

AGENDA
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
Assembly Room, Administration Building
231 Ensign Street, Fort Morgan, CO 80701
Tuesday December 17, 2024

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/81718414828> If you cannot connect via Zoom, you may submit written public comment to morgancountybcc@co.morgan.co.us by email by 4 p.m. on Monday December 16, 2024.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/81718414828> listen via phone, please dial: 1-312-626-6799, Meeting ID: 817 1841 4828

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/81718414828> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 817 1841 4828

9:00 A.M.

A. WELCOME – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioner Westhoff
Commissioner Arndt
Commissioner Becker

The Board of Morgan County Commissioners will convene as the Morgan County Board of Social/Human Services in the matter of:

1. CALL TO ORDER Consideration of Approval – **DHS MINUTES** dated November 19, 2024.
2. Consideration of Approval – **DHS WARRANTS** October 2024 (Susan Nitzel, Accounting Manager)
3. Consideration of Approval – **DHS CERTIFICATION OF PROVIDER AND VENDOR BENEFIT AUTHORIZATIONS** for October 2024 (Susan Nitzel, Accounting Manager)

STAND IN RECESS (*Recess as necessary)

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.

*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.

C. CONSENT AGENDA

1. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated December 10, 2024.
2. Ratify the Board of County Commissioners approval of **Planning and Zoning hearing minutes** dated December 10, 2024.
3. Ratify Chairman Mark Arndt's signature on **Colorado Retail Liquor License Renewal Application** for The Flame Steakhouse, signed December 5, 2024.
4. Ratify Chairman Mark Arndt's approval and signature on **Purchase and Sale Agreement** between Morgan County and Grasslyn, Inc.

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:

D. UNFINISHED BUSINESS

No Unfinished Business.

E. GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

1. Consideration of Approval – **Resolution 2024 BCC 53**, A Resolution granting a use by special permit for the property described as Lot 2, Paige Estates Minor Subdivision.
2. Consideration of Approval – **Resolution 2024 BCC 54**, A Resolution approving a conditional use permit application for the property located in the SE1/4SE1/4, section 1, township north, range 59 west of the 6th P.M., Morgan County Colorado.
3. Consideration of Approval – **2025 Lease Agreement**, Fort Morgan Water Company, LTD., 1 Share Jackson Lake Reservoir and Irrigation Company Capital Stock, Certificate number 1421.
4. 2024 3rd and 4th Quarter **Employee Service Awards**.

F. COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

1. Commissioners Calendar for week of December 13, 2024 through December 24, 2024.

G. ADJOURNMENT

*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.

Morgan County Department of Human Services
Warrants List Summary
October 31, 2024

Expenditures:	10/2/2024	10/9/2024	10/16/2024	10/23/2024	10/31/2024	Month Total	Sept Month Total
Program Costs		9,538.56	8,063.27	2,580.68	4,522.55	24,705.06	21,250.92
Program Contracts		9,766.32	18,087.84			27,854.16	26,930.56
Program Grants					4,498.86	4,498.86	8,802.59
County Interfund		8,669.68		17,081.77		25,751.45	30,067.23
Employee Payroll					85,919.39	85,919.39	89,389.05
Employee Benefits					106,041.22	106,041.22	106,851.77
	-	27,974.56	26,151.11	19,662.45	200,982.02	274,770.14	283,292.12
no check run							

