

Logan County Commissioners Work Session
March 11, 2025

Present: Mike Brownell, Jim Yahn, Jerry Sonnenberg, Alan Samber, Debbie Unrein, Marilee Johnson, Trae Miller and Jennifer Crow.

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

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

REVISIONS TO THE WORK SESSION AGENDA – Jennifer Crow asked if the Board would like to donate tickets to the Family Resource Center Mystery and Masquerade Gala on Saturday, March 15th at the NJC Ballroom. The Family Resource Center also issued an invitation to the Commissioners to attend. Tickets are \$50 each or a table of six is \$275. The Board agreed to donate two tickets to the Jo Dee Messina/Clare Dunn concert. Commissioner Sonnenberg has RSVP'd his regrets that he cannot attend.

Under New Business, Commissioner Yahn spoke with John Weisgerber of the Colorado Flat Landers Car Club. The club is having their annual meal at the Elks Lodge on Friday, July 11, 2025. This at the same time July Jamz is at the Courthouse Gazebo. They would like to be able to reserve the fourteen (14) parking spots on Ash Street during July Jamz so that their members who have handicapped parking permits could park their cars in those parking spots. They will need the parking spots starting about 4 p.m. He is also talking to the Presbyterian Church as they will have about 100 cars downtown and need more parking.

It was suggested that they ask the City of Sterling to close Ash Street for the handicapped parking. They could allow traffic in on one end to show the handicapped parking permits. Vendors need to be able to gain access to the Courthouse parking lot for July Jamz. The vendors could enter the parking lot through the exit or through the County Express exit. The Board agreed that Mr. Weisgerber should talk to the City of Sterling to request that they close Ash Street on that afternoon.

HB21-1110 PROGRESS – Commissioner Sonnenberg reported that he had talked to El Paso County. They have budgeted \$600,000 for their website accessibility. Weld County didn't know what their website accessibility was going to cost because each department takes care of their own website. They didn't add it all up for him, but they thought it would be close to \$500,000. Weld County suggested that we look into Civicplus. Allyant's quote included the amount to tell us what the website accessibility issues were, but it did not fix the issues for \$35,000.

Jennifer Crow had a zoom meeting with Civicplus last week but does not have a quote from them yet. They have built websites for Grand County, Teller County, and Broomfield Counties. They have a feature called Audioeye. It allows the handicapped person to click on the icon and adjust the website colors and the font and contrast themselves to make it so that they can see it better. The sales rep was supposed to get back to her before Tuesday. They can do the whole website for the county or just the accessibility piece. Grand County uses Civicplus for their minutes and agendas and it will pull those right into their websites. Commissioner Sonnenberg said that it was Grand County that he was told about also that was very pleased with Civicplus.

Commissioner Sonnenberg suggested that we reach out to the companies that Jerry Casebolt had talked to last year to get updated proposals from them to meet the guidelines by July 1st. Commissioner Brownell asked if the county decides not to spend the money and just puts up a very simple website without all of the documents available, can the county be held liable in that regard. He suggested that a statement be put on the website that the documents are available by contacting the department. It's possible that there would be backlash from the public. Alan Samber commented that there are title companies that access the filings of the Clerk and Recorder's Office and pay a subscription fee to be able to do title searches remotely. Commissioner Sonnenberg thinks that the Clerk's recording information is separate, they are already separate and would not need to be taken down.

Alan Samber stated that the law is slowly evolving to where we are saving money on printed publication of notices because the law has gradually started allowing us to do those things on our website. If you lose that, there's going to be a cost. The Board discussed whether the delinquent tax list could be published on the website rather than in the newspaper at a cost of \$4,000.

Commissioner Sonnenberg stated that if the County were to be sued as part of a class action suit \$30,000 - \$50,000 is nothing. He suggested getting updated RFPs from the two companies that Jerry Casebolt contacted last year and then getting the quote from Civicplus and Allyant and then decide. Alan Samber feels that the July 1 deadline is more of a hard deadline and not just a deadline for making progress.

