

COMMISSIONERS PROCEEDINGS 1

MEETING OF THE BOARD OF COUNTY COMMISSIONERS
Minutes of Meeting
August 6, 2024

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/82751798852> 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 August 5, 2024.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/82751798852> listen via phone, please dial: 1-312-626-6799, Meeting ID: 827 5179 8852

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/82751798852> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 827 5179 8852

The Board of Morgan County Commissioners met Tuesday, August 6, 2024 at 9:04 a.m. Chairman Mark Arndt, Jon Becker, and Commissioner Gordon Westhoff were in attendance. Chairman Arndt asked Morgan County Assessor Deputy Administrator Cathy Cole-Geist to lead the meeting in the Pledge of Allegiance. Chairman Arndt noted that the Employee Service and Recognition Awards would be moved to the beginning of the meeting.

Employee Service Recognition and Awards 2023 2nd Quarter Employee Service Awards.

The Board recognized the following employees for their respective years of service to Morgan County:

***5 Years of Service**

Nikolas Clement	Sheriff Patrol
Lisa Canales	Sheriff Jail

***10 Years of Service**

Robert Gish	Road and Bridge
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***15 Years of Service**

Cesar Mdera	Building Maintenance
Farron Miller	Road and Bridge

***25 Years of Service**

Melissa Acosta	Human Services
Vicki Jump	Information Systems

Employee Service Recognition and Awards 2023 3rd Quarter Employee Service Awards.

The Board recognized the following employees for their respective years of service to Morgan County:

***10 Years of Service**

Susan Nitzel	Human Services
Jeffrey Dicamillo	Road and Bridge

***25 Years of Service**

Karina Graulus	Assessor
Renee Dillman-Kuel	Human Services

Employee Service Recognition and Awards 2023 4th Quarter Employee Service Awards.

The Board recognized the following employees for their respective years of service to Morgan County:

***5 Years of Service**

Nancy Mayer	Human Services
Rebecca Randel	Human Services
Donald Uhrick	Road and Bridge
Brenda Valles	Sheriff Admin

2 COMMISSIONERS PROCEEDINGS

*10 Years of Service

Alexander Gerck	Ambulance
Dala Miller	Human Services
Jeffery Jump	Road and Bridge
Cory Hamilton	Road and Bridge

*15 Years of Service

David Lara	Human Services
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*25 Years of Service

Karen Bretey	Human Services
Dawn Pflughoeft	Human Services

Employee Service Recognition and Awards 2024 1st Quarter Employee Service Awards.

The Board recognized the following employees for their respective years of service to Morgan County:

*5 Years of Service

Darin Sagel	Sheriff Jail
Todd Hoffman	Road and Bridge
Daniel Beza	Ambulance
Jeanine Guilbert	Human Services

*25 Years of Service

Maurine Johnson	Human Services
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*30 Years of Service

Catherine Cole- Geist	Assessor
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*35 Years of Service

Alison Snider	Human Services
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Employee Service Recognition and Awards 2024 2nd Quarter Employee Service Awards.

The Board recognized the following employees for their respective years of service to Morgan County:

*5 Years of Service

Adrianna Garcia	Communication Center
Kayla Grange	Communication Center
Michael Cox	Building Maintenance

*10 Years of Service

Shantel Nelson	Human Services
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*15 Years of Service

Michael Marsh	Sheriff Jail
Dave Cornwell	Building Maintenance
Shelly Lara	Human Services

*20 Years of Service

Tina Meeks	Sheriff Jail
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*25 Years of Service

Kelvin Bernhardt	Sheriff Patrol
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*35 Years of Service

Jon Horton	Sheriff Admin
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COMMISSIONERS PROCEEDINGS 3

CITIZEN'S COMMENT

There was no citizen comment provided.