206,385.98 HMS direct deposits
85,919.39 warrant payroll
292,305.37 gross salary

292,305.37 Total wages for October

Check Register**Morgan County Government**

12-Nov-24

From: 01-Oct-24 To: 31-Oct-24

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
Bank Account: 10 SOCIAL SERVICES FUND					
1022644	09-Oct-24	9246	ALLO COMMUNICATIONS LL	\$245.00	R
1022645	09-Oct-24	6580	BABY BEAR HUGS	\$2,030.00	R
1022646	09-Oct-24	10048	BOWIN FUNERAL HOMES, I	\$550.00	R
1022647	09-Oct-24	8458	CENTER FOR HEALING TRA	\$275.00	O
1022648	09-Oct-24	4753	DENVER CO DEPT HUMAN	\$60.00	R
1022649	09-Oct-24	7294	FRONT RANGE LEGAL PRO	\$140.00	R
1022650	09-Oct-24	1043	JEFFREY S. SCHAUERMAN	\$135.00	O
1022651	09-Oct-24	9963	KEVIN J HANSON DBA	\$47.40	R
1022652	09-Oct-24	9829	LESLIE KING	\$81.45	R
1022653	09-Oct-24	9622	MARIBEL SINTAS	\$191.75	R
1022654	09-Oct-24	83	MORGAN COUNTY CENTRA	\$876.70	R
1022655	09-Oct-24	86	MORGAN COUNTY GENERA	\$7,792.98	R
1022656	09-Oct-24	1103	MORGAN COUNTY TREASU	\$1,123.21	R
1022657	09-Oct-24	9406	MORGAN COUNTY TREASU	\$6,361.13	R
1022658	09-Oct-24	6387	S.A.R.A. INC.	\$7,736.32	R
1022659	09-Oct-24	9818	SENERGY PETROLEUM LLC	\$128.62	R
1022660	09-Oct-24	8001	YNOSENCIA BARRAZA	\$200.00	R
1022661	16-Oct-24	7132	A CARING PREGNANCY	\$2,711.38	R
1022662	16-Oct-24	9421	AMERICAN BIOIDENTITY IN	\$112.00	R
1022663	16-Oct-24	9945	COMMAND SERVICE SYSTE	\$4,816.41	R
1022664	16-Oct-24	8914	CORPORATE TRANSLATION	\$882.25	R
1022665	16-Oct-24	8431	LEXISNEXIS RISK DATA MG	\$200.00	R
1022666	16-Oct-24	1085	MORGAN CO FAMILY CENT	\$8,429.02	R
1022667	16-Oct-24	8120	PATRICIA M CHASE	\$440.00	R
1022668	16-Oct-24	9994	RAISE THE FUTURE	\$756.67	R
1022669	16-Oct-24	8732	RISING UP	\$5,049.25	R
1022670	16-Oct-24	1164	S.H.A.R.E., INC.	\$1,898.19	R
1022671	16-Oct-24	10051	STEPHANIE LORANCE	\$295.87	R
1022672	16-Oct-24	229	TK ELEVATOR CORPORATI	\$560.07	R
1022673	23-Oct-24	83	MORGAN COUNTY CENTRA	\$17,081.77	R
1022674	23-Oct-24	1463	ODP BUSINESS SOLUTIONS	\$2,580.68	O
1022675	31-Oct-24	8449	AMERICAN FIDELITY ASSUR	\$6,282.41	O
1022676	31-Oct-24	8450	AMERICAN FIDELITY ASSUR	\$981.66	O
1022677	31-Oct-24	9241	ARAPAHOE CO DEPT OF FI	\$3,560.55	O
1022678	31-Oct-24	2391	C H P	\$76,785.10	O
1022679	31-Oct-24	993	EDWARDS RIGHT PRICE MA	\$133.33	O
1022680	31-Oct-24	1104	MORGAN CO TREASURER	\$67,990.57	R
1022681	31-Oct-24	2006	MORGAN COUNTY TREAS	\$10,353.53	R

Check Register**Morgan County Government**

12-Nov-24

From: 01-Oct-24 To: 31-Oct-24

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
1022682	31-Oct-24	6164	MORGAN COUNTY TREASU	\$28,792.06	R
1022683	31-Oct-24	378	PREPAID LEGAL SERVICES	\$124.60	O
1022684	31-Oct-24	9994	RAISE THE FUTURE	\$756.67	O
1022685	31-Oct-24	9127	REBECCA M RANDEL	\$72.00	O
1022686	31-Oct-24	8606	SHILOH HOME, INC	\$4,498.86	O
1022687	31-Oct-24	483	STERLING COMMUNITY	\$70.00	O
1022688	31-Oct-24	9375	TEXAS LIFE INSURANCE CO	\$580.68	O
			Bank Total:	\$274,770.14	

