

Board of County Commissioners of Lincoln County
Agenda for January 29, 2025

- 9:00 Call to order and Pledge of Allegiance
- 9:15 Members with Roundhouse Preservation Inc. to discuss the restoration of the Lincoln County Roundhouse
- 10:00 Ted Lucero, Recovery Grants Specialist with DHSEM, to discuss FEMA funds regarding the 2023 flooding event in Lincoln County
- 11:00 John Palmer to discuss capital projects at the Lincoln County Fairgrounds
- 11:30 Renita Thelen to present the Colorado Parks and Wildlife Impact Assistance Grant Application
- 11:45 Review and act upon proposed Resolution #1148; a resolution for an exemption from the Lincoln County Subdivision Regulations for Richard Borders

-To be completed as time permits-

1. Approve the minutes from the January 14, 2025 meeting
2. Review December 2024 reports from the County Assessor, County Clerk & Recorder, County Sheriff, County Treasurer and Public Trustee
3. Review the December 2024 reports from the Colorado Counties Casualty and Property Pool and Workers' Compensation Pool
4. Review the Lincoln County Treasurer's Schedule of Receipts and Disbursements for the second half of 2024
5. Review and act upon a Credit Limit Change Request for Larissa Lukins
6. Review and act upon a one-year extension request for the Community Development Block Grant #23-639
7. Review and act upon an agreement with MGT Impact Solutions, LLC regarding the preparation of the Lincoln County 2025 Cost Allocation Plan
8. Discuss Lincoln County's representation on the Ports to Plains Board of Directors
9. County Commissioner reports
10. County Attorney's report
11. County Administrator's report
12. Old Business
13. New Business
14. Approve Payroll

The Board of Lincoln County Commissioners met at 9:01 AM on January 29, 2025. Chairman Wayne Ewing, Vice Chairman Robert Safranek, Commissioner Terry Jaques, Administrator Jacob Piper, and Acting Clerk of the Board Ryan Davis attended when the meeting was called to order. Clerk of the Board Corinne M. Lengel and attorney Kelly Lowery were absent and excused. Rick Ashcraft was in the audience.

Mr. Ewing called the meeting to order and asked Mr. Jaques to lead the pledge of allegiance, after which Mr. Ewing led the group in a short prayer.

Mr. Piper provided the Board with an updated list of board appointments.

Mr. Jaques moved to approve the January 14, 2025, meeting minutes. Mr. Safranek seconded the motion, which carried unanimously.

The Board reviewed the December 2024 reports from the County Assessor, County Clerk and Recorder, County Sheriff, County Treasurer, and Public Trustee.

The Board reviewed the December 2024 reports from the Colorado Counties Casualty and Property Pool and Workers' Compensation Pool. Mr. Piper noted that the claim filed in October for District One's loader that was struck by lightning was paid out and reflected in the report. He cautioned that, according to the auditor, the claim must be classified as a repair, which would cause District One's repairs line item to appear overspent. He suggested adding an insurance repair line item for the next budget cycle.

Lincoln County Economic Development Director Troy McCue and the members from Roundhouse Preservation Incorporated (RPI) arrived at 9:15 AM and included Deann Blevins, Roxie Devers, Dan Merewether, and Megan Hohl. Ms. Devers reported that all phase one utilities had been completed except for the gas meter, which she reported Tony Bandy had advised against installing until an appliance that consumed gas was added. Mr. Ewing said they needed the electrical hooked up for the bats' return in April. Ms. Devers replied that the meter was installed, so all that remained was for KC Electric to turn on the service and for the lines to be run to the locations where the ultrasonic bat-repellent devices were to be installed. Mr. Piper reported speaking to Grounds and Buildings Manager John Mohan, who had scheduled walkthroughs with two electricians next week to install conduit and outlets. Mr. Piper said the electricians would provide quotes before the next commissioner meeting. Ms. Devers asked if it was necessary to engage an electrical inspector. Mr. Jaques replied that they would need to pull a permit. He asked if the water came from a metered pit. Ms. Devers replied that she did not know but said the water was connected. Mr. Jaques asked what size water line was installed. Ms. Dever said it was an eight-inch water line. Mr. Piper commented that the RPI report indicated four inches for fire suppression and four inches for domestic use. Ms. Devers added that the sewer line was eight inches. She explained that she contacted the architect to revise the estimates for the remaining phases, who estimated completing a phase per year and factored in a five percent cost increase.

