

**Logan County Commissioners Work Session  
November 26, 2024**

Present: Mike Brownell, Joe McBride, Jerry Sonnenberg, Alan Samber, Kristan Lange, Debbie Unrein, Marilee Johnson, Eric Alcorn, Michelle Alcorn, Byron Pelton, 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 the November 19, 2024 Work Session as written. Commissioner Sonnenberg seconded, and the motion carried, 2-0.

**REVISIONS TO THE WORK SESSION AGENDA** – Commissioner McBride had a request from the City for benches. Chairman Brownell added this under Commissioner Staff Issues. Chairman Brownell added a property complaint west of Sterling.

**REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS** – The Board met with Kristan Lange to review the Logan County schedule of bills dated November 26, 2024. All bills were approved as presented. Chairman Brownell reminded the Board that the purchasing policy needs to be discussed. Commissioner McBride suggested that the Board may want to wait to get the opinion of Commissioner-Elect Yahn. The Board may discuss in a future work session if Mr. Yahn is present as Debbie Unrein has given them ideas that she would like to see incorporated.

**ERIC AND MICHELLE ALCORN RE MAIL DELIVERY TO 12595 CR 33** – Eric and Michelle Alcorn met with the Board. They thanked the Board for their help with the new access road and said that it is working very well. They have had no issues with the road. They went to the postal service and requested to move their mailbox close to where the Road and Bridge Department’s mailbox is. They were told by the Post Office that it was going to be shutting off their mail service completely because they should not be receiving mail. They were paying for the mail service out there for three or four months. The Post Office told them that they could buy a box in town to receive their mail. The Post Office has shut their mail off completely and they are not delivering it. The Postmaster said that she does not recognize the property as a livable property as it is listed as vacant land by the Assessor.

They spoke with Rob Quint and Lisa Williams in the Planning and Zoning Office, both of whom have been extremely helpful. However, there is no recognition that they can provide that the Alcorn’s RV is their permanent dwelling for Logan County. They have a Colorado state water well, they also have a Colorado-permitted septic system. Their RV is sitting on a concrete slab, and their plumbing is permanently tied into their septic system with hard pipe, not flexible pipe. The Alcorns asked if there was anything that the county could do to recognize their living arrangements so that they could receive their mail.

Mr. Alcorn said that they went to the Assessor’s Office where he was told that there was nothing that they could do unless they put a permanent structure on the land. The structure has to have a bathroom and kitchen in order to be considered a residence. He said that they are not the only ones in Colorado that live this way and that receive mail.

Commissioner Sonnenberg said that they have asked County Attorney Alan Samber to look to see if there was anything that could be done. He also asked Mr. Alcorn if the Postmaster provided a policy statement or something in writing that says why they will not deliver mail to him. Mr. Alcorn said that it’s because Logan County has not put it on the Assessor’s map that they are permanently inhabiting the property. Commissioner McBride asked Alan Samber if he had any contacts in El Paso, Park, Elbert, or Jefferson Counties. Apparently, those places

allow full-time living in an RV on your property. Some counties like Denver and Larimer don't allow it. If we could get whatever their policies on it look like, that might be helpful.

Rob Quint joined the meeting. By law, the Assessor cannot call vacant land residential. He explained that part of the issue is the post office won't recognize the property as residential. The post office will go on the Assessor's website and pull up the property and see that it's vacant land.

Rob Quint reported that the Planning and Zoning Office has had a number of problems with the local post office. When the Planning and Zoning Office creates new addresses, it notifies 911, the post office and the Assessor's Office. The post office never acknowledges receiving the letters. Lisa has to send it to the post office at least two to three times for every single address and finally sends an email in order for them to recognize the address. Quint has filed a complaint, and it helped for a short time.

Alcorn also filed a complaint through the United States Postal main office in Washington, DC. Mr. Alcorn has corrected the address with Google Maps. It was located in the middle of the Logan County Road and Bridge shop property. It will take some time for Google Maps to approve the change.

There was discussion about permitting the property to be used as an RV park. The land use would change to commercial and Ag. However that type of permit is for temporary RV parking. The property is zoned Ag. The Board does want to help. They want to find out how other counties are handling the situation. The Alcorns have a temporary mailbox setup at Shipping and Stuff in Sterling. They will let the Board know if they hear back from the post office regarding their complaint. The Board will schedule them in on the December 10<sup>th</sup> Work Session.

**COMMISSIONER PROCEEDINGS OCTOBER 2024** – Commissioner McBride moved to approve the Commissioners Proceedings for October 2024. Commissioner Sonnenberg seconded, and the motion carried, 3-0.

**BENCHES FOR CITY OF STERLING ICE SKATING RINK** – Commissioner McBride received a call from Chance Wright of the City of Sterling. They would like to borrow five of the county's benches to use around the ice-skating rink being set up. The Board agreed that the City could borrow the benches and would have Chance get in touch with Rick Cullip.

**PROPERTY COMPLAINT WEST OF ROAD AND BRIDGE SHOP CR 33** - Commissioner Brownell reported that he has received several phone calls about a property east of the Road and Bridge Department on CR 33. The property owner is bringing in some telephone poles or REA poles he assumes to repurpose them in the future. Neighbors are concerned about the unsightliness and the potential for fire danger. He visited with Rob Quint yesterday and that property is zoned Ag. It is similar to a lot of Ag properties in the county. Commissioner Brownell told the caller that there is not too much that can be done because it is an Ag property. The Board agreed that people that own property can do things on their property as long as it doesn't harm a neighbor.

There being no further business to come before the Board, the meeting was adjourned at 9:31 a.m.