

**Logan County Commissioners Work Session
October 29, 2024**

Present: Mike Brownell, Joe McBride, Jerry Sonnenberg, Alan Samber, Jim Yahn, Kristan Lange, Debbie Unrein, Marilee Johnson, Rob Quint, Rick Cullip, Carol Neff, 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 October 22, 2024 Work Session as written. Commissioner Sonnenberg seconded, and the motion carried, 3-0.

REVISIONS TO THE WORK SESSION AGENDA – There were no revisions.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – The Board met with Kristan Lange to review the Logan County schedule of bills dated October 29, 2024. All bills were approved as presented.

REVIEW OF BUSINESS MEETING AGENDA - There was no discussion.

WAIVER OF FEES FOR NON-PROFIT RENTALS – Rick Cullip met with the Board and would like to try to make it work uniformly every time that there is a completed fairgrounds rental application. When the request is sent over to the Board, the total due is what it would actually cost if the group were renting the facility, including tables, chairs plus any extras. The Board will actually see the total amount due. If there is a request made for the fees to be waived, the Board will determine what amount of the fees will be waived. In the past, they have not collected the fees, but they have written “no charge” on the form. This has been done primarily with youth events but now it comes into question whether it should be both youth events and educational events. Which events actually qualify as a youth event? Rick will attach a sticky note to the form with his recommendation on the form and then the Board can make a decision and return the form to Rick.

Commissioner Sonnenberg commented that would be appropriate. Every application has a down payment that can be returned if the fees are waived, just don’t cash it. The group can write a note to the Board as to why they would like the fees waived. The note can be attached to the application as to why they think fees should be waived. The 4-H groups, for example, will not be difficult, a little note that says, “This is the 4-H annual dinner, or something to that effect, etc. and we would like to have the fees waived.”

Chairman Brownell commented that NJC people are scheduling more events and at times they’re wanting extra services and working the arena. Having the completed application for the NJC events would be helpful as well.

Rick stated that he had to receive clarification on their idea of a “traded day.” There have been a few days where they have been “kicked out” of the indoor arena because of a wedding or because of setup for an event and they have practiced outdoors, but they still practice. He asked them what they meant by “traded day.” He went back and read through the contract, and it states that it’s primarily indoor arena time. That’s something the Board will need to take into consideration.

Alan sent an email with relevant portions of the contract highlighted in yellow. Those portions need to be read together. That explains how the sharing and prioritizing occurs between the county and NJC. He will review the contract again as he was asked for clarification on several questions.

Rick stated that it wasn’t as much of a situation with the indoor arena as it is now with the new area. They might have been kicked out for three Fridays in a month or two Thursdays and Fridays in the last month, it was a wash before, but now it’s moving over into the new area as well. Now it’s a completely different area that they are

wanting to use and calling it “traded days.” Commissioner Sonnenberg suggested that it might be good if the Board would sit down with NJC officials concerning the contract.

BUILDINGS BY DESIGN RETAINAGE RELEASE - Rick Cullip stated that Buildings by Design is asking if the retainage can be released. There is no reason why it should be held. Everything works on the building. All of the little things that had issues have been repaired. The one major issue they did have was a door closer that was leaking oil, so they ordered a new closer and replaced it. Alan Samber asked if Buildings by Design had paid all of their subcontractors.

Rick stated that some of the money is being withheld and he is being asked by subcontractors when they are going to be paid. Rick told them to talk to Buildings by Design. The building was not complete up until last week – the end pieces for the fire sprinkler for the outdoor porch area are now installed and completed.

Alan Samber stated that on projects of this type we’re supposed to publish a notice. If anybody has any claims for unpaid labor or services performed on the project, they’re given a deadline, and they’ve got to submit a claim. He does not want to release the retainage if there’s a subcontractor that Buildings by Design has not paid. Alan will review the statute and determine if this project is one that needs to publish the notice in the newspaper. Rick will reach out to Buildings by Design and ask if there are any subs that have not been paid and why.

FAIRGROUNDS CAMPER SPOTS/COLLECTION OF LODGING TAX – Rick Cullip reviewed all of the camper spots that have be paid for since June. They have always done this on the honor system. There have been multiple people renting camper spots during events, weddings, weekend horse events, etc. They are rental specific, it’s not somebody just driving through town and renting a camper spot. We discourage it, unless they have livestock.

Rick asked for the Board’s direction, whether they would like to start locking power boxes or locking gates for those areas, etc. Commissioner Sonnenberg commented that if there is a wedding or some other event and they want to rent a camper spot, they’re not going to stay at one of the other private RV sites. He does not want to take business away from the private sector. The fairgrounds camper spots are currently \$15 each and \$15 per horse or \$30 per spot. He suggested increasing the price so that the camper spot is more costly and making the horse stall free. The private campgrounds are \$40 or \$45 per night.

Chairman Brownell added that we need to be collecting the Lodging Tax because it is an overnight rental. The city’s hotel tax is 5% and then they kick 1.9% back to the county. That would only be charged on the camper spot rental, not the stall rental. The reason it was never an issue before was that it was set up more as a stall rental. They were also camping, but they were renting a stall.

Commissioner Sonnenberg does not want to compete with the private campgrounds. Rick has reached out to both Jane Bauder and Tom Kiel. Neither one of them see this as a problem. Tom Kiel said he even refers people with livestock to the fairgrounds if they need a place to stay overnight. The fairgrounds are not advertised as campgrounds or promoted as such.

The lodging tax is designed to be collected on lodging that is less than 30 days. The camper spots during the fair are \$160 for the 30-amp spots for the week and \$200 for the 50-amp spots for the week. The 30-amps spots with no water by the old Road and Bridge shop cost less, maybe \$130.

The Board agreed to increase the price of the camper spots and add the 5% lodging tax amount to the camper spot and collect an even \$20 per night. The Board agreed to leave the gate open unless it becomes a problem.

If there is a wedding, people often will pay for camper spots instead of driving after being at the reception and drinking. Rick reported that one of the recent weddings the fairgrounds collected \$170 in camper fees. The Board

agreed that they would rather rent the camper spots to those people than see them driving home Saturday night after drinking. The camper spot fee will increase to \$20 per night and the livestock stall fee per night will stay at \$15.

EXHIBIT CENTER RENTAL DAMAGE TO DOORS – Rick stated that he is currently still working with the insurance companies for the renter and the individual that damaged the overhead door. The insurance company for the renter was extremely rude and claimed they don't even know these people and claimed they didn't ask them to come. They just came and set up and started serving food. Rick said that was a lie, but he is pushing on the insurance for the people that actually own the pickup and trailer and is waiting for a call back. He may have to get Alan involved but does not want to do that until all efforts are exhausted. Bucker's Unlimited representative Casey Decker and his assistant Teneille said that they would cover the cost of the repairs out of their pocket if they had to.

CAROL NEFF RE: BILL FEHRINGER – Carol Neff asked the Board if they had talked any more on Bill Fehringer and his FMLA and his PTO being run at the same time. Commissioner Sonnenberg answered that the Board did discuss it. The decision was that it is the County's policy and making an exception creates a whole different scenario or a number of scenarios, so they have decided to continue to follow the policy the way it was written until it is changed.

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