CONSENT AGENDA

1. Ratify the Board of County Commissioners approval of meeting minutes dated July 16, 2024.
2. Ratify Chairman Pro-Tem Jon Becker's signature on Colorado Liquor License Renewal Application for **Graciela Cerna dba Homeplate Restaurant 1** signed July 5, 2024.
3. Ratify Chairman Pro-Tem Jon Becker's signature on Colorado Liquor License Renewal Application for **Pope Farms, LLC dba Pope Farms Corn Maize and Pumpkin Patch** signed June 26, 2024.
4. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 075 Jim Greer dba Narrow Gauge**, Term of Contract July 31, 2024 through July 31, 2024.
5. Ratify the Board of County Commissioners approval of **Contract 2024 087 C & S Rain Gutters, LLC.**, Term of Contract July 15, 2024 through October 31, 2024
6. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 088 Specialty Shoppe Floors and More, Inc.**, Term of Contract July 15, 2024 through September 30, 2024.
7. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 089 K & H Printers-Lithographers, Inc., dba K & H Integrated Print Solutions, Integrity Voting Systems, K & H Election Services**, Term of Contract July 17, 2024 through November 5, 2024.
8. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 090 Annemari Heywood**, Term of Contract June 1, 2024 through May 31, 2025.
9. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 091 Morgan County Department of Human Services**, Term of Contract July 1, 2024 through June 30, 2025.
10. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 092 Sheri Lemmer dba SAL Consulting, LTD.**, Term of Contract July 1, 2024 through June 30, 2025.
11. Ratify the Board of County Commissioners approval of **Contract Amendment 2023 CNT 101 AMD 1**, Term of Contract June 29, 2024 through June 30, 2025.
12. Ratify the Board of County Commissioners approval on assignment of debt collections to **Wakefield & Associates**. Client #233262.
13. Ratify Chairman Mark Arndt's signature on **Storm Water Inspection Report**, Inspection Date July 26, 2024 signed August 5, 2024.
14. Ratify the Board of County Commissioners approval of Request for **Waiver of Rental Fees for Colorado FFA Association**, signed July 29, 2024.
15. Ratify the Board of County Commissioners approval of Request for **Waiver of Rental Fees for Freedom to Cowboy Up**, signed July 29, 2024.
16. Ratify the Board of County Commissioners approval of Request for **Waiver of Rental Fees for Marian Council #4627 Charities Fund**, signed July 29, 2024.
17. Ratify the Board of County Commissioners approval of **MAT Program Grant Application**. (Medications for Opioid Use Disorder in Jail) signed August 5, 2024.
18. Ratify Chairman Mark Arndt's signature on **July 2024 Morgan County Warrants**, signed August 5, 2024.

At this time, Commissioner Westhoff made a motion to approve items 1-18 as presented; Commissioner Becker seconded the motion. The motion carried 3-0.

UNFINISHED BUSINESS

There was no unfinished business.

GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

Consideration of Approval – Resolution 2024 BCC 31, A Resolution approving stop signs to be installed at the intersection of County Roads G and 6, Morgan County, Colorado.

MORGAN COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

RESOLUTION 2024 BCC 31

A RESOLUTION APPROVING STOP SIGNS TO BE INSTALLED AT THE INTERSECTION OF COUNTY ROADS G AND 6, MORGAN COUNTY, COLORADO

WHEREAS, the Board of County Commissioners of Morgan County, Colorado, are vitally interested in highway safety for the benefit of the traveling public, and

WHEREAS, the Board determines that it is for the best interests of the general public and upon the recommendation of the Colorado State Patrol and the Morgan County Sheriff, the following stop signs should be installed.

NOW THEREFORE BE IT RESOLVED BY THE MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

4 COMMISSIONERS PROCEEDINGS

Section 1. Stop signs be placed at the following locations:

INTERSECTION OF COUNTY ROAD G AND COUNTY ROAD 6 TO STOP TRAFFIC ON EASTBOUND AND WESTBOUND TRAFFIC ON COUNTY ROAD G.

Section 2. Morgan County's Road and Bridge Department is hereby directed to coordinate the installation of stop signs at the above locations. Law enforcement agencies are hereby authorized and empowered to enforce compliance with the stop signs designed in this Resolution.

DATED this ___6th day of August, 2024.

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

Mark A. Arndt, Chairman

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

s/ Gordon H. Westhoff
Gordon H. Westhoff, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch
Kevin Strauch

Board Resolution 2024 BCC 31 a Resolution approving stop signs to be installed at the intersection of County Roads G and 6, Morgan County, Colorado was presented to the board. Morgan County Sheriff, Dave Martin noted that it was due to the increase in population in the area.

Commissioner Becker made a motion to approve Resolution 2024 BCC 31 a Resolution approving stop signs to be installed at the intersection of County Roads G and 6, Morgan County, Colorado. Commissioner Westhoff seconded the motion and motion carried 3-0.

Consideration of Approval – Resolution 2024 BCC 32, A Resolution approving stop signs to be installed at the intersection of County Roads L and 6, Morgan County, Colorado.

