

## **Logan County Commissioners Work Session**

**March 15, 2022**

Present: Byron Pelton, Jane Bauder, Joe McBride, Alan Samber, Rhonda Chrisp, Debbie Unrein, Michelle Hoff, Ashley Smith, Marilee Johnson, Rob Quint, Matt Chrisp, Peggy Michaels, Patty Bartlett, Coe Cliffton, and Jerry Casebolt.

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 8, 2022 as written. Commissioner McBride seconded and the motion carried.

**REVISIONS TO WORK SESSION AGENDA** – Commissioner Pelton added Heritage Center request for use of the Court House square and County Clerk signature for grant funds for electronic recording technology board.

**REVIEW AND APPROVE HUMAN SERVICES SCHEDULE OF BILLS** – Ashley Smith met with the Board to review the Logan County Department of Human Services schedule of bills dated March 14, 2022. The Board approved all bills and payroll as presented.

**REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS** – Rhonda Chrisp met with the Board to review the Logan County schedule of bills dated March 15, 2022. The Board approved all bills as presented.

**REVIEW BUSINESS MEETING AGENDA** – The Board reviewed the Business Meeting agenda for March 15, 2022. The Board postponed definitely until March 29 Resolution No. 2022-16, Kyle McConnell subdivision exemption.

**HERITAGE CENTER** – The Heritage Center in partnership with the CSU Engagement Center and the Logan County Arts League will host a celebration of Older Americans Month. The Board approved to waive the deposit and fees for use of the Courthouse Square/yard for the “Aging on the Square Celebration”.

**PAM BACON** – The Board approved signing a grant for the County Clerk from the Electronic Technology Board.

**JOE McBRIDE**- gave an update on the price property that him and Rob would be going to inspect the property for progress on Wednesday and take photographs and get started on that project.

**GRANT WRITING** – Alan Samber. Logan County Attorney explained the specifics of the grant contract to the Board. The Board approved moving forward with the contract for grant writing.

**RFP FAIRGROUNDS BUILDING -JANE BAUDER-** gave an update on the building at the fairgrounds, showed the final floor plan, what the front entry would look like and landscaping or cement with maybe some landscaping on the edge. There was a door added between the bathroom and the mop room to get to the cleaning supplies without getting into the building. Getting down to the very end details and putting an end date, hopefully December 31. Waiting until after fair to start so there are not any issues during fair. Delaying the start date until August 15 and not sure on a final completion date. The Board discussed putting up a coming soon information board at fair, with drawings or floor plan during fair so the public can see the project. Talked about bids and the money so we can make sure we can cover the money with the prices of everything going up.

**JERRY CASEBOLT** – Flood meeting, the state was awarded funds to hire outside contractors to survey the flood plain for FEMA. Two years ago, looked at lower South Platte and redid the mapping with the new technology from Greeley to the state line. The surveyors are now looking at all other drainage areas in the County, the Sand creek area the Pawnee and those have already been mapped and doesn't think those will change or affect. Zone A is the worst flooding area zone and is already mapped out and really if there is changes it will be one foot one way or the other. The regulations from these would not go into effect until 2025. Jerry explained a different public meeting he is attending and putting on and they are trying to get the small towns governing bodies back together. The first one will be on Aging project that CSU is working on and maybe talk about cybersecurity because attacks on local government has gone up by about 30 a week. Hoping to make those meeting more interactive so if someone has a question about wind energy they can ask you upfront about that instead on the back end. The Board is going to have Jerry go to the flood plain meetings to keep the Board informed.

**PEGGY MICHAELS/PATTY BARTLETT – COMPUTER INFORMATION CONCEPTS** – Contract for switching software vendors from Tyler to Computer Information Concepts. County Assessor Peggy Michaels and County Treasurer Patty Bartlett feel this conversion will save the County money over a ten-year period. They already have funds in their budgets for the higher amount from Tyler so additional funds will not be necessary as CIC software is a lower cost. Alans Samber has already looked over the contract. They have been looking at switching for a few years, the level of service will be much better than they currently will have. The only downside is that it is a conversion and that will be uncomfortable but conversions usually are. They want to switch because the customer support is lacking and there are a few other items that will make it easier for them to use and the cost savings to the County. They both will adjust their software cost in the next budget but it should be a cost savings. A representative from Computer Information Concepts answered questions that the board had about the conversion of data and response time for customer service. This change will make them more seamlessly synced and will make the process flow better with this integration.

The meeting recessed at 9:36 a.m. and reconvened at 10:23 a.m.

**JEFF REEVES** – Request consideration to increase starting pay wage for Road & Bridge seasonal temporary employees for the mowers. Currently starting wage is the minimum wage of \$12.56 and is a grade one, with no benefits. We are having hard time finding people and the few retired individuals that we had working for us have fully retired and are not going to do it anymore. Last year we were short mowers all year and were behind on mowing all year. I have had two gentlemen come in and they will work because they don't need the benefits but were wondering if they could hire at a higher wage. Commissioner McBride suggested that Jeff offer an amount closer to midpoint range. Jeff clarified that he doesn't want to change the grade but just the hiring starting wage.

## **UNFINISHED BUSINESS**

**FEMA** – Rob Quint stated there are two properties that are both a tenth below regs. When you add the foot of free board that puts them at one tenth. These two properties boil down to cost and we have never really had anything that made them want to move forward. There are two other properties that have additions which we can work with. The shop buildings they become a bit of a problem. I have still not had an answer on how you, dry flood proof a pole building that sits on a sand pad. They kind of switched gears on large buildings that is our problem. When we get to agricultural buildings they don't qualify for flood vents they want dry flood proofing. They do treat ag buildings differently. We don't have a lot left don't know that any of them are

simple and everything else has been resolved. We have seven problem properties still to deal with. The County has to have a proposal of how they are going to move forward by March 30, 2022 on how the county will mitigate these seven properties. They want to know what the county's skin in the game would be. County Attorney Alan Samber said there may be some grants available to help with getting these properties into compliance for FEMA. Commissioner Pelton would like to move forward with seeing if the County can get grant funds to help get the properties into compliance. Commissioner Pelton wants to let the landowners know about the grant funds and see if the County can get permission to have access to the properties. There are two properties we don't have access and will have to take them to court to get access to the property. Some may benefit from the grant program. They want to see, in the plan, if we are going to act, regulate and enforce our own regulations or how you want to precede to enforce. Commissioner Pelton wanted in the plan, step one, we will ask the owners for permission to access the properties. Commissioner McBride asked if we could get a draft to look at ahead of time if needed? Alan Samber said he would email a draft to them. Discussion was talked about on another property about remediation. Rob said the basement would need to be filled in and the mechanical has to be raised up as well. The county has options that we could help fund that and at some point, the county has exhausted our resources. Alan said they would not be quick to give us that. In a perfect world would need to take that basement footage and transfer that same to the main house because the main house is above flood plain. It is the one-foot free board that gets us and ties us in forever. We have four roughly that we probably will be able to work with but the others not. Commissioner Pelton said we can show the owners the plan with FEMA, explain grant options and ask to get on the property. Rob said we need a schedule of the steps, when we are doing this and then what next option will be. Alan asked if all of these properties are in the hazard flood areas, he assumes they are located there. Alan said he will work with Rob to put a draft together and email over by Friday for the phone call with FEMA. Will need to be finalized shortly there after that or we will be on probation for a year. If this goes away then they will want us to pull all of the new permits that has been issued from this time period forward and that include road and bridge permits. Any road permits and culverts.

There being no further business to come before the Board, the meeting adjourned at 10:50a.m. on March 15, 2022.