EBT-Provider, Vendor, Benefit Authorizations

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	June-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	YTD total
TANF	\$38,428.24	\$40,930.53	\$42,520.10	\$51,381.94	\$38,937.00	\$41,772.31	\$49,351.26	\$51,931.88	\$49,294.93	\$50,160.31	\$54,511.35	\$53,792.20	\$563,012.06
Child Care	\$41,632.29	\$40,854.91	\$56,569.35	\$45,574.81	\$46,195.06	\$61,353.09	\$51,360.95	\$55,237.46	\$68,423.34	\$55,442.70	\$55,157.92	\$65,273.24	\$643,075.11
Foster Care	\$32,361.85	\$33,861.87	\$32,171.14	\$36,812.69	\$38,213.81	\$41,464.31	\$37,700.14	\$43,557.07	\$55,295.84	\$53,317.86	\$64,284.81	\$58,371.30	\$527,412.69
Sub Adopt/ RGRDS	\$38,786.72	\$37,694.12	\$33,923.96	\$37,558.67	\$35,897.10	\$37,093.67	\$36,233.10	\$36,535.67	\$37,614.67	\$35,834.10	\$37,000.67	\$37,970.40	\$442,142.85
Core Services	\$15,127.91	\$15,459.16	\$14,179.16	\$15,555.41	\$12,786.66	\$12,521.66	\$13,231.66	\$13,776.66	\$12,766.66	\$14,339.16	\$14,732.66	\$11,641.00	\$166,117.76
LEAP	\$20,390.08	\$94,921.39	\$40,041.94	\$18,177.71	\$11,614.48	\$383,947.34	\$211.96	\$0.00	\$0.00	\$0.00	\$60,569.70	\$23,691.46	\$653,566.06
AND	\$7,789.74	\$10,398.91	\$5,181.83	\$4,904.50	\$5,823.50	\$10,200.56	\$6,097.64	\$5,819.50	\$6,370.17	\$7,596.03	\$6,155.50	\$7,553.73	\$83,891.61
OAP	\$20,653.51	\$20,684.13	\$23,099.47	\$23,673.31	\$25,284.64	\$66,780.55	\$23,238.37	\$24,266.37	\$21,132.12	\$24,587.19	\$20,456.65	\$23,615.62	\$317,471.93
Food Stamps	\$803,311.00	\$835,384.00	\$868,412.00	\$882,059.00	\$879,995.00	\$904,016.00	\$888,007.00	\$973,028.68	\$891,496.00	\$1,012,168.00	\$1,010,128.00	\$1,043,201.00	\$10,991,203.68
PEBT Food Stamps	\$8,947.84	\$0.00	\$0.00	\$0.00	\$4,194.20	\$0.00	\$0.00	\$32,575.00	\$89,958.00	\$0.00	\$0.00	\$1,520,208.00	\$1,655,863.04
Empl 1st	\$25.00	\$0.00	\$50.00	\$0.00	\$0.00	\$235.00	\$0.00	\$0.00	\$1,050.00	\$250.00	\$0.00	\$0.00	\$1,610.00
Total	\$1,027,454.18	\$1,130,189.02	\$1,116,148.95	\$1,115,698.04	\$1,098,941.44	\$1,569,384.49	\$1,105,432.08	\$1,236,726.29	\$1,233,401.73	\$1,253,695.35	\$1,322,997.26	\$2,845,317.95	\$16,045,386.78

