

## Logan County Commissioners Work Session

April 5, 2022

Present: Byron Pelton, Jane Bauder, Joe McBride, Alan Samber, Rhonda Chrisp, Debbie Unrein, Jennifer Crow, Dave Long, Shannon Graves, Marilee Johnson, Jerry Casebolt, Kay Rich, Rob Quint, Alan Gentz, Kelly Pickering, Jim Henry and Jeff Rice.

Chairman Pelton called the meeting to order at 9:00 a.m.

**APPROVAL OF MINUTES FROM PREVIOUS SESSION** – Commissioner Bauder moved to approve the minutes from March 29, 2022 as written. Commissioner McBride seconded and the motion carried.

**REVISIONS TO WORK SESSION AGENDA** – None.

**REVIEW AND APPROVE HUMAN SERVICES SCHEDULE OF BILLS** – Shannon Graves met with the Board to review the Logan County Department of Human Services schedule of bills dated April 5, 2022. The Board approved all bills and presented. The Board also approved the Department of Human Services payroll for the period March 12, 2022 through March 25, 2022.

**REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS** – Rhonda Chrisp met with the Board to review the Logan County schedule of bills dated April 5, 2022. The Board approved all bills as presented.

**REVIEW BUSINESS MEETING AGENDA** – The Board reviewed the Business Meeting agenda for April 5, 2022. Jeff Reeves will attend the meeting to discuss the fuel dispensing and management system. The Sun Valley Rides carnival contract. Commissioner Pelton talked to the owner of the carnival. He is very excited about coming here to the fair. Commissioner McBride talked about the mega passes and the daily pass. The Mega Pass is \$100 for six days and individual day passes are \$35.00 cost. Last, the contract with the Colorado Department of Human Services Office of Behavioral Health in the amount of \$253,587. The northeast Colorado counties combined were successful in getting four behavioral health grants through. Lincoln and Morgan together. Yuma and Kit Carson together and our two grants. Provides inhouse service functional family therapy and systemic therapy. Help keep kids in the home and whole family unit. Prevention and therapy all in one.

This will help the local DHS budget. These services are less expensive. The local agency did find other grant dollars not used in other contracts to be able to make this contract whole at \$48,500. That is not included in the contract today. Hopefully, it will be ready for next Tuesday.

**HERITAGE FESTIVAL** - Kay Rich, Curator of the Overland Trail Museum met with the Board concerning what is being planned for the Logan County Heritage Festival and 1860's Baseball Game. This year the Heritage Festival will be a four-day event beginning with July Jamz and a Backyard BBQ competition on the Courthouse Square Friday night. This will be a sanctioned BBQ event bringing people from around the country so it is expected to be a big draw. The Colorado Vintage Baseball Association will play games all over the state. They bring in the team and jerseys for a local team to compete against them. There is a waiting list for the local team. It has been very popular. The game uses 1860's rules which are very different from today's rules. There will also be a band at the park. Almost everything will take place at the park that normally takes place at the museum. The Logan County Lodging Tax Board has approved \$5,000 for four days. There are a few extra expenses at the park that they don't normally have such as portable toilets. Ms.

Rich noted that they are asking for the \$1,500 that the county budgets every year to help with expenses. The Board agreed to fund the Heritage Festival in the amount of \$1,500.

**FEMA** – Rob Quint met with the Board concerning a letter from FEMA. The letter refers to the National Flood Insurance Program Probation Proceeding – The Department of Homeland Security’s Federal Emergency Management Agency (FEMA) informed Logan County that it has been placed on probation with the National Flood Insurance Program (NFIP) effective March 30, 2022. Placement on probation is a formal notice to the community that the local floodplain management program is not compliant with the criteria of the NFIP and is the first step in the process to suspend the community’s participation in the NFIP. The failure of the community to adequately administer and enforce its local floodplain management program in compliance with the minimum criteria of the NFIP results in exposure of people and property to flood risk, increases life and safety hazards and economic damages, and increases the liability to the NFIP and to the nation’s taxpayers. During the probationary period, flood insurance coverage will remain available within Logan County. However, pursuant to C.F.R. 59.24(b), a \$50 surcharge will be added to the premium of each new and renewed flood insurance policy sold within the community for at least one-year from the effective date of probation.

