

COMMISSIONERS PROCEEDINGS 1

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

Minutes of Meeting
October 7, 2025

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/87950257646> 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 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

The Board of Morgan County Commissioners met Tuesday, October 7, 2025 at 9:00 a.m. Chairman Jon Becker and Commissioner Kelvin Bernhardt were in attendance. Commissioner Malone was excused. Chairman Becker asked Senator Byron Pelton to lead the meeting in the Pledge of Allegiance.

CITIZEN'S COMMENT

There was no citizen comment provided.

CONSENT AGENDA

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.
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.

At this time, Commissioner Bernhardt made a motion to approve items 1-12 as presented; Chairman Becker seconded the motion. The motion carried 2-0.

Upcoming Legislative Session – Senator Byron Pelton

Colorado Senator, Byron Pelton updated the Board on the upcoming Legislative session.

UNFINISHED BUSINESS

There was no unfinished business.

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GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

Consideration of Approval, Bid Tabulation and Award, RFP 2025-1002-001 Snyder Grader Shed

Mike Cox, Morgan County Building Maintenance Director, presented to the Board for approval, Bid Tabulation and Award, RFP 2025-1002-001 Snyder Grader Shed. Mr. Cox explained that he received seven bids one from Keefe Construction Services in the amount of \$326,266.00, one from Ponderosa Builders LLC in the amount of \$500,000.00, one from Buildings By Design in the amount of \$736,302.00, one from TCC Corporation in the amount of \$869,102.00, one from Reliant Construction in the amount of \$768,000.00, one from WCC Construction LLC in the amount of \$796,000.00 and one from KR Construction in the amount of \$454,281.75. Mr. Cox further summarized each bid in detail.

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

At this time, Mr. Cox recommended the bid be awarded to Keefe Construction in the amount of \$326,266.00 which was the lowest bidder and meets the 2025/2026 budget.

Chairman Becker asked why Keefe Construction didn't have a warranty included. Director Cox noted that he thought that it just wasn't included in the paperwork and that they typically included one with all of the other projects.

Commissioner Bernhardt made a motion to accept and approve the Bid Tabulation and Award, RFP 2025-1002-001 Snyder Grader Shed to Keefe construction in the amount of \$326,266.00 with a warranty provided to Morgan County, as recommended by Morgan County Building Maintenance Director, Mike Cox, with Chairman Becker seconding the motion. At this time motion carried 2-0.

Consideration of Approval, Change order 2025 CNT 007 Infrastructure Replacement Project

Mike Cox, Morgan County Building Maintenance Director, presented to the Board for approval, Change order 2025 CNT 007 Infrastructure Replacement Project. Mr. Cox explained that the initial plans from the engineering firm did not include plumbing controls in the electrical plans.

Chairman Becker noted that this engineering company is no longer in business and that they were used based upon his suggestion.

Commissioner Bernhardt made a motion to accept and approve the Change order 2025 CNT 007 Infrastructure Replacement Project, as recommended by Morgan County Building Maintenance Director, Mike Cox, with Chairman Becker seconding the motion. At this time motion carried 2-0.

Consideration of Approval, Change order 2025 CNT 027 Morgan County Hog and Sheep Barn

Mike Cox, Morgan County Building Maintenance Director, presented to the Board for approval, Change order 2025 CNT 027 Morgan County Hog and Sheep Barn. Mr. Cox explained that there is a gas line that was unexpected and that this change order is to include it. It will cost \$14,738.

Chairman Becker asked if they were going to receive "as built" reports from Keefe Construction. Director Cox noted that he would ask for it.

Commissioner Bernhardt made a motion to accept and approve the Change order 2025 CNT 027 Morgan County Hog and Sheep Barn as recommended by Morgan County Building Maintenance Director, Mike Cox, with Chairman Becker seconding the motion. At this time motion carried 2-0.

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, Morgan County Planning and Zoning Department Director, presented to the Board for 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. Ms. Hay explained that on February 27, 2025 Bruce Bass, John Goodman and James Rehn of the Public Works Department and Cheryl Brindisi, Jenafer Santos and herself of the Planning and Zoning Department; met with representatives from Tri-State Generation and Transmission Association (Tri-State) and Power Engineers for a pre-application conference regarding a new 230-kV overhead transmission line from an existing Big Sandy substation to a new Badger Creek switching station. After a discussion between the Board of County Commissioners and Staff on March 4, 2025, the Board moved to waive the preliminary pre-application for the Big Sandy-Badger Creek Project. The motion carried 3-0.

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On June 30, 2025, Tri-State Generation and Transmission Association (Tri-State) and Power Engineers submitted a 1041 Areas and Activities of State Interest Application for the Big Sandy-Badger Creek Project. After review, it was determined the application did not provide all of the information required by the Morgan County 1041 Regulations and therefore, incomplete.

Once the required information was submitted, Power Engineers, Inc. was sent a letter informing Tri- State of the determination of a complete application on August 29, 2025.

State law requires, 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 (November 27, 2025) and to publish a hearing notice for a 1041 application within 30 days after receipt of an application. 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.

Due to scheduling conflicts, Tri-State desires to waive the deadlines. The terms of this agreement states Tri-State waives the deadlines set forth by State law and the Morgan County 1041 Regulations and Tri-State and the County agree the public hearing will occur on December 16, 2025 and the County. ~~shall not continue the hearing beyond January 31, 2026 unless Tri-Sates requests a continuance~~

Chairman Becker noted that he wanted to remove the section of the permit that puts and end date on when the continuance must be finalized.

Commissioner Bernhardt made a motion to accept and approve the 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. with the change as proposed in section two by Morgan County Planning and Zoning Director, Nicole Hay, with Chairman Becker seconding the motion. At this time motion carried 2-0.

COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

Morgan County Sheriff, Dave Martin mentioned that there are two large unfunded mandates from the state including the Jail Standards Commission which would require many changes and/or variances. In addition, HB25-1015 mandated online bail bonding, which the county is not prepared to accommodate yet. But is being worked on currently. He noted that his staff is wearing pink badges that are purchased by the staff to recognize all cancers through the end of the year.

Morgan County Planning and Zoning Administrator, Nicole Hay noted that there are vacancies on the Planning Commission with one vacancy in District One and another in District Two. She also noted that an alternate was needed as well. The Board of Adjustment also needs one member from District Three and two alternates.

Morgan County Clerk and Recorder, Kevin Strauch noted that ballots will be mailed this Friday, October 10th. He also noted that the Colorado County Clerk's Association is currently looking at which proposals they will send to the legislature.

Commissioners reviewed the calendar dated October 3, 2025 through October 14, 2025 with no changes.

Being no further business the meeting was adjourned at 9:59 a.m.

Respectfully Submitted,

Kevin Strauch
Clerk to the Board

(Minutes ratified October 21, 2025)

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

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

s/Kelvin S. Bernhardt
Kelvin S. Bernhardt, Commissioner

(SEAL)
ATTEST:
s/ Kevin Strauch
Kevin Strauch