

Logan County Commissioners Work Session

October 3, 2023

Present: Jerry Sonnenberg, Joe McBride, Mike Brownell, Alan Samber, Debbie Unrein, Marilee Johnson, Jerry Casebolt, Jane DeSanti, Karen Torres, Nancy Pappas, Mandy Ritter, Marty Gaines, Trae Miller, Trevor Miller, Rob Quint, Marty Gaines, Jeff Rice and Jennifer Crow.

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

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner Brownell moved to approve the minutes of September 19, 2023 as written. Commissioner McBride seconded, and the motion carried, 2-0.

REVISIONS TO WORK SESSION AGENDA – There were no revisions to the work session agenda.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS –The Board reviewed the Logan County schedule of bills dated October 3, 2023. The Board approved all bills as presented.

REVIEW BUSINESS MEETING AGENDA – There were no additions or changes to the Business Meeting agenda.

STERLING BUSINESS NETWORK USE OF CLARENCE’S CORNER - Jane DeSanti met with the Board to discuss the use of Clarence’s Corner during the month of November and December by members of the Sterling Business Network as a promotional effort to draw people to shop downtown. The theme is Sterling, City of Sweet Adventures. They would like to transform Clarence’s Corner into a gingerbread house during the holidays by building panels that will anchor to themselves and will not disturb the structure.

The group estimates \$5,000 materials and labor. Local artists would be utilized to paint the artwork on the panels. An additional panel would be purchased for the rear of the building and used for families as a photo backdrop to take holiday pictures.

Ms. DeSanti used a cardboard model with magnets to show the Board her idea of what the panels would look like. She also sent an email with a short video presentation. The timeframe for completion is November 12th which is a week that many businesses have open houses. The Courthouse lighting is November 25th. She has reserved Clarence’s Corner from November 17th through December 22nd to serve hot chocolate. It will be open on Friday and Saturday during the holiday season.

The Board asked Ms. DeSanti what her request was, whether it is for funding, or for construction or for both. Ms. DeSanti said the request is for both funding, construction and also for storage of the panels in the off-season. She would like this to be an annual project. Ms. DeSanti has not requested funding from any other organizations yet. Commissioner McBride suggested that she meet with the Chamber of Commerce and Trae Miller with Economic Development to request funding for the project. Home Depot might be able to help with the project as they like to do these types of projects.

Commissioner Sonnenberg likes the concept but noted that the Commissioners would not have time to be the general contractors, to engineer it and to make it happen. He suggested that businesses might donate to fund the supplies and volunteers might be able to build it. Commissioner Sonnenberg asked Ms. DeSanti if she would come back in two weeks with a more defined plan. The Board will talk it over and see if there are options to be able to fund it.

The Chamber of Commerce meets this Thursday. The Board will check on the availability of funding with the Chamber of Commerce and Economic Development. Ms. DeSanti will check with Home Depot and other lumber yards and contractors and meet with the Board in two weeks.

FLOOD PLAIN ISSUE - Trevor Miller and Rob Quint met with the Board. Mr. Miller would like a building permit to build a 20 x 30 Ag building for hay storage on his property which is located in the floodplain. The original house, which is also located in the floodplain, was approved by a variance that was signed by Commissioner Rocky Samber. The Board suggested that Miller sign a statement that he acknowledges that the property is in the floodplain and that he takes responsibility for building the building in that location and the county has no liability. Rob Quint distributed a draft of a form that has been discussed for use when property owners wish to build Ag buildings in the floodplain. The owner/applicant acknowledges that the proposed structure is in a designated floodplain, and they acknowledge the inherent flood risks involved in building in the floodplain.

Commissioner Brownell commented that the homeowner needs to sign off on the building. A future owner might want to sell the property and the next person might want to sell the property and need floodplain insurance. This would protect the county from any liability where the county allowed the construction, but the original owner was well aware that due to the construction in the floodplain, they would not be eligible for FEMA flood insurance.

The Board recently met with another landowner that requested permission to build a storage building/shop in a similar situation. However, the elevation of that property was not known.

The Board agreed that these Ag building permit requests should be approved by the Board in meetings but would not need to go before the Board of Adjustment unless it is a residence. Alan would like to have this documented in the record of the meeting with the type of building, the type of construction and the location within the floodplain, and the floodplain elevation. Someone in the future will be able to see that the Board was fully informed when making the decision to issue the building permit. The Board understood what the construction was about, the mitigating factors and they made a decision that was well informed. The Board will discuss this again in two weeks on October 17th.

The county at some point may have to look at the floodplain regulations that were adopted. They were adopted just about word for word from the State Water Board. Codes keep changing and everything will have to be engineered. It will make it more expensive for everyone to do business.

NJC LEASE AGREEMENT – Alan Samber noted that the lease agreement needs to be renewed. Alan will follow up with Mike Anderson or Lisa LeFevre on this.

There being no further business, the meeting was adjourned at 9:34 a.m.