Mr. Jaques asked how much grant funding was available. Ms. Devers replied that the County had a \$250,000 grant and a \$35,000 grant available for phase two, which put them short of the phase two estimate of \$365,160. Mr. Jaques asked if that covered all the flooring. Ms. Devers said it would cover all the flooring except bay eight on the north side. The remaining bay would be completed later during the museum phase utilizing materials consistent with an authentic roundhouse. Mr. Jaques commented that the original roundhouse flooring was crystal treated and asked if they were permitted to build with crystal, citing that it was not allowed in residential construction because of its fire danger. Ms. Devers replied that they would use another building material if needed. Mr. Jaques asked if phase two included the fee for the archeologist that would be needed while removing the concrete. Ms. Devers said that the archeologist contracted during RockSol Consulting Group's soil sample testing cost between \$4,000 and \$5,000. Mr. Piper said the archeologist needed for phase two would only need to monitor the concrete removal and not conduct further testing. Ms. Devers added that all the first archeologists had found were partial pieces of insignificant items. Mr. Ewing asked how much of the existing concrete would be removed, to which Ms. Devers replied that she did not know but that it would need to be deep enough to fit the new flooring. Ms. Blevins said it should not be deeper than when they dug out the first bay.

Mr. Ewing said he did not see an item for removing the concrete, and Ms. Devers confirmed it was not included in the estimate. Ms. Devers suggested that RPI could apply for another grant to help cover the cost. Mr. Mereweather asked if the County could use its equipment to remove the concrete. Mr. Ewing replied that they could not, as he had spoken to Roy Brossman, who said the concrete needed to be chipped out and that he was concerned about breaking the glass windows with ejected concrete. Ms. Blevins asked if a concrete saw would be safer, but Mr. Safranek said it would be too labor intensive, and Mr. Jaques added that the concrete likely contained rebar. Mr. Ewing said that the only thing the County could do was haul the removed material away. Mr. Jaques said the County would need to request a proposal to remove the concrete. Mr. Ewing asked if the grant could cover any concrete removal, and Ms. Devers said it could not because it was not listed in the grant agreement.

Mr. Ewing said that they should get some quotes for the concrete removal so that they could start applying for grants. Mr. Piper said that since phase two had already been bid out before the bat removal, most of the work for the Request for Proposal (RFP) had already been completed, so all they would need to do was repost the RFP after the concrete was removed. Mr. Jaques asked if the County planned to perform the backfilling and compaction, but Mr. Piper said he did not know.

Mr. Ewing said they should put the concrete removal out for bid first. Mr. Jaques added that they would need to describe how much concrete was to be removed in the description. Ms. Devers said she would review her plans and contact Mr. Piper with that information.

Mr. Jaques asked what the mezzanine was, and Ms. Devers explained that it was an elevated area above the kitchens and offices that guests could access via a staircase. Mr. Jaques asked if

they would need to install a lift or elevator, and Ms. Devers said they would install a lift on the stairs.

Mr. Ewing asked if anyone had any questions. Mr. Ashcraft said that the total cost for the project, less the grant funding, was 1.5 million dollars and asked how the County would pay for it. Ms. Devers responded that she did not know and said that most grant-writing organizations would not allocate large amounts of money. Ms. Blevins said that they would need to apply for multiple grants. Mr. McCue suggested that if the property was in RPI's name, they could sell their historic tax credits to organizations with tax liabilities. Ms. Devers said she did not want to because of the administrative responsibilities it would create for RPI. Ms. Hohl said the roundhouse project was now twenty-three years old and taking much longer than anticipated. She said that it could be a lucrative revenue source if the Commissioners were motivated to fix it. She added that the project was finally starting to move along, and while the proposed work was expensive, it would not get any cheaper. Mr. Ashcraft said he appreciated the time and work that RPI put into the building but said the County should not spend more money on it. Ms. Hohl said that most of the funding for the building had come from grants and that they were now asking the County to contribute. Mr. Ashcraft asked who would be responsible for maintaining the building once it was complete, and Ms. Hohl said that since it was a county building, the County should pay for it. She added that the revenue generated from the building would offset some of the expenses. Mr. Ashcraft said he did not think the building would generate revenue. Mr. Merewether said that once phase two was completed, the building would be usable, and they would know if it could make any money.

