

BOARD OF MORGAN COUNTY COMMISSIONERS
Minutes of Meeting
October 6, 2009

The Board of Morgan County Commissioners met on Tuesday, October 6, 2009 at 9:00 a.m. with Chairman Brian McCracken, Commissioner Tony Carlson and Commissioner Laura Teague in attendance. Chairman McCracken called the meeting to order with Morgan County Clerk Connie Ingmire leading the meeting in the Pledge of Allegiance to the Flag.

CITIZEN'S COMMENT PERIOD

There were no comments.

PLANNING ZONING PUBLIC HEARING

APPLICANT: CHS-Brush, Inc.

LANDOWNER: Same (M&M Cooperative)

Application for Minor Subdivision to create two lots, one of 7.36 acres and one 2.00 acres located in the NW1/4 of Section 2, Township 3 North, Range 56 West of the 6th P.M., Morgan County, Colorado.

Jim Gales, Operations Manager for M&M Cooperative, a division of CHS Inc., was present to represent this application.

Barb Gorrell presented the file recommending approval and noted the following:

This parcel was originally exempted in 1981 resulting in 2 acres. It was amended to create one parcel of 9.37 acres in 2002 which made it subject to the no further subdivision for 10 years. The applicants were granted a variance to the no further subdivision regulation in May, 2009. This application returns the parcel to the same split as it was prior to 2002. The 2 acre parcel contains a warehouse. The remaining acreage is vacant.

The application states that the proposed use of these two lots will not require a water supply. Lot 1 will be sold to the City of Brush and will possibly be used for storm water detention. Lot 2 will have access to City of Brush water and sewer.

Access to Lot 1 has been approved by the City of Brush from Eaton St. Access to Lot 2 will be created by a 30' easement across a subdivision being processed by the City of Brush. Barb said she talked with Karen Schminke from the City of Brush who noted that the subdivision on their end was going through with no problems.

Soils range from acceptable to severe shrink/swell.

This parcel is located within the Brush Fire District.

All appropriate notices, posting and publication requirements have been met. Property is zoned partially "RR" Rural Residential and partially "C" Commercial. The entire parcel is located in Zone AE of the floodplain. Any further construction will require a floodplain development permit. Taxes are paid.

Barb Gorrell noted that the Planning Commission approved this application with the condition that if the present use changes, the applicant needs to provide a water source and septic permits for both lots. She also noted that a lot of neighboring landowner letters were sent out and she had received no opposition to this subdivision.

Jim Gales said the City of Brush is processing a minor subdivision (directly south of this parcel) which is moving along. He said they have not talked about annexation with the City yet, but it only makes sense if that happens.

There was no one present to speak in favor of or in opposition to this application.

Barb explained to the Commissioners that Zone AE of the floodplain means that a base elevation has been determined in that area.

It was moved by Commissioner Teague and seconded by Commissioner Carlson to approve this Application for a Minor Subdivision known as Farmland Minor Subdivision to create two lots, one of 7.36 acres and one 2.00 acres located in the NW1/4 of Section 2, Township 3 North, Range 56 West of the 6th P.M., Morgan County, Colorado. Under discussion Commissioner Carlson wanted to add the following condition and Commissioner Teague agreed:

1. If the present use changes, then the applicant needs to provide proof of a water supply for both lots.

Motion carried 3-0, becoming Resolution #2009BCC39.

Respectfully submitted,

Jody Meyer
Planning Assistant

CONSENT AGENDA

The following items were on the Consent Agenda:

1. Consideration of Approval of Minutes dated September 29, 2009
2. Ratification of Board of County Commissioner's Signatures for Letter of Support to Eben Ezer for funding request for repairs
3. Ratify Managing Commissioner Laura Teague's Signature for Colorado Technical Services, Inc. 2010
4. Benefit Employer Options
5. Formally Adopt Communication Center Employee Compensation Details (said document signed and approved 1/13/09)

Commissioner Carlson made a motion to approve all items on the Consent Agenda noting the Eben Ezer funding request for repairs is through the Historical Society for major renovations. Commissioner Teague seconded the motion. Motion carried 3-0.

GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

CONSIDERATION OF APPROVAL CONTRACT –THE MASTER'S TOUCH, LLC

Morgan County Treasurer Bob Sagel presented to the Board for approval the contract for The Master's Touch, LLC. Sagel stated the contract will be for one year and the amount will be for \$2,960.50. The contract is for printing and mailing dtax notices. Commissioner Teague made a motion to accept the contract for The Master's Touch, LLC and seconded by Commissioner Carlson. Motion carried 3-0.

