

Logan County Commissioners Work Session

January 18, 2022

Present: Byron Pelton, Jane Bauder, Joe McBride, Alan Samber, Rhonda Chrisp, Jerry Casebolt, Marilee Johnson, Debbie Unrein, Chance Wright, Trae Miller, Mike Brown, Rob Quint, Faith Blankenship, Jeff Rice and Jennifer Crow.

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 January 11, 2022 as written. Commissioner McBride seconded and the motion carried.

REVISIONS TO WORK SESSION AGENDA – Commissioner McBride added Debbie Unrein and discussion of the annex. Commissioner Pelton letter to the Treasurer after today's meeting. Alan Samber has a letter ready for the Treasurer.

REVIEW AND APPROVE HUMAN SERVICES SCHEDULE OF BILLS – Shannon Graves called and reported that there was a problem with their checks. She will send over a report and the Commissioners will send an e-mail approval and sign later.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – Rhonda Chrisp met with the Board to review the Logan County schedule of bills dated January 18, 2022. The Board approved all bills as presented.

REVIEW BUSINESS MEETING AGENDA – The Board reviewed the Business Meeting agenda for January 18, 2022.

FEMA UPDATE – Rob Quint met with FEMA representatives over the phone last Tuesday. Another meeting is planned for next Tuesday. The FEMA officials reminded him that they are there to guide the county, they cannot tell them what to do. Right now, there are ten properties out of compliance. Roughly two of them will end up in court. They want to start with the most difficult project, that being the Treavor Miller property. FEMA would like the property brought into compliance. Ideally the basement would be filled in. There are ways to deal with that as far as a non-conversion agreement. The homeowners would have to sign an agreement that the basement would not be used as living area. All HVAC would have to be brought above the surface. The Board of Adjustment granted a variance to allow a basement to be built on that piece of property. FEMA feels like it is a life safety issue. The Board asked about an option to pull that particular property out of the flood program completely. That was not mentioned last week, however, FEMA has less requirements than the state. FEMA wants a plan in place by March 30th how each property on the list will be dealt with. Those that will need to go to court, must show the court filing. FEMA suggested starting with this one because it is the most difficult.

If they are noncompliant they could be blackballed but this is considered life-saving if there are bedrooms in the basement. There are other insurance programs besides FEMA, however the federal grant monies go away, etc. if the FEMA programs are not used. There will be another call with FEMA next Tuesday at 1 p.m.

WIND REGULATIONS - The Planning Commission will be discussing this at their meeting tonight. If they are comfortable with the regs, the next two Planning Commission meetings will be open public hearings. Commissioner Pelton asked if the Board would consider a moratorium for four months or until May 1 to be able to get the new regulations adopted before more wind energy applications are submitted.

Commissioner Pelton would like input from the Planning Commission on the moratorium. This would give them enough time to finish the regulations. If an application came in, they would have to add all the new regs as conditions to the permit. On the last project, the application came in and then the public wanted new regs.

Commissioner Bauder was in favor of a moratorium until the new regs are adopted she asked if this would be done by resolution in a business meeting and whether the solar power regs are being worked on at the same time? The solar power regs are not being worked on at this time. The Planning Commission decided to address one thing at a time. It was suggested to adopt a moratorium for both wind power and solar power if that is what the Board wants. Battery power regs need to be worked on as well. All should have moratorium until the Board can adopt regulations. The Board agreed to a moratorium on wind and solar moratorium projects at this time. Separate resolutions will be adopted.

The meeting recessed at 9:38 a.m. and reconvened at 10:01 a.m.

ANNEX - Trae Miller, Chance Wright and Mike Brown met with the Board to discuss purchasing of materials for the Annex project. Mike Brown has been purchasing the materials and putting them on his account. He stated that he is not the general contractor but the construction manager and would not typically do this for projects. Trae Miller asked if the county would be willing to carry the supplies on the county account to be reimbursed by the grant for the project.

Chance Wright expressed concern as to who would be responsible to sign for the deliveries. He does not want to sign off on something that he does not know what has been ordered and delivered. Mr. Brown does the ordering and watches what is being spent in the budget. The project is being paid for by a grant obtained by Logan County Economic Development which is passing through the county. Also, by purchasing the supplies through Mr. Brown's account, there is sales tax being charged on the supplied. The county should not be paying sales tax. It was agreed that Trae Miller and Chance Wright will meet to approve the billings before they are submitted to the Finance Department.

There being no further business to come before the Board, the meeting adjourned at 10:12 a.m.