Ms. Hohl said that RPI already had people interested in using the building. She expected it to be as popular as the Ellis Allen Building. Mr. Ashcraft suggested that the County should give the Roundhouse to RPI, but Ms. Devers said that there were legal issues with doing so because of its historical status and the obligations created by the grant agreements. Mr. Jaques asked if it would help RPI if they owned the building, and Ms. Devers said it would not because they would then be responsible for things like insurance on the building. Mr. Ashcraft asked Mr. Piper if he knew how much the insurance cost, but Mr. Piper said he did not know because the policy did not break out the roundhouse. Mr. Piper added that the County had filed claims against it before. Mr. Jaques said he did not think it would be usable after phase two because it would not have restrooms, and there was still work to do before it was safe. Mr. Merewether said he knew people willing to pay to use the building as a backdrop for events. Ms. Hohl said they had already been contacted about hosting a concert at the roundhouse. Mr. Jaques said that even if they could get the building to a point where it was usable, the upkeep would be prohibitively expensive.

Ms. Blevins said that the roundhouse would generate jobs, which would be good for the County, and that they already had many items they would need for the museum. Mr. Jaques said he was surprised that Union Pacific was not interested in funding the project. Mr. Ashcraft said they probably did not think it was worth the money. Ms. Blevins commented that they had donated a small amount. Ms. Devers said that UP was not interested in the building itself. Mr. Jaques asked if it was possible to create a historical district to create a tax base to pay for the

renovations. Mr. Piper said that they had investigated creating a historical society before. Mr. McCue said they had discussed Colorado's Certified Local Government program but could not find enough people interested in participating. He said the program would involve creating a board to manage Lincoln County's historical projects appointed by the Board of County Commissioners. Mr. Piper said the two previous Boards of County Commissioners had heard presentations about the project but did not want to get involved. He said the society would cover the roundhouse and would apply to other historic buildings in the county. He added that he could provide some additional information on it, and Mr. Jaques said he wanted to research it before they decided to go any further. Mr. Ewing said that he thought most people in the County did not like how much money was being spent on the roundhouse and that the Board should consider what the majority wanted. He said he would support the project if they could locate more grant funding.

Mr. Piper asked if the commissioners wanted to issue the RFP for the concrete work and said that he thought the \$35,000 grant could be used to cover the cost of installing the concrete but that he would have to check for sure. Mr. Jaques said funds had already been budgeted for the roundhouse, so he thought they should finish the concrete. Mr. Piper said there was \$100,000 in roundhouse restoration and another \$50,000 in roundhouse maintenance. Mr. Ashcraft asked how much money was left in the roundhouse budget last year, and Mr. Piper said that they used \$7,000 out of the \$100,000 restoration line item and \$80,000 out of maintenance to deal with the bats. He said the maintenance would need to continue to be budgeted to cover the County's obligations with the State of Colorado. Ms. Hohl said that they usually do not take out as much as they did last year.