The county has six months to get a plan of action in place. If they (FEMA) can see that progress is being made on the plan in 5-6 months, they can step in and reevaluate and/or extend the probation. The county has a draft plan that was given to FEMA but they were told that the plan needs much more detail to it.

Commissioner McBride asked about private flood insurance options. There are other flood insurance options besides the FEMA NFIP. He asked who would be an expert to consult with if the county were to “step out” of the FEMA NFIP program. Commissioner Bauder is concerned that the county would no longer be eligible for federal money. In her research of potential grants, she has found that it is important to be eligible for federal funds. FEMA’s stance is that there are plenty of private flood insurance plans available.

FEMA has shown the county that even the slightest 1/10<sup>th</sup> of an inch in elevation would not be acceptable. The one-foot of “freeboard” that was adopted by the county as a requirement in 1976 has now been adopted by the state as well.

Commissioner McBride will look for a contact for flood insurance other than the NFIP. Rob Quint was asked if the county’s plan could be ready in a couple of months. He thought that it could be ready. The home that FEMA suggested that the solution was to fill in the basement is not exactly resolved but there are finally several options. There may still need to be action taken on the property. A variance was granted by the Board of Adjustment for that property that should not have been granted.

Alan Gentz and Kelly Pickering joined the meeting. Rob Quint has been working with FEMA on Alan Gentz’ building (the old gas station on S. Hwy 6). They are getting a surveyor to come out to shoot flood elevations. They may not have to do anything or may have to “bring it up four feet.” If they have to bring it up, any amount is not feasible for the building. The community does not want the gas station taken down. The other option is getting the building appraised. If it appraises for more than 50% they will be fine. Mr. Pickering stated that other cities and counties are looking at this law differently. In the City of Sterling if you are adding more than 50% more square footage, then you have to abide by the (flood plain) rules. If you are not adding more than 50% then you do not have to abide by the flood plain rules. They believe that an appraisal is the best way to determine the market value. Pickering called the City of Ft. Morgan also. They are operating under the same understanding that it is 50% of square footage also.

Rob Quint said for the record to be clear, he didn't pull this scenario out of thin air. He runs all of these before FEMA because that is part of the process now with the floodplain development permit. First, he pulls up the map that properties are in and at that point he reaches out to FEMA to ask them what the next steps are, he is not trying to guess on this. Whether the City thinks they are correct or whether Ft. Morgan thinks they are correct, he was told what FEMA expects him to do and that is what he passed on to Kelly. It is not a decision he makes, it is a decision that is made for us right now. The difference is that the City has not been audited and does not have to prove things, the county has been audited and is expected to prove things. Rob cannot circumvent this process. He has to have an elevation and all the documentation for the floodplain development permit.

Alan Gentz stated that FEMA cannot tell him what the elevation of the property is. FEMA does not do the elevations. As part of development permit for the property, the elevation must be done. Gentz stated that the community needs to get rid of FEMA. Many people don't agree because the NFIP has lower premiums.

Mr. Gentz stated that FEMA is an insurance company with a monopoly. The county can get other flood insurance. He asked why let FEMA dictate to the county. Mr. Pickering is OK with getting the elevation certificate.

**LEBSOCK PROPERTY CLEANUP** – No update.

**TIENNA PRICE PROPERTY CLEANUP** – Next update will be in May.

**RFP FAIRGROUNDS BUILDING** – Commissioner Bauder noted that there was a meeting on March 30, 2022. Chance met with everyone who wanted the information to be able to bid on the project.

**COUNTY EXPRESS/PRAIRIE EXPRESS PUBLIC TRANSPORTATION** – Jim Henry asked to address the Board concerning County Express. Mr. Henry told the Board that he had heard that they had gotten rid of some of the busses. Mr. Henry told the Board that he has to give 24-hours' notice for the bus to pick him up. There is no way for him to give 24-hours' notice with his health condition. He has to totally depend on busses for transportation. He feels that Prairie Express failed because the drivers would hide the busses in various locations. He waited one night for the (Prairie Express) bus for over two hours and ended up that he had to walk. Failed Prairie Express the City of Sterling without transportation. Commissioner Pelton stated that he is on the County Express Board and will discuss it with the Board. Commissioners McBride and Bauder are on the Prairie Express Board. It is believed that there are GPS units on the buses so they should be able to tell if they are not moving as they should be.

There being no further business to come before the Board, the meeting adjourned at 9:44 a.m.