

**Logan County Commissioners Work Session
March 5, 2024**

Present: Mike Brownell, Joe McBride, Jerry Sonnenberg, Alan Samber, Rob Quint, Kristan Lange, Debbie Unrein, Marilee Johnson, Rick Cullip, Brett Locke, Jeff Rice and Jennifer Crow.

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

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner McBride moved to approve the minutes of February 27, 2024 as written. Commissioner Sonnenberg seconded, and the motion carried, 3-0.

REVISIONS TO WORK SESSION AGENDA – Commissioner Brownell added two items to the Work Session agenda. One is the possibility of selling water to a county resident to water trees. The second is adding insulation to the new building at the fairgrounds. Commissioner McBride added discussion of a request for railroad ties for under new business.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – The Board met with Kristan Lange to review the Logan County schedule of bills dated March 5, 2024. All bills were approved as presented.

REVIEW OF BUSINESS MEETING AGENDA – There were no concerns stated.

THIRD AND MAIN STREETS BULB OUTS – Mr. Locke was not present yet. Commissioner McBride explained that the previous Board had approved the Road and Bridge Department's assistance with demolition of existing concrete on the southeast corner of Main Street and Third Street for the City's street project. The City of Sterling will construct new bulb-outs at the southeast corner of Third and Main Streets on the Courthouse Square, like the bulb-outs at Main and Second Streets. Apparently, the bulb-outs improve the safety of the street crossings for pedestrians. There is no cost to the county. The incline into the street is more gradual than the step down into the gutter and the little round circles are possibly for the blind so that they can tell where the intersection is.

Brett Locke joined the meeting. Locke, Engineer for the City of Sterling, met with the Board to discuss the Bulb-outs on the southeast corner of Third and Main Streets on the Courthouse Square. He explained that SURA (Sterling Urban Renewal Authority) is planning to be replacing a bunch of sidewalks downtown. The city did the bulb-outs on Second Street and Front Streets. The southeast corner of Main and Third Streets has a bunch of paving stones and brick and exposed aggregate. The bulb-outs in other locations are done with stamped concrete in a slate pattern with colored concrete. There are also raised planters. Locke would like guidance from the Board on how it should tie in with the planter and the aggregate concrete walkways that are in place or if the Board wants to do something different to blend in.

The Board will walk down and look at the bulb-outs on Main and Second Streets after the business meeting.

DON CAREY PURCHASE OF WATER FOR TREES – Commissioner Brownell reported that Don Carey has asked if he could purchase approximately 20,000 gallons of water from the county for his trees. Mr. Carey has been purchasing water from the City of Sterling, but they no longer want to sell him the water.

Commissioner Brownell did some checking with the Lower South Platte Water Conservancy District (LSPWCD), and they looked up the well at the fairgrounds. The well is permitted for agricultural, industrial, and domestic use. When he asked if it would change anything if the county were to sell some water from the well, they said if we aren't selling much more than we utilize now for county purposes, that it really wouldn't affect us that much. We are already paying to augment that well and our depletions are way less than what it is augmented for currently. From a water law standpoint, we probably should not have any problems.

Mr. Carey hauls about ten loads a year in a 2,000-gallon tank. Commissioner Brownell said it would probably not be a big burden on the Buildings and Grounds staff. The county will have to figure out how to bill Mr. Carey for the water. Commissioner Sonnenberg asked if there will be any unintended consequences if we start selling water? Will we suddenly have people wanting to buy water for their cattle?

Alan Samber stated that he is not very well versed in water law, so he is probably not much help from a legal standpoint. Commissioner Brownell made the point that if someone has an emergency, if their well goes down and they need to haul water to their cattle for a few days and they don't have water available at their own place somewhere, would the Board be opposed to selling people water? Commissioner Sonnenberg agreed that it would be good to help in an emergency. He asked if there is a possibility that we may exceed the capacity of our water right itself on what we're allowed to use and have to augment more?

