  
970-483-5295

Date: 9-23-25  
Owner: Morgan County  
Contractor: Keefe Construction Services  
Project name: Hog and Sheep Shed  
Change order number: 1

Original contract date: \_\_\_\_\_

### You are directed to make the following changes in this contract:

Reroute 2" gas line, Excavation, install, backfill and compact

All fitting to be welded by certified welder

Replace concrete that was removed

The original contract sum was:	\$14,738.00
Net amount of previous change orders:	0
Total original contract amount plus or minus net change orders:	1,128,184.00
Total amount of this change order:	14,738.00
The new contract amount including this change order will be:	1,142,922.00
The contract time will be changed by the following number of days:	( 0 ) Days
The date of completion as of the date of this change order is:	10 OCT 2025

### Contractor:

### Owner:

Company name

Name

Address

Address

City, State, Zip

City, State, Zip

Date

Date

Signature

Signature

**1041 PERMIT APPLICATION FOR SITE SELECTION AND  
CONSTRUCTION OF A MAJOR FACILITY OF A PUBLIC  
UTILITY DEADLINE WAIVER AGREEMENT**

**BETWEEN  
THE COUNTY OF MORGAN, COLORADO**

**AND**

**TRI-STATE GENERATION AND TRANSMISSION  
ASSOCIATION, INC**

**INTRODUCTION**

The County of Morgan, Colorado (the "**County**") and Tri-State Generation and Transmission Association, Inc. ("**Tri-State**") (each individually a "**Party**," or collectively the "**Parties**") hereby enter into this 1041 Permit Application for Site Selection and Construction of a Major Facility of a Public Utility Deadline Waiver Agreement (the "**Agreement**") effective as of October 7, 2025, to define the applicable deadlines for review and final action by the County on Tri State's 1041 Permit Application for Site Selection and Construction of a Major Facility of a Public Utility (the "**Application**").

**RECITALS**

**WHEREAS**, Tri-State is proposing to construct, operate, and maintain a new 230 kilovolt (kV) single-circuit, overhead electric power transmission line to connect its existing Big Sandy Substation in unincorporated Lincoln County, Colorado to the site for its proposed Badger Creek Switching Station in unincorporated Morgan County, Colorado (the "**Project**");

**WHEREAS**, the Project is subject to approval by the County pursuant to the Morgan County Guidelines and Regulations for Areas and Activities of State Interest (the "**Morgan County §1041 Regulations**");

**WHEREAS**, C.R.S. § 29-20-108 requires that a local government take final action on an application for a major electric facility of a public utility within 90 days after receipt of the final application;

**WHEREAS**, C.R.S. §24-65.1-501(2) requires a local government to publish a hearing notice for a 1041 application within 30 days after receipt of an application;

**WHEREAS**, similarly, Section 2-301 of the Morgan County 1041 Regulations requires that not later than thirty (30) days after receipt of a completed application for a permit the Board of County Commissioners shall set and publish notice of the date, time and place for hearing on said application;

**WHEREAS**, Tri-State desires to waive the deadlines set forth above and propose an alternative timeline for notification and scheduling of the public hearing and for final action regarding Tri-State's application; and

**WHEREAS**, the County and Tri-State mutually acknowledge that this Agreement is supported by appropriate and adequate consideration.

### **TERMS OF AGREEMENT**

The Parties stipulate and agree to the following:

**Section 1.** Tri-State hereby waives the deadlines set forth in C.R.S. §§ 29-20-108, 24-65.1-501(2), and Section 2-301 of the Morgan County 1041 Regulations related to notice of and scheduling of a public hearing and for a final action by the County (collectively, the “**Deadlines**”).

**Section 2.** The Parties agree that the public hearing shall occur on December 16, 2025 with notice of such hearing to be provided as required by the County regulations and state law and the County shall not continue the hearing beyond January 31, 2026 unless Tri-State requests a continuance.

**Section 3.** Other than the waiver of the Deadlines, by entering into this Agreement neither party waives any rights or obligations under state law or the Morgan County 1041 Regulations applicable to the Project.

**Section 4.** This Agreement shall not be binding on any future applications for projects, by Tri-State or otherwise, within the County.

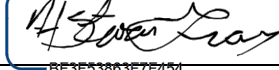
*[Signatures on the following page.]*



IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered as of the date set forth below.

Date: 9/29/2025

Tri-State Generation and  
Transmission Association, Inc.

By:   
Name: H. Steven Gray  
Title: Vice President, Land, Water and Environmental Services

COUNTY OF MORGAN, COLORADO

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest:  
Morgan County Clerk of the Board

By: \_\_\_\_\_  
Deputy Clerk of the Board

Date: \_\_\_\_\_

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

# COMMISSIONERS CALENDAR

October 3, 2025 through October 14, 2025

October 3, 2025	9:00 A.M.	CCI Legislative Committee & Membership Meeting
October 6, 2025	10:00 A.M. 12:00 P.M.	Monthly Region 4 Opioid Council Meeting (Malone) Finance Department Work Session
October 7, 2025	9:00 A.M.	Board of County Commissioners Meeting (Assembly Room) (Please check <a href="https://morgancounty.colorado.gov/">https://morgancounty.colorado.gov/</a> for meeting options.)
October 8, 2025	10:00 A.M. 12:00 P.M.	CEU Wednesday (Bernhardt) HHC Recap Meeting (Bernhardt)
October 9, 2025		Daily County Business
October 10, 2025		Daily County Business
October 13, 2025	<b>COLUMBUS DAY</b>	County Offices Closed
October 14, 2025	10:00 A.M. 11:30 A.M. 1:00 P.M. 2:00 P.M. 3:00 P.M.	County Attorney Office Hours Building Maintenance Department Work Session MCEDC Work Session Communications Center/Ambulance Work Session Road and Bridge Department Work Session

***Unless otherwise noted, all meetings with department heads and other non-BCC elected officials listed above may include an update on the status of the department, a general discussion of projects, any matters or concerns that the County needs to address, and activities and operations of the department.***

***Department meetings may be by conference call or virtual meeting upon request.***

**\*\*Calendar subject to change due to agreeable cancellations and/or walk-in business.**

**\*\* All meetings are held in the Administration Building Assembly Room located at 231 Ensign Street, Fort Morgan unless otherwise noted.**

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PREPARED BY: Mindi Cloyd, Administrative Services Manager for BCC  
Calendar Posted by October 3, 2025 @ 4:00 P.M.