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

RESOLUTION 2024 BCC 32

A RESOLUTION APPROVING STOP SIGNS TO BE INSTALLED AT THE INTERSECTION OF COUNTY ROADS L AND 6, MORGAN COUNTY, COLORADO

WHEREAS, the Board of County Commissioners of Morgan County, Colorado are vitally interested in highway safety for the benefit of the traveling public, and

WHEREAS, the Board determines that it is for the best interests of the general public and upon the recommendation of the Colorado State Patrol and the Morgan County Sheriff, the following stop signs should be installed.

NOW THEREFORE BE IT RESOLVED BY THE MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

Section 1. Stop signs be placed at the following locations:

INTERSECTION OF COUNTY ROAD L AND COUNTY ROAD 6 TO STOP TRAFFIC ON EASTBOUND AND WESTBOUND TRAFFIC ON COUNTY ROAD L.

Section 2. Morgan County's Road and Bridge Department is hereby directed to coordinate the installation of stop signs at the above locations. Law enforcement agencies are hereby authorized and empowered to enforce compliance with the stop signs designed in this Resolution.

DATED this ___6th day of August, 2024.

COMMISSIONERS PROCEEDINGS 5

THE BOARD OF COUNTY COMMISSIONERS MORGAN COUNTY, COLORADO

Mark A. Arndt

Mark A. Arndt, Chairman

s/ Jon J. Becker

Jon J. Becker, Commissioner

s/ Gordon H. Westhoff

Gordon H. Westhoff, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch

Kevin Strauch

Board Resolution 2024 BCC 32 a Resolution approving stop signs to be installed at the intersection of County Roads L and 6, Morgan County, Colorado was presented to the board.

Commissioner Westhoff made a motion to approve Resolution 2024 BCC 32 a Resolution approving stop signs to be installed at the intersection of County Roads L and 6, Morgan County, Colorado. Commissioner Becker seconded the motion and motion carried 3-0.

Approval of Waiver of RFP Process and Approval of Contract 2024 CNT 093 with Moetivations, Inc. for training and additional personnel for the Morgan County Communication Center

Commissioner Becker presented to the Board for Waiver of RFP Process and Approval of Contract 2024 CNT 093 with Moetivations, Inc. for training and additional personnel for the Morgan County Communication Center. He noted this was due to a “perfect storm” of retirements and other happenings in the department. The company could provide up to eight employees that could be trained quickly and used from up to five to eight months.

Commissioner Westhoff noted that the RFP process was waived as help is needed immediately and that the process would take four to eight weeks otherwise.

Chairman Arndt noted that there is a contract in place with Moetivations, Inc currently for other purposes.

Commissioner Becker made a motion to approve the Waiver of RFP Process and Approval of Contract 2024 CNT 093 with Moetivations, Inc. for training and additional personnel for the Morgan County Communication Center, with Commissioner Westhoff seconding the motion. At this time motion carried 3-0.

Commissioner Becker thanked the Communications Center employees for staying with the county and working hard despite the issues.

Consideration of Approval – Bid Tabulation and Award, RFP 2024-0711-001 Morgan County Rotary Cutter

Morgan County Public Works Director, Bruce Bass, presented to the Board for approval Bid Tabulation and Award RFP 2024-0711-001 Morgan County Rotary Cutter. Mr. Bass explained he received five bids, a bid from Hall Manufacturing LLC in the amount of \$22,844.85, a bid from One Nation Distribution LLC in the amount of \$24,998.00, a bid from TAZA Supplies Inc. in the amount of \$45,999.00, a bid from 21st Century Equipment LLC in the amount of \$20,600.00 and a bid from Wiggins Electric Inc. in the amount of \$23,445.00. Mr. Bass noted that this is a budgeted item.

At this time, Mr. Bass recommended the bid be awarded to 21st Century Equipment, who was the lowest bidder in the amount of \$20,600.00.

Commissioner Westhoff made a motion to accept the Bid Tabulation and Award RFP 2024-0711-001 Morgan County Rotary Cutter to 21st Century Equipment LLC in the amount of \$20,600.00, as recommended by Morgan County Public Works Director, Bruce Bass, with Commissioner Becker seconding the motion. At this time motion carried 3-0.

Consideration of Approval – Bid Tabulation and Award, RFP 2024-0711-002 Morgan County AWD Motor Grader

Morgan County Public Works Director, Bruce Bass, presented to the Board for approval Bid Tabulation and Award RFP 2024-0711-002 Morgan County AWD Motor Grader. Mr. Bass explained he received two bids, a bid from Wagner Equipment Company in the amount of \$478,762.00 and a bid from 4 Rivers Equipment LLC in the amount of \$605,100.00. Mr. Bass further summarized the details of each bid submitted. He noted that this is an approved budget item. He also noted that these include a seven-year rotation which includes a machine buy back or trade for the current machines.

