

**Logan County Commissioners Work Session
February 11, 2025**

Present: Mike Brownell, Jerry Sonnenberg, Jim Yahn, Alan Samber, Debbie Unrein, Marilee Johnson, Rick Cullip, Judge Carl McGuire, Rob Quint, Mike Burri and Jennifer Crow.

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

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner Sonnenberg moved to approve the minutes of the February 4, 2025 Work Session as written. Commissioner Yahn seconded, and the motion carried, 3-0.

REVISIONS TO THE WORK SESSION AGENDA – Trish McLain of the NECHD will not be attending the meeting as their attorneys have some changes that they would like to make to the MOU. There is also a Wakefield and Associates ambulance debt collection account assignment to be added to the agenda today. The Board will also discuss the Advisory Board appointments at the Work Session Agenda.

REVIEW BUSINESS MEETING AGENDA – None were noted.

CHIEF JUDGE CARL MCGUIRE – met with the Board. He was gone with the Navy for a while and has now returned. He commented that things are going well. There are always issues that they would like to see fixed, but the carpet going in was great. He asked if the Board had any particular questions since their last visit when they were sworn in or if they had any thoughts about the building or concerns. The Board said as long as things are working good for the building occupants and security is the way they want it.

Commissioner Sonnenberg asked how the Board could help Judge McGuire in Morgan County. Judge McGuire stated he will be meeting with the Morgan County Commissioners on February 26th. He knows their biggest concern will be to start with the jail. He will approach them the same as everyone else. He will try to find money, but he cannot apply for it, the county has to apply for it. He sees the maintenance staff at the Justice Center at least weekly if not every few days.

Alan Samber mentioned that the curbs are getting damaged possibly by snow removal equipment. Rick Cullip stated that they have new equipment and will share snow removal duties with the Road and Bridge Department. The curbs are scheduled to be repaired when the weather warms up. The parking lot was poorly designed. Maybe designed that way on purpose to prevent someone from driving a truck straight into the building.

Judge McGuire briefly discussed the Underfunded Courthouse Grants. People were asking for a certain amount of dollars and were getting more money than they were asking for. This year the situation might be where everybody sees that, and they will all apply. The Courtroom Security Grants will be available soon. He is more than happy to help with those processes and give information if needed.

ADVISORY BOARD APPOINTMENTS – The Board discussed the advisory board applicants. John Iven is already on the Board of Adjustment and the Planning Commission. It would be helpful to have another Planning Commission member who is also on the Board of Adjustment. There cannot be more than half of the Board of Adjustment Members also on the Planning Commission. Jerry Wernsman is also on both the Planning Commission and the Board of Adjustment. Dave Greeno and Ryan Cruz are both applicants for the Board of Adjustment.

Patrick Steward has stepped down from both the Board of Adjustment and the Planning Commission. The Planning Commission now has six members. They need a quorum of five. Patrick Steward had been an

alternate and was moved into Elana Kirschner's position when she resigned at the beginning of 2024. It would be more effective if all members were board members instead of alternates. The statute gives the Board leeway to expand the Planning Commission's numbers to nine members. The Board agreed to appoint three additional members.

The Advisory Board Appointments will be moved out of the Consent Agenda in the Business Meeting. John Iven, Dave Whitney, Ryan Cruz and Marty Gaines will be appointed to the Logan County Planning Commission. John Iven and Dave Greeno will be appointed to the Logan County Board of Adjustment and Russ Adels, Tom Bedford, Marty Gaines, and Dave Greeno will be appointed to the Logan County Lodging Tax Board. The Board will send a letter thanking Stacey Buck for her application and letting her know that it will be kept on file in the event that someone has to step down.

Marilee Johnson said Carol Silvey has not been attending the Lodging Tax Board meetings due to health problems. If it becomes necessary for her to step down, the Board could appoint Stacey Buck.

LOGAN COUNTY AMBULANCE COLLECTION ASSIGNMENTS - Commissioner Sonnenberg moved to approve assignment of a Logan County Ambulance debt collections account to Wakefield and Associates, the account number ending in 1534 and allow the Chairman to sign. Commissioner Yahn seconded, and the motion carried 3-0.

COUNTY ROAD 37 AND IRIS DRIVE – Chairman Brownell received a phone call about the area at CR 37 and Iris Drive. There is a sign up for the Planning Commission hearing where the owner is subdividing the property into several different lots. The Board discussed that little triangle at last week's Work Session. Rob Quint joined the meeting. Scott Schaefer runs that property under his Old Vine Properties LLC Quint explained how Schaefer intends to divide the property. Rob Quint needs to know if the Commissioners want to do something before the Planning Commission meeting next Tuesday. Mike Burri will go out and look at the property again and contact Mr. Schaefer to explain what the Board would like to do. He will keep Commissioner Sonnenberg updated.

The meeting recessed at 9:39 and reconvened at 9:54 a.m.

SHRIVER MOBILE HOMES – Alan Samber stated that Karah Quint in the Treasurer's Office did some research on the Craig Shriver Mobile Home issue. From the satellite photo, it looks like at least 200 mobile homes on the property. There are only sixteen mobile homes on the Logan County tax roll. Any relief that the County could give would be only after those sixteen mobile homes and if only sixteen mobile homes disappeared out there. Samber said he did not know if that's really what the Board wants. The County cannot issue a certificate of no taxes due on the other 184 mobile homes out there because they're not on a tax roll, and they're probably on a tax roll of another county. What you are supposed to do when you move a mobile home out of the county, is go to the Treasurer's Office to pay the taxes before you move it. Samber believes that there may be some outstanding taxes on the mobile homes due in other counties. There is really not much the County can do to help him that would also benefit the County. There is a total of roughly \$4,500 in outstanding taxes on the sixteen mobile homes that are on the tax rolls.

Commissioner Yahn Jim talked to Peggy Michaels about this. Shriver has always been a problem for her office. He has not always been forthcoming or forthright with information sometimes. It sounds like he tries to get what he wants and does what he wants. He has not been forthright about the mobile homes that he has been bringing in from other counties. Relieving the taxes on those mobile homes that he is bringing in is not in the best interest of the county.

He was asking for relief or a refund for the taxes he paid to the Treasurer in the amount of \$1,500. Alan got

the impression that he was asking for help cleaning up taxes for all of them. It is a huge fire hazard.

Commissioner Sonnenberg is of the opinion that he is not interested in being helpful. Commission Yahn agreed. There were several mobile homes that Shriver stated were to be sold to a business in Otero County, but he needed a certificate of taxes paid. Logan County can't issue that because they are not on our tax roll. If he kept good records he could go back to the county where he got them from.

The Board did not make a decision and will wait until Mr. Shriver contacts them. Alan will share this information with Peggy Michaels.

WAKEFIELD RFP – Debbie Unrein discussed the Wakefield RFP with the Board. Morgan County sent out an RFP to companies on Bidnet last year. Debbie obtained a copy of it. She will send it to the Commissioners. Wakefield has not been very responsive. Debbie suggested that someone else needs to answer some of the questions. Morgan County received ten responses. Chief Ritter or Brett Dowiss could help with the RFP questions. The Board asked Debbie to also send the RFP to Kevin Blankenship. The RFP also includes bad debt collections.

CITY COUNTY IGA – The IGAs expire May 31. They should be done with negotiations except for the ambulance IGA which they anticipate will need to be extended. They are still working on the landfill and the jail IGA. The city-wide free cleanup sometimes strings out for 30 days. Josh would like to reduce it to ten business days. All the City pays on the cleanup days is the state fee \$1.30 per ton.

There being no further business to come before the Board, the meeting was adjourned at 10:25 a.m.