monthly average \$1,337,115.57

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	June-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	YTD total
TANF	\$54,036.87	\$54,849.00	\$51,902.21	\$51,078.42	\$54,378.00	\$57,200.26	\$58,941.40	\$52,292.00	\$53,239.86	\$52,405.00	\$50,821.95	\$54,627.86	\$645,772.83
Child Care	\$42,917.45	\$52,277.38	\$73,224.69	\$56,882.54	\$55,711.56	\$78,242.90	\$72,343.02	\$93,485.15	\$81,286.04	\$81,469.48	\$97,145.36	\$78,463.32	\$863,448.87
Foster Care	\$55,042.17	\$49,542.33	\$41,350.44	\$46,882.49	\$46,416.75	\$43,199.02	\$40,142.10	\$43,280.97	\$43,355.03	\$38,455.42	\$39,155.99	\$40,140.32	\$526,763.03
Sub Adopt/ RGRDS	\$38,851.77	\$39,166.84	\$35,684.59	\$38,460.46	\$36,919.80	\$38,104.46	\$35,654.80	\$36,724.46	\$38,819.46	\$35,239.80	\$36,414.46	\$34,816.68	\$444,857.58
CW/Case Services								\$418.80	\$1,482.60	\$1,104.40	\$560.01	\$252.80	\$3,818.41
Core Services	\$13,000.16	\$12,418.66	\$13,340.16	\$15,357.91	\$14,400.41	\$15,061.66	\$11,585.41	\$20,301.66	\$15,186.66	\$13,502.21	\$17,206.66	\$7,621.07	\$188,982.83
LEAP	\$24,986.84	\$65,162.45	\$22,104.02	\$14,104.50	\$10,295.08	\$71,902.98	\$0.00	\$0.00	\$0.00	\$0.00	\$50,825.16	\$31,131.97	\$310,513.00
AND	\$6,572.00	\$6,740.14	\$9,630.85	\$8,353.20	\$10,174.00	\$10,688.00	\$8,957.59	\$8,314.00	\$10,078.00	\$9,082.33	\$7,679.00	\$7,621.07	\$103,890.18
OAP	\$20,742.30	\$23,827.52	\$21,564.54	\$20,993.26	\$21,927.30	\$85,771.65	\$19,532.38	\$17,751.15	\$20,581.95	\$44,048.45	\$22,359.63	\$23,142.34	\$342,242.47
Food Stamps	\$1,049,085.00	\$1,007,575.00	\$656,634.60	\$621,165.00	\$631,321.00	\$636,839.00	\$617,474.00	\$610,409.00	\$603,353.00	\$647,804.88	\$630,117.00	\$631,913.00	\$8,343,690.48
PEBT Food Stamps	\$30,132.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$357,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$387,132.00
Empl 1st	\$2,150.49	\$1,225.00	\$1,650.00	\$1,500.00	\$1,350.00	\$2,150.03	\$1,688.43	\$3,677.00	\$3,236.00	\$3,335.50	\$1,795.00	\$2,185.00	\$25,942.45
Total	\$1,337,517.05	\$1,332,784.32	\$927,086.10	\$874,577.78	\$882,893.90	\$1,039,159.96	\$1,223,319.13	\$886,653.99	\$870,618.60	\$926,447.45	\$954,080.42	\$911,915.43	\$12,167,054.13

monthly average \$1,013,921.18

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	YTD total
TANF	\$52,987.49	\$48,500.00	\$48,249.59	\$62,830.80	\$50,279.27	\$52,576.11	\$57,648.25	\$67,114.00	\$64,459.82	\$64,567.35			\$569,212.48
Child Care	\$73,659.89	\$102,276.96	\$81,055.95	\$75,470.68	\$96,943.72	\$75,050.57	\$77,585.34	\$89,037.81	\$65,351.19	\$79,647.07			\$816,079.18
Foster Care	\$39,877.38	\$52,791.18	\$54,523.88	\$59,739.21	\$55,553.18	\$64,607.52	\$65,281.16	\$64,893.01	\$47,024.87	\$37,710.89			\$542,002.28
Sub Adopt/ RGRDS	\$36,950.98	\$37,030.65	\$33,653.34	\$35,974.26	\$38,550.08	\$39,078.57	\$37,903.20	\$38,545.64	\$38,361.64	\$37,123.20			\$373,171.56
CW/Case Services	\$326.40	\$410.00	\$451.50	\$125.00	\$386.00	\$125.00	\$0.00	\$1,421.79	\$0.00	\$0.00			\$3,245.69
Core Services	\$22,598.88	\$18,136.66	\$16,948.66	\$12,554.16	\$14,282.16	\$15,242.66	\$14,966.66	\$16,216.66	\$19,920.66	\$27,284.16			\$178,151.32
LEAP	\$20,318.48	\$124,580.93	\$21,633.46	\$10,655.13	\$10,236.98	\$1,260.86	\$0.00	\$0.00	\$0.00	\$0.00			\$188,705.84
AND	\$6,873.83	\$5,969.83	\$6,317.16	\$6,327.14	\$6,528.05	\$6,839.50	\$5,140.50	\$5,055.57	\$5,372.79	\$5,851.99			\$60,276.36
OAP	\$18,425.91	\$20,042.63	\$21,321.55	\$21,139.23	\$18,921.06	\$84,875.37	\$15,989.48	\$20,305.02	\$19,860.96	\$28,675.95			\$267,557.16
Food Stamps	\$612,454.00	\$598,509.00	\$595,837.58	\$602,873.00	\$603,119.00	\$602,228.00	\$613,827.00	\$619,162.00	\$608,251.00	\$617,793.12			\$6,074,053.70
PEBT Food Stamps	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$585,840.00	\$0.00	\$0.00	\$0.00			\$585,840.00
Empl 1st	\$1,000.00	\$1,844.00	\$1,615.00	\$1,200.00	\$1,670.00	\$1,350.00	\$1,850.00	\$2,865.00	\$2,090.00	\$1,710.00			\$17,194.00
Total	\$885,473.24	\$1,010,091.84	\$881,607.67	\$888,888.41	\$896,469.50	\$943,254.16	\$1,476,031.59	\$924,616.50	\$870,692.93	\$896,363.73	\$0.00	\$0.00	\$9,675,489.57