CONSIDERATION OF APPROVAL-QUIT CLAIM DEED-GRANTOR-MORGAN COUNTY GOVERNMENT-GRANTEE-ROBERT KELLEY, KAREN KELLEY AND RIVERSIDE CEMETERY ASSOCIATION, INC

County Attorney George Monsson presented to the Board for approval of a Quit Claim Deed from Morgan County Government to Robert Kelly, Karen Kelley and Riverside Cemetery Association, Inc. Monsson stated the County acquired this thirty foot wide parcel many years ago through litigation. If we do not grant this parcel to Riverside Cemetery and the Kelley's otherwise they would be landlocked. Monsson stated there is no need for public access on this road and it will be up to the Kelley's and Riverside

Cemetery to either allow or deny access. Commissioner Carlson made a motion to execute the Quit Claim Deed and was seconded by Commissioner Teague. Motion carried 3-0.

CONSIDERATION TO RAISE SPEED LIMIT ON COUNTY ROAD 24 SOUTH OF HIGHWAY 34 TRAVELING NORTH AND SOUTHBOUND TO AND FROM THE PAWNEE POWER PLANT

County Attorney George Monsson presented to the Board a consideration to raise the speed limit on County Road 24 south of Highway 34 traveling north and southbound to and from the Pawnee Power Plant. Monsson stated at one time when County Road 24 was under construction the speed limit was lowered to forty-five miles per hour while other sections were fifty-five miles per hour. There have been numerous requests from the Sheriff's Office and citizens to increase the speed limit to fifty-five. The motion was made by Commissioner Teague to raise the speed limit from forty-five miles per hour to fifty-five miles per hour to be consistent with the rest of the road. Commissioner Carlson seconded the motion. Motion carried 3-0.

COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

There were neither additions nor deletions to the calendar for the week. The Commissioners reported on various roads in their district.

Morgan County Treasurer Bob Sagel reported on the Third Quarter Report. Sagel stated the amount of collected taxes is the highest it has been in the last nine years but the foreclosure rates are up over last year. Commissioner Carlson made a motion to accept the Treasurer's Third quarter report. The motion was seconded by Commissioner Teague. Motion carried 3-0.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL AND ADOPTION-MORGAN COUNTY PURCHASING POLICIES AND PROCEDURES

Finance Director Michelle Covelli presented to the Board for approval the proposed revision for the Morgan County Purchasing Policy and Procedures. Covelli noted this is a structural change as to where department heads send requisitions with no changes to the actual policy. Administrative Service's Manager Susan Bailey reported she received a call from County Coroner Don Heer with concerns about the five percent allowance to local vendors, grant procedures and credit card policies. Commissioner Teague stated that it is outlined in the purchasing procedure to give local vendors the five percent allowance and the County is in the process of writing a new procedure for grants to make the process run smoother. Commissioner Carlson stated he is concerned about losing the Purchasing Department and agent. Covelli said this change is not eliminating the Purchasing Department, it's just going to change to the Finance Department's responsibility. Department Heads are responsible to obtain quotes and initiate the purchases as they have done in the past which should streamline purchases. Purchases will go to the Commissioners for the final approval. Commissioner Carlson stated he will vote against the new policy because it will be eliminating a Purchasing Department and the old procedure has saved Morgan County thousands of dollars in the past fifteen years. Carlson stated he felt there is no hurry to get this approved as the Board needs to reconsider and look further and need to obtain a deeper analysis. Commissioner Teague stated she believes in Morgan County and her agenda is to make Morgan County a better place for the employees and thinks this would be a good purchasing policy to adopt. Commissioner Teague made a motion to accept and approve the adoption of the Morgan County Purchasing Policies and Procedures. The motion was seconded by Chairman McCracken. The motion was opposed by Commissioner Carlson. Motion carried 2-1.

CONSIDERATION OF APPROVAL AND ADOPTION-MORGAN COUNTY CREDIT CARD POLICY

Finance Director Michelle Covelli presented to the Board for approval the Morgan County Credit Card Policy. Covelli stated this is a new policy where department heads would be issued credit cards in order to

streamline purchasing and limit the number of vendors used. Commissioner Teague states she thinks it is a good idea to issue a credit card to department heads. When staff goes to a conference and pay for their food, gas, etc sometimes it can take a couple of weeks to get reimbursed. Planning Administrator Barb Gorrell stated she went to a conference with a Morgan County check and when she went to check in to her hotel room she almost had to come back because the hotel did not accept checks. The credit card will be able to be used by staff as approved by the elected official or Department. All employees using the cards are responsible for reporting documentation otherwise the use of the card will be withheld. Commissioner Teague made a motion to accept the Morgan County Credit Card Policy. The motion was seconded by Commissioner Carlson. Motion carried 3-0. The meeting was recessed at 9:45 a.m.

Respectfully submitted,

Denise Gettman
Deputy Clerk to the Board