

**Logan County Commissioners Work Session  
August 6, 2019**

Present: Joe McBride, Jane Bauder, Byron Pelton, Alan Samber, Shannon Graves, Lindsey Reeves, Jeff Rice, Rob Quint, Trae Miller, Carl Van der Merwe, and Jennifer Crow.

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

**APPROVAL OF MINUTES FROM PREVIOUS SESSION** - Commissioner Bauder moved to approve the minutes of the July 30, 2019 work session as written. Commissioner Pelton seconded and the motion carried.

**REVISIONS TO WORK SESSION AGENDA** - TCenterpoint Energy price lock-in agreement.

**REVIEW LOGAN COUNTY DEPARTMENT OF HUMAN SERVICES SCHEDULE OF BILLS** - Shannon Graves met with the Board to review the Logan County Department of Human Services schedule of bills dated August 6, 2019. The Board approved all bills as presented.

**REVIEW LOGAN COUNTY SCHEDULE OF BILLS** - Lindsey Reeves met with the Board to review the Logan County schedule of bills dated August 6, 2019. The Board approved all bills as presented.

**CENTERPOINT ENERGY CONTRACT** - The price has been locked in for natural gas for 70% of usage for September - March at \$2.70. Last winter market price was paid at \$3.00. Commissioner McBride moved to approve the Centerpoint Energy contract locking in the price of natural gas at \$2.70. Commissioner Pelton seconded and the motion carried.

**CO-WORKING FACILITY UTILITIES** - The Board will ask Debbie Unrein to monitor the annex co-working space for increase in utilities. The county will pay the base rate and the increase in utilities will be paid by the co-working space.

**REVIEW OF BUSINESS MEETING AGENDA** - The Board reviewed the Business Meeting Agenda for the August 6, 2019 meeting.

**SILENT RAILROAD CROSSING** - Don Saling is working with his contact at the state to set up a meeting. There could be 100% financing available. A representative from NJC, possibly Lisa LeFevre, will be invited to attend the meeting.

**ECONOMIC DEVELOPMENT PLAN** - will need joe talked to peg and brad about 5 year plan, pulling numbers as if plan was in effect two years ago to look at. This is the bulk of the plan and should determine that first.

**COUNTY OWNED PROPERTY COUNTRY CLUB HILLS SUBDIVISION** a lot of interest in the properties. Rob Quint is working on a list of the all the land the county owns in Country Club Hill SD. It is possible that the agreement is that like the property cannot be sold. Joe will work with Rob to get the information to Alan to review. This property was set up to be maintained as a park. The county would not want to sell the land without consulting the hoa. The HOA does not want the property sold. Alan would like to see the plat so that he can advise

the board how to proceed.

**NJC FAIRGROUNDS LEASE** - The lease agreement with NJC ended in May 2019. Alan will send an e-mail to Mike Anderson to inquire whether NJC is planning to renew the lease agreement.

**MEMO TO TREASURER** - The Board discussed a memo to the Treasurer concerning payment of a credit card bill. The Board discussed the need to send a memo to every department concerning county policy to reiterate that the policy is the same for everyone. If they don't follow policy, their credit card will be canceled.

**IGA** - Alan does not have this ready.

**RV PARKING REGULATIONS** - Jane Bauder discussed the RV Parking Regulations. Currently there are no problems with those t. Set up policy for fines to give teeth when someone is not following rules. Need to give incentive to follow rules. No power or say if someone is in violation. Needs to let Alan know and he can send a letter. Try attorney letter first and courts work. Alan needs direction from department with violation. Have tried working with them and then Alan will talk to the board and the board will give Alan direction to file in court.

The meeting recessed at 9:29 a.m. and reconvened at 9:49 a.m.

**HOUSING FOR WORKERS** - Rob Quint and Trae Miller and Carl Van der Merwe met with the Board concerning housing for 16-20 workers in Logan County. The only option in the zoning regulations for this type of residential property is multi-family. The county does not currently have any property zoned for residential multi-family. Mr. Van der Merwe has found a property but the problem is that it is in the middle of Ag land. He is willing to purchase property and build dormitory type housing and would like to know if the Commissioners are willing to work with him on the zoning. The biggest issue is obtaining a well permit. It can take up to six months to get a commercial well permit approved.

Mr. Van der Merwe explained that the workers are DOT drug tested and are good, upstanding people. They make quite a lot of money and will not be a burden on the county's human services system. These workers cannot afford to do anything wrong to jeopardize their job. They cannot get any violations on their licenses as it would be termination as they are on the company's insurance. They are subject to random drug testing, and cannot be involved in fights at work or after hours or will be immediately terminated. It is a risk to house the workers in motels as other guests may be drinking and attempt to start fights. The workers arrive in March and leave just before Thanksgiving.

Various options for housing were discussed including temporary labor camps or areas zoned for tiny house living, and multi-family residential with hotel style buildings. Again, the problem would be getting the commercial well approved in a short time frame. Mr. Van der Merwe noted the biggest single problem he is encountering is water in Colorado. Domestic and commercial wells are required to file augmentation plans. Use of the old jail in the annex for employee housing was discussed. City zoning would have to be changed.

The Logan County Zoning Resolution isn't specific enough to identify a land use for temporary labor camp. Multi family residential is not accurate for this need. The zoning code isn't specific

enough to have a land use to what is requested. It is more a temporary labor camp. A conditional/special use permit was suggested and implementing the man camp regulations similar to the RV codes. Rooming and Boarding, Fraternity and Sorority Housing category may be able to be used, it is only allowed in the Multi-family Residential District but it could be amended to allow that type of use in Ag, Industrial, Commercial, etc.

The Board will discuss again further next week after more research is done on the matter.

**ADJOURNMENT** - There being no further business to come before the Board, the meeting adjourned at 10:35 a.m.