Mr. Ashcraft, Ms. Blevins, Ms. Devers, Mr. McCue, Mr. Merewether, and Ms. Hohl left at 10:01 AM as Colorado Department of Homeland Security and Emergency Management (CDHSEM) Recovery Grant Specialist Ted Lucero, District One Road Foreman Chris Monks, District Two Road Foreman Bruce Walters, District Three Road Foreman Judd Kravig, and Office of Emergency Management Director Ken Stroud arrived to discuss FEMA grant funding for the 2023 flooding events in Lincoln County. Mr. Lucero explained that since FEMA had declared the disaster, FEMA would pay 75 percent, and the State of Colorado would pay 12.5 percent of what it would cost to repair the damages with the option to apply for mitigation. He said the seven projects in Lincoln County were itemized on the report he had prepared. He said that Lincoln County had applied for reimbursement of management costs. Mr. Piper added that he kept track of the time spent by various employees to create a cost share for the management costs. Mr. Lucero said that since the repairs were complete but much of the mitigation was not, he had his supervisor authorize partial payments. He said the remainder of what had not yet been paid out represented the reimbursement for mitigation and the return of the ten percent retainer for the project. He said that since all the projects were under one million dollars, they were considered "small projects," so the County could use any unspent funds on other flood-related damages. Mr. Ewing asked if that spending would need to be documented, but Mr. Lucero said it was up to the County. Mr. Piper said they would not know how much was left until they finished the mitigation.

Mr. Lucero said that the projects could be closed out individually, so they should contact him as soon as possible so they could get the paperwork started.

Mr. Jaques asked if FEMA money was still available since the new federal administration paused their grants. Mr. Lucero said that the State of Colorado was petitioning the federal government for funding. He said it was important to ensure the County's procurement process was up to date and to ensure they were documenting what was happening in case another emergency was declared. He also said updating the County's emergency plan each year was important. Mr. Stroud said that their emergency plan was being audited this year, so he was in the process of updating it, as well as their hazard mitigation plan.

Mr. Ewing asked if there were any other funding sources available. Mr. Lucero said they could apply for additional mitigation and that they would issue an RFP and contact the County if there was any money remaining. Mr. Stroud commented that they were working with the Colorado School of Mines on the bridge in District Two. He thought they would be done with the hydrology and engineering in July or August, after which they could make a better presentation. Mr. Lucero said they should know how much money was left over from the other small projects by that point.

Mr. Stroud asked if any bills were ready for materials, and Mr. Walters said that his riprap and tubes had been paid. Mr. Piper said those expenses would show on the monthly report as zero expense line items and would cause the annual budget to appear overspent. He said that once the projects were closed, they would need to go back to figure out how much was left over.

Mr. Lucero commented that the \$89,731.35 under management costs represented the maximum reimbursement possible and that Lincoln County's actual reimbursement would be based on their submitted documentation. Mr. Piper asked if the road foreman's salaries were included under management costs, but Mr. Lucero said they would have already been included under another project.

Mr. Kravig asked what they could do if they had underpurchased materials, and Mr. Lucero said that he would look for extra money but that it was unlikely to be awarded for a small project.

Mr. Stroud reminded the road foremen of Friday's meeting with the Colorado School of Mines and asked the commissioners to review the school's designs for the bridge engineering. Mr. Kravig, Mr. Lucero, Mr. Monks, and Mr. Stroud left at 10:30 AM.

Mr. Safranek asked how much FEMA money District Three had spent on culverts and said they would need to buy more riprap. Mr. Piper said that the previous Board of County Commissioners had discussed using any surplus funds for road oil and that District Three had already overspent their 2024 road oil budget under that assumption. He suggested that no one spend any more money anticipating a surplus until they knew how much remained. Mr. Ewing said Mr. Safranek should contact Mr. Stroud and have him talk to Mr. Lucero to get more money to cover the riprap shortfall.

The Board reviewed the Lincoln County Treasurer's Schedule of Receipts and Disbursements for the second half of 2024. Mr. Piper commented that this report would be published in the newspaper. He added that the report published in December showed less revenue than the one published in the summer because it did not contain property tax receipts.

The Board reviewed a credit limit change request for Caseworker Larissa Lukins. Mr. Piper said that Caseworker Melissa Gossett was leaving, and Ms. Lukins would be promoted to fill her position, so Human Services Director Andrew Lorensen asked to cancel Ms. Gossett's card and increase Ms. Lukins's credit card limit from \$1,000 to \$2,000. Mr. Safranek moved to increase Ms. Lukins's credit limit from \$1,000 to \$2,000. Mr. Jaques seconded the motion, which carried unanimously.

The Board reviewed a one-year extension request for Community Development Block Grant #23-639. Mr. Piper said they had recently signed a contract with the Prairie Development