monthly average \$947,782.54

Monthly Comparison

Program	Cases	October 24	September 24	Difference
TANF		\$64,567.35	\$64,459.82	\$107.53
Child Care		\$79,647.07	\$65,351.19	\$14,295.88
Foster Care	13 / 13	\$37,710.89	\$47,024.87	(\$9,313.98)
Sub Adopt/ RGRDS	69 / 70	\$37,123.20	\$38,361.64	(\$1,238.44)
Child Welfare/Case Serv		\$0.00	\$0.00	\$0.00
Core Services	77 / 79	\$27,284.16	\$19,920.66	\$7,363.50
LEAP		\$0.00	\$0.00	\$0.00
AND		\$5,851.99	\$5,372.79	\$479.20
OAP	/ 81	\$26,675.95	\$19,860.96	\$6,814.99
Food Stamps	/ 1868	\$617,793.12	\$608,251.00	\$9,542.12
PEBT Food Stamps		\$0.00	\$0.00	\$0.00
Empl 1st		\$1,710.00	\$2,090.00	(\$380.00)
Total		\$898,363.73	\$870,692.93	\$27,670.80

Year to Year By month

Program	Cases	October 24	October 23	Difference
TANF		\$64,567.35	\$52,405.00	\$12,162.35
Child Care		\$79,647.07	\$81,469.46	(\$1,822.39)
Foster Care	13 / 21	\$37,710.89	\$38,455.42	(\$744.53)
Sub Adopt/ RGRDS	69 / 72	\$37,123.20	\$35,239.80	\$1,883.40
Child Welfare/Case Serv		\$0.00	\$1,104.40	(\$1,104.40)
Core Services	77 / 70	\$27,284.16	\$13,502.21	\$13,781.95
LEAP		\$0.00	\$0.00	\$0.00
AND		\$5,851.99	\$9,082.33	(\$3,230.34)
OAP	/ 88	\$26,675.95	\$44,048.45	(\$17,372.50)
Food Stamps	/ 1910	\$617,793.12	\$647,804.88	(\$30,011.76)
PEBT Food Stamps		\$0.00	\$0.00	\$0.00
Empl 1st		\$1,710.00	\$3,335.50	(\$1,625.50)
Total		\$898,363.73	\$926,447.45	(\$28,083.72)

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

RESOLUTION 2024 BCC 53 _

**A RESOLUTION GRANTING A USE BY SPECIAL REVIEW PERMIT
FOR THE PROPERTY DESCRIBED AS LOT 2, PAIGE ESTATES
MINOR SUBDIVISION IN THE NE¼ OF SECTION 13, TOWNSHIP 3
NORTH, RANGE 58 WEST OF THE 6TH P.M., MORGAN COUNTY,
COLORADO**

WHEREAS, Jon and Christal Becker (the “Owners”) own property described as Lot 2, Paige Estates Minor Subdivision in the NE¼ of Section 13, Township 3 North, Range 58 West of the 6th P.M., Morgan County, Colorado (the “Property”);

WHEREAS, the Owners applied for a special use permit to allow individual storage units and covered RV and boat storage (“Application”);

WHEREAS, on November 12, 2024, the Morgan County Planning Commission held a duly noticed public hearing on the Application;

WHEREAS, during the public hearing, the Planning Commission received testimony and evidence from the Applicants, Morgan County staff, and the public, and recommended conditional approval;

WHEREAS, on December 10, 2024, the Board of County Commissioners (“Board”) held a duly noticed public hearing on the Application;

WHEREAS, during the public hearing, the Board received testimony and evidence from the Applicants, Morgan County staff, and the public; and

WHEREAS, the Board desires to conditionally approve the Application.