At this time, Mr. Bass recommended the bid be awarded to Wagner Equipment Company, who was the lowest bidder in the amount of \$478,762.00.

6 COMMISSIONERS PROCEEDINGS

Commissioner Becker made a motion to accept the Bid Tabulation and Award RFP 2024-0711-002 Morgan County AWD Motor Grader to Wagner Equipment Company in the amount of \$478,762.00 after trade ins, as recommended by Morgan County Public Works Director, Bruce Bass, with Commissioner Westhoff seconding the motion. At this time motion carried 3-0.

Consideration of Approval – Bid Tabulation and Award, RFP 2024-0711-003 Morgan County Conventional Truck Tractor

Morgan County Public Works Director, Bruce Bass, presented to the Board for approval Bid Tabulation and Award RFP 2024-0711-003 Morgan County Conventional Truck Tractor. Mr. Bass explained he received three bids, a bid from Bruckner's Truck & Equipment in the amount of \$167,898.00, a bid from McCandless Truck Center LLC in the amount of \$174,839.35 and a bid from Transwest Truck trailer RV in the amount of \$165,711.00. Mr. Bass further summarized the details of each bid submitted.

At this time, Mr. Bass recommended the bid be awarded to Transwest Truck Trailer RV, who was the lowest bidder in the amount of \$165,711.00.

Commissioner Westhoff made a motion to accept the Bid Tabulation and Award RFP 2024-0711-003 Morgan County Conventional Truck Tractor to Transwest Truck Trailer RV in the amount of \$165,711.00, as recommended by Morgan County Public Works Director, Bruce Bass, with Commissioner Becker seconding the motion. At this time motion carried 3-0.

Consideration of Approval – PROCLAMATION – August 2024 as Child Support Awareness Month.

Proclamation – Child Support Awareness Month

WHEREAS, Morgan County recognizes that every child matters and joins the nation in recognizing August as Child Support Awareness Month;

WHEREAS, child support is a vital source of income for households in Morgan County, many of them low-income families;

WHEREAS, strengthening families improves the lives of children by prompting their safety and well-being and provides economic security;

WHEREAS, Morgan County applauds the parents who support their children and make child support payments consistently to care for them;

WHEREAS, child support professionals are important assets to the county, working in collaboration with parents and other community partners to ensure that children and families receive quality services;

WHEREAS, it is important to increase public awareness of the child support program through outreach and education to reinforce the position that all parents must take responsibility for the financial, emotional and physical support of their children.

Therefore, we do hereby proclaim August 2024, Child Support Awareness Month and encourage all citizens of Morgan County to work together to make our children's future stable and bright.

THE BOARD OF COUNTY COMMISSIONERS MORGAN COUNTY, COLORADO

Mark A. Arndt

Mark A. Arndt, Chairman

s/ Jon J. Becker

Jon J. Becker, Commissioner

s/ Gordon H. Westhoff

Gordon H. Westhoff, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch

Kevin Strauch

COMMISSIONERS PROCEEDINGS 7

Tammie Wick, from the Department of Human Services, presented the proclamation to the Board and read aloud the proclamation. She also noted the things that are done within the county to improve and support the various processes involved.

Chairman Arndt noted that this department makes sure that the money ends up with the child that is affected by the situation.

At this time, Commissioner Becker made a motion to adopt the Proclamation making August 2024 Child Support Awareness Month, as presented with Commissioner Westhoff seconding the motion. The motion carried 3-0.

COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

Commissioners reviewed the calendar dated August 2, 2024 through August 13, 2024 with no changes.

Morgan County Clerk and Recorder, Kevin Strauch thanked the commissioners for approving the contract with K&H Printing. He stated that they would replace their current print vendor as they no longer provide election services.

Morgan County Sheriff, Dave Martin noted that intersections surrounded by corn are dangerous and people need to stop to be safe. He also noted that school will start next week and to be further cautious.

The meeting was adjourned at 10:03 a.m.

Respectfully Submitted,

Kevin Strauch
Clerk to the Board

(Minutes ratified August 13, 2024)

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

Mark A. Arndt, Chairman

Jon J. Becker, Commissioner

Gordon H. Westhoff, Commissioner

(SEAL)
ATTEST:

Kevin Strauch

PUBLIC HEARING

Chairman Mark Arndt called the hearing to order at 10:13 a.m. on Tuesday, August 6th, 2024 in the Assembly Room of the Morgan County Administration Building.