Commissioner Brownell agreed, we don't want to put the county in a bind, and we need to cover expenses. When he asked LSPWCD about it, they said if we were going to sell anything in any quantity, that we would need to visit with Logan Irrigation District and plan on augmenting more. Commissioner Sonnenberg asked if we know how much water the county can use from the well. Commissioner Brownell agreed to find out. Unless we sell a lot of water, it's probably not going to affect us at all, his contact at LSPWCD told him we're probably over augmented.

Commissioner Sonnenberg asked when Mr. Carey would like to have the water for his trees. Commissioner Brownell said Mr. Carey probably would like to have the water at any time, as we have not had a lot of moisture this winter. Commissioner Brownell will investigate the fairground's well issue more and find out what the fairground's well annual consumption is, how much water Mr. Carey will need for the year, and what the annual augmentation is.

Commissioner Brownell will ask Mr. Carey what he had been paying the City of Sterling for the water from the treatment plant. Alan Samber said there is no need for a formal agreement, it is basically a license to use the water from the well until the county decides he is no longer allowed to use the water.

HVAC ISSUE AND INSULATION FOR FAIRGROUNDS BULDING ADDITION –

Commissioner Brownell explained that he had gone out to look at the new building addition at the fairgrounds. He is very impressed with the progress being made. Windows were installed yesterday. Interior framing is going up.

Commissioner Brownell asked Rick Cullip to join the meeting to describe a heating and air conditioning ducting issue. Mr. Cullip explained that the main support beams are narrower at the sides of the building and then get wider towards the middle. The design shows the main HVAC trunk line is going to be an exposed 40" line coming out of the center of the building and then branching off going to the north and south with equal distance. That main support truss comes back down and is about 38" deep. Then we put a 40" exposed duct below the bottom of that truss, the bottom of that duct would be at 9" 7" from the floor. Cullip's suggestion to the architect is to move that duct all the way to the north end up higher and instead of having two branches, have all four branches coming off going to the south off of that main trunk. They're looking at that now on CFMs how that will collate into that placement, and then whether we need to leave that RTU outside where it's at or move it to the north.

Cullip then discussed the north interior wall going from the new community center to the existing indoor arena. Cullip noted that he is treating it as an exterior wall, because obviously it is not heated, the insulation is just beat down, it is only about an inch thick. It would be good to re-insulate that wall prior to the sheetrock going up. Cost will be around \$2,500 with R30 insulation going in.

The Board agreed that it would be a good investment to insulate that area. The overhead door was discussed as well. It is not insulated and will be a cold spot in the room. The design includes a barn door that will cover the overhead door. Mr. Cullip suggested that the Board consider upgrading the overhead door to be an insulated wood look door and eliminating the sliding barn door. He has the architect checking on that as well. Cullip estimates the cost of the insulated door to be around \$6,000-\$7,000 and a decorative door much more. The Board asked what the cost of the barn door in the design would be. He did not have the information on that for this meeting but estimates it to be upwards of \$15,000.

The Board agreed that the ducting has to be changed. Mr. Cullip mentioned that a manlift could not be brought in with a person standing in it under the support beam. The person would have to duck down to get underneath the duct. The pad outside has not been poured. Now is the time to make the change, it may require a small amount of extra duct work. Mr. Cullip doesn't think the labor will change that much in shifting the duct work and whether the pressure comes back on how they'll be able to tab it with balancing that room, based off that design will be the

only limitation. The Board agreed that Mr. Cullip be allowed to have authority to make that call rather than wait for the Board to have another meeting to approve.

RAILROAD TIES FOR RIVER TRAILS – Commissioner McBride explained that Bob McCarty called and asked about the railroad ties that the county has at the shooting range. He asked if they could use some for the river trails. Commissioner McBride has discussed this with Dave Appelhans. Appelhans is okay with this as long as he can select which ones they take. Commissioner McBride wanted to get the Board’s approval and then he will put Bob in contact with Dave Appelhans. The Board agreed that the railroad ties could be used for the river trails project.

There being no further business to come before the Board, the meeting was adjourned at 9:28 a.m.