NOW THEREFORE, 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. FINDINGS OF FACT

The Board, having reviewed the application, all information provided, and testimony heard, finds that:

- a. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. Specifically, to encourage development where it is in proximity to the activity centers. The property is across the road from the City of Fort Morgan municipal boundary. With the increase of future development in Fort Morgan, this proposed project will offer much needed storage for existing and new residents in the area.
- b. The Application and associated documents are complete and present a clear picture of how the use is to be arranged on the site.
- c. The site plan conforms to the district design standards of these Regulations.
- d. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvement, site plan requirements or other mitigation measures. Access from County Road Q has been approved by Morgan County Road & Bridge Department.
- e. The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County. There is only one residence located adjacent to the east of this property. Other adjacent uses include farm ground to the south. The municipal boundary of the City of Fort Morgan is across County Road Q to the north.
- f. The special use poses no risk to the public health, safety, and welfare.
- g. The special use proposed is located on a conforming parcel.
- h. The applicant has adequately documented a public need for the project. 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.
- i. The special use proposed does not require water.

3. CONDITIONS.

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

- a. A drainage plan will be submitted to the Planning and Zoning Department prior to any construction.

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 Applicant. This approval is conditioned on compliance with all information and representations contained in the Application and presented by the Owners and Owners' agent, which are incorporated into this Permit. If any representations or information presented by the Owners or Owners' agent during the public hearing or the Application are found to be erroneous, lacking a factual basis or otherwise inaccurate, the County may institute enforcement proceedings to address such representations or information and require the Owners to take measures to correct such representations or information. The County, subject to notice and hearing, may amend, add, or remove any conditions on this Permit or exercise any action provided for in the Morgan County Zoning Regulations.
- b. The Owners shall comply with all governmental and regulatory agency requirements and permits, including without limitation those promulgated for the protection of health, safety, and welfare of the inhabitants of Morgan County. Such compliance shall include without limitation compliance with the regulations of the Colorado Department of Public Health and Environment, the Colorado Department of Agriculture, and the United States Environmental Protection Agency.
- c. The Owners shall comply 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 17th day of December, 2024, *nunc pro tunc* December 10, 2024.

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

Mark A. Arndt, Chair

Jon J. Becker, Commissioner

Gordon H. Westhoff, Commissioner

ATTEST:

Kevin Strauch, Clerk to the Board

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

RESOLUTION 2024 BCC 54

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
APPLICATION FOR THE PROPERTY LOCATED IN THE SE¼SE¼,
SECTION 1, TOWNSHIP 4 NORTH, RANGE 59 WEST OF THE 6th P.M.,
MORGAN COUNTY, COLORADO.**

WHEREAS, Reed and Kelly Covelli (the “Owners”) own the property located in the SE¼SE¼, Section 1, Township 4 North, Range 59 West of the 6th P.M., Morgan County, Colorado, otherwise known as 11839 Hwy 144 Weldona, CO 80653 which is zoned Agriculture Production (the “Property”);

WHEREAS, the Owner applied for a conditional use permit to allow public outdoor storage of up to 60 recreational vehicles (RVs) and boats (“Application”);

WHEREAS, after holding a duly noticed public hearings on September 9 and November 12, 2024, the Morgan County Planning Commission recommended that the Application be denied;

WHEREAS, on December 10, 2024, the Board of County Commissioners (“Board”) held a duly noticed public hearing on the Application;

WHEREAS, during the public hearing, the Board received testimony and evidence from the Applicants, Morgan County staff and the public; and

WHEREAS, the Board desires to conditionally approve the Application.

NOW THEREFORE, 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 conditional use permit (hereinafter referred to as this “Resolution” or the “Permit”).

2. FINDINGS OF FACT

The Board, having reviewed the application, all information provided and testimony heard, finds that:

- a. The application documents are complete and present a clear picture of how the use is to be arranged on the site.

- b. The requirement of a site plan was waived by the Planning Administrator. The site plan provided included sufficient information for the proposed use.
- c. There are no off-site impacts imposed by the conditional use proposed that require additional infrastructure (utilities, drainage, and roads) or upgrades by the County of special districts. There is an existing access to the property from State Highway 144.
- d. The use proposed is compatible with the surrounding uses and adequately buffered as necessary.

3. CONDITIONS

The approval of the conditional use is conditioned upon the following:

- a. Prior to any storage of RVs or boats on the Property pursuant to this Permit, the permitted area for the conditional use must be surveyed and the corners marked. The Owners shall supply the Planning and Zoning Department a copy of the survey upon its completion. The survey permitted area shall be the same area identified by the Owners in their Application.
- b. The Owners shall supply a picture of the existing drainage berm located on the west side of the permitted area to the Planning and Zoning Department prior to any storage of RVs or boats.
- c. After the traffic count has been supplied, the Owners shall supply the Planning and Zoning Department a copy of Colorado Department of Transportation's determination letter within fifteen (15) days of receipt by the Owners.
- d. No RVs or boats stored on the Property pursuant to this Permit shall be used for human occupancy at any time.

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 Applicant. This approval is conditioned on compliance with all information and representations contained in the Application and presented by the Owners, which are incorporated into this Permit. If any representations or information presented by the Owners during the public hearing or the Application are found to be erroneous, lacking a factual basis or otherwise inaccurate, the County may institute enforcement proceedings to address such representations or information and require the Owners to take measures to correct such representations or information. The County, subject to notice and hearing, may amend, add, or remove any conditions on

this Permit or exercise any action provided for in the Morgan County Zoning Regulations.

- b. The Owners shall comply with all governmental and regulatory agency requirements and permits, including without limitation those promulgated for the protection of health, safety, and welfare of the inhabitants of Morgan County. Such compliance shall include without limitation compliance with the regulations of the Colorado Department of Public Health and Environment, the Colorado Department of Agriculture, and the United States Environmental Protection Agency.
- c. The Owners shall comply 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 17th day of December 2024, *nunc pro tunc* December 10, 2024.

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

Mark A. Arndt, Chair

Jon J. Becker, Commissioner

Gordon H. Westhoff, Commissioner

ATTEST:

Kevin Strauch, Clerk to the Board

WATER LEASE

THIS WATER LEASE is made and executed this 1st day of January, 2025 between the Morgan County Board of County Commissioners (“Lessor”) and Fort Morgan Water Company, LTD, at 218 East Kiowa Ave, Fort Morgan, CO 80701. (“Lessee”).

1. Grant of Lease. For and in consideration of the mutual covenants and in consideration of the payments under the terms of this Lease, Lessor leases to Lessee the use of the following (hereinafter referred to as the “Water Rights”)

One (1) share of the Jackson Lake Reservoir and Irrigation Company
Capital Stock, Certificate Number 1421.

2. Control and Delivery of Water. Lessee shall have the right to delivery and full use of all water available under the Water Rights. The Water Rights shall be used solely upon the property described in Exhibit A, attached hereto and incorporated herein.

3. Use of Water; No Abandonment. Lessee shall use the Water Rights to irrigate lands under Fort Morgan Water Company, LTD. control located south of the river between Weldona, CO and Brush, CO. Lessee shall take all steps reasonably necessary to use the Water Rights and to apply the maximum amount of water legally and physically available from the Water Rights to beneficial use during the term of this Lease. Lessee shall not take any action that might result in any administrative or judicial finding of abandonment of the Water Rights.

4. Cooperation in Court Proceedings. At the end of the irrigation season, Lessee shall provide Lessor an original completed, signed, and notarized Affidavit of Use on the form attached hereto as Exhibit B. Lessee shall cooperate fully with Lessor in any future water court proceedings relating to the Water Rights.

5. Payment. Lessee shall pay Lessor \$501.00 *for* the use of the Water Rights during the 2025 irrigation season, which payment shall be made upon execution of this Lease.

6. Term. This lease shall expire at midnight on December 31, 2025, unless extended by the parties by written mutual agreement.

7. No Warranties. Lessor does not make any warranties regarding (a) water quality, or (b) availability of water to fulfill the needs of Lessee.

8. Assignability and Binding Effect. Either party shall have the right to assign this Water Lease with the written consent of the non-assigning party, which consent shall not be unreasonably withheld. This Lease shall be binding upon the successors and assigns of the parties.

9. Applicable Law. This Lease shall be governed by and construed in accordance

with the laws of the State of Colorado.

10. Notices. All notices, consents and approvals and other communications between the parties required or permitted by this Lease shall be in writing. These writings shall be sufficient for notice purposes if delivered personally or by certified or registered mail to the party at the address designated below or to such other address as either party may designate by proper written notice.

If to Lessor: Morgan County Board of County Commissioners
Attn: Mindi Cloyd
Morgan County Government
218 West Kiowa Avenue
Fort Morgan, Colorado 80701

If to Lessee: Fort Morgan Water Company, LTD.
P.O. Box 38
Fort Morgan, CO 80701

11. Entire Agreement. This Lease constitutes the entire agreement between the parties and any prior agreements or understandings shall be deemed merged into this Lease.

LESSOR:

Morgan County Board of County Commissioners

By: _____

As: _____

LESSEE: Fort Morgan Water Company, LTD.

Cynthia LePewer, Fort Morgan Water Co, Ltd.



BCC Admin <bccadmin@co.morgan.co.us>

Re: Jackson Lake Water Share Lease

1 message

Cynthia Lefever <fmrico@outlook.com>
To: BCC Admin <bccadmin@co.morgan.co.us>

Wed, Dec 11, 2024 at 5:13 PM

Yes, we are agreeable for 2025 at \$501.
Thank you
Cindy

Sent from my iPhone

On Dec 11, 2024, at 11:31 AM, BCC Admin <bccadmin@co.morgan.co.us> wrote:

Hi Cynthia,

I am reaching out to see if you're agreeable to renewing your lease for another year. If so, I will get it drawn up and over to you for a signature and have it at the next board meeting.

Please let me know if you have any questions.

Thank you!

Regards,
Mindi Cloyd
Administrative Services Manager
Morgan County Commissioners Office
[218 W. Kiowa Avenue](#)
Fort Morgan, CO 80701
Phone: 970-542-3500 ext 1410
Fax: 970-542-3556
Please update your contact list and send all correspondence to bccadmin@co.morgan.co.us

CONFIDENTIALITY NOTICE: The information and any attachment contained in this transmission is confidential. It is intended solely for the use of the individual or entity to which it is addressed. If you have received this communication in error, please call the number above and delete this and all copies or backups thereof without further disclosure. Thank you.

Morgan County Employee Anniversaries 3rd – 4th Quarter 2024

2024 3rd Quarter

5-year Anniversary

April Johnson

Kristina Dillon-Weathers

Marion Sutton-Wommack

10-year Anniversary

Chad Wettstein

Travis Freeman

15-year Anniversary

Randee Aleman

20-year Anniversary

Lori Crispin

30-year Anniversary

Jana Sena

2024 4th Quarter

5-year Anniversary

Jose Loredon-Padron

Maribel Sintas

10-year Anniversary

James Pyburn

Jason Johnson

25-year Anniversary

Jana Hamik

Angela Sneddon

Susanne Brown

35-year Anniversary

Bruce Bass

COMMISSIONERS CALENDAR

December 13, 2024 through December 24, 2024

December 13, 2024	9:00 A.M.	Board of County Commissioners Meeting (Assembly Room) (Please check https://morgancounty.colorado.gov/ for meeting options.) *To Adopt 2025 Budget
December 16, 2024	11:00 A.M. 1:00 P.M.	HR Department Meeting BCC Office Meeting
December 17, 2024	9:00 A.M. 9:05 A.M. 11:00 A.M. 1:00 P.M.	DHS Financial Meeting Board of County Commissioners Meeting (Assembly Room) (Please check https://morgancounty.colorado.gov/ for meeting options.) Finance Department Meeting MCEDC Department Meeting
December 18, 2024	8:00 A.M. 9:30 A.M.	Brush Chamber of Commerce (Westhoff) NECALG (Westhoff)
December 19, 2024	8:00 A.M.	KFTM Radio Interview (Westhoff)
December 20, 2024		Daily County Business
December 23, 2024	10:00 A.M. 11:00 A.M. 1:00 P.M. 2:00 P.M.	DHS Agency Meeting HR Department Meeting BCC Office Meeting Public Works Department Meeting
December 24, 2024	Christmas Eve	Morgan County Government Offices Closed at 12:00 P.M.

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

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

CALENDAR SUBJECT TO CHANGE DUE TO AGREEABLE CANCELLATIONS AND/OR WALK IN BUSINESS

Posted 12/13/2024 @ 4:00 P.M. by Mindi Cloyd, Administrative Services Manager

** All meetings are held in the Commissioner's Office located at 218 West Kiowa Avenue, Fort Morgan unless otherwise noted

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