IRIS DRIVE AND CR 37 INTERSECTION - Commissioner Sonnenberg and Commissioner Yahn met at the intersection of Iris Drive and County Road 37 yesterday. There was no decision made but they decided to continue with the status quo. Mike Burri was asked to tell Scott Schaefer to go ahead with his original plans, the County is not interested any more. Schaefer was not happy that the Board delayed his subdivision application. The Road and Bridge Department is going to put counters out to see what kind of traffic there is on that road and what speeds are traveled on the road. There may be an option down the road to buy that corner from the new owner.

Commissioner Yahn asked Doug Stumpf to look at the intersection. He had worked as an engineer for CDOT for a number of years. One of his first comments was to ask what the traffic pattern of emergency vehicles is. He was told that it would be Iris Drive. The ambulance goes to the hospital on that route from the Walmart area, all of Country Club Hills, anything to the west and, they come down Iris Drive right to the hospital, so shutting off Iris is not a good idea. There is also a lot of school bus traffic on Iris Drive. The Board agreed to wait and see what information the traffic study provided. It would be nice to have data on accidents but there may not be that many accidents between two vehicles, usually it is a one car slide off and such.

AMBULANCE SERVICE RFP – Commissioner Yahn met with Chief Ritter and two firefighters to go through the RFP to make sure the language was right and what we were looking at was right. He will meet with Debbie Unrein to get the RFP ready to send out. Notice will not be given to Wakefield until such time as the RFP is out and there are responses coming back.

LANDFILL FREE CERTIFICATES - Josh Klein has received calls from a couple of individuals in the Town of Iliff. Those people do not get the free certificates as Maricks put their rollout units in Iliff for the town cleanup days. This person would qualify for a senior citizen certificate. Jennifer said that he was in the office yesterday asking about the free certificates.

SUNSET MEMORIAL GARDEN CEMETERY PLOTS – Mr. Carl Mahaffey was asking about the plots at the Sunset Memorial Gardens plots. Someone wanted to transfer a plot to him. Apparently, it states in the

City/County IGA that plots cannot be transferred unless they are transferred to a family member. The City was concerned when they received the records for the cemetery that they were in such poor condition that they did not want to be getting graves mixed up. There is new technology that should be able to determine if there is a grave that is already being used. The Board asked Alan Samber to look at the IGA and see if it could be modified to allow for the plot to be transferred to someone else. If it is their property, they should be able to sell it or transfer it to someone else.

TRAE MILLER – Trae Miller, Logan County Economic Development Director met with the Board. He discussed the State Land Board site near the County industrial park. He received a call from the Economic Development Administration last week. There is a grant program that they're eligible for from a disaster recovery standpoint through the EDA. It is for job creation and other things.

He has talked a lot over the years about that site and tried to figure out how we can get some infrastructure put in place to make a more shovel ready industrial park site. That location, the 100 acres off the highway, is really tough, from a topography standpoint and from an infrastructure standpoint. With the Scouler project underway on the rail line the thought was, what if we were to pivot closer to that site and be able to pull in some of that infrastructure. Highline is going to have some electrical capacity right there, so we could theoretically stub some of that in.

According to Trent at EDA, we can move forward with something if we have an LOI with the Land Board or at least a path to do something with it over the next six months. We have to submit a proposal to them and tell them what we want. Miller has talked to the rail contractor that's doing the Scouler project. They have sent a proposal to do a concept design on 100 acres at a cost of \$4,000-\$5,000.

Miller hopes to send something to the State Land Board and see if he can get them to engage and move forward with that conversation and then he can work on starting the infrastructure. He would submit for an EDA grant, to purchase the land if that would be preferable to the County. To have site control over there would be a huge step for the community.

Miller explained that there's an entity that he has been talking with for many years now. They need to make some decisions in the next couple of years on a new plant that they're planning to build. Rail is going to be a big piece of that. Probably 10-20 acres is what they would want. It could be a good precursor to get that project rolling over there. The other tough thing with the EDA is they always want a guarantee. They want people to say that they're going to bring jobs if they award the grant.

Miller reviewed the land owned by the State Land Board with Commissioner Yahn and the Board and the boundaries of the landfill. He was told by Matt Chrisp that there is room for expansion for the landfill for at least the next 20 years.

The Amazon facility is coming along. He has not had contact with them in quite some time, as there is no need for his involvement any longer. The Board thanked Mr. Miller for the update.

There being no further business to come before the Board, the meeting adjourned at 9:58 a.m.