Chairman Mark Arndt, Commissioner Jon Becker, and Commissioner Gordon Westhoff were present. Planning and Zoning Administrator Nicole Hay, Planning and Zoning Technician Jenafer Santos, Building Inspector Troy Black and IT Specialist Karol Kopetzky were also present.

REGULATION AMENDMENTS OVERVIEW:

Planning Administrator Nicole Hay read her file summary as follows:

AMENDMENTS MORGAN COUNTY ZONING REGULATIONS

The State has recently adopted rules regarding tiny homes and tiny houses. The County has seen increased inquiries into whether it allows these types of residences and the Morgan County Building Department has requested that amendments be made to the County's Zoning Regulations to clarify whether these residences would be allowed. Staff recommends allowing these residences within the current structure of uses in each zone district. Included with this staff report are redlines of the proposed changes as outlined below.

Planning Commission held a work session on these amendments on June 10, 2024 and made recommended revisions to the initial draft. Those revisions are highlighted

The Planning Commission recommended approval at a public hearing held on July 8, 2024 on a vote of 6 in favor and 0 opposed.

Overview of proposed changes:

1. **Definitions.** Addition of definitions for loft, tiny home and tiny house. Revision of Recreational Vehicle to include tiny homes.
2. **Tiny Home.** The proposed amendments will add requirements related to tiny homes. If the owners want to place the tiny home or put it on a permanent foundation, it will be subject to the same permitting as a manufactured home that is placed or is on a permanent foundation. If the tiny home remains on its wheels, it will be treated as a recreational vehicle. Colorado tiny homes will receive a metal plate insignia installed under the sink by the State Division of Housing. When placed or on a permanent foundation, the tiny home will also receive a metal plate installation insignia.
3. **Tiny House.** The proposed amendments will add requirements related to tiny houses. By definition, these dwellings are under 400 square feet, are constructed on a permanent foundation and will require a building permit meeting or exceeding the current adopted building code.

Also included in your packets is a Department of Local Affairs FAQ, excerpts from Archuleta County and La Plata County Regulations and photo examples.

Nicole Hay
Morgan County Planning Director

PUBLIC COMMENT OPEN: None
PUBLIC COMMENT CLOSED:

BOARD OF COUNTY COMMISSIONER DISCUSSION:

Troy Black noted that if someone brings one of these types of homes in and wants to purge it, it is up to the Assessor's office to either allow it or not.

Commissioner Becker asked what year of tiny home is allowed?

Troy Black stated that they have to go through the process through DOLA. They have to be a state approved structure. If it's an older structure they will have to get it approved by going through inspections with the state to get the insignia. He is unaware of a specific date.

Commissioner Becker asked how we handle the offices that are converted into homes? How do these definitions cover those?

Troy Black said it has to go through the DOLA program. It can still be approved as a registered RV, but it has to be approved to be a livable structure. They will either have to take the homes to them or have an inspector come out to the home to be able to get that insignia.

Commissioner Westhoff asked if they are going to get a certificate or something similar to show it's been inspected properly?

Troy Black answered that it is going to be ran very similarly to how HUD is doing it with manufactured homes.

Commissioner Becker asked if that inspection is possible for us to do it here.

Troy Black said that they do have training programs if we wanted to do it. There were only 4-6 homes that have been put through so far. He believes it's best to keep it as it is to get inspected through the state.

Commissioner Becker asked if we are having a lot of requests for tiny homes?

Troy Black, "We were having a lot for a little bit. I was having 4-5 calls a week at one time."

Commissioner Westhoff asked if it's still on wheels, will it not be taxed until it's tied to a foundation?

Director Tim Amen stated that they are both still taxed, whether it's on wheels or not.

Commissioner Westhoff motioned to approve the amendments for the Morgan County Zoning Regulations for tiny homes and tiny houses as described.

Commissioner Becker seconded.

Motion carries 3-0.

Being no further business the meeting was adjourned at 10:30 a.m.

Respectfully Submitted,
Jenafer Santos
Planning Technician

THE BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

s/ Mark A. Arndt

Mark A. Arndt, Chairman

s/ Jon J. Becker

Jon J. Becker, Commissioner

s/ Gordon H. Westhoff

Gordon H. Westhoff, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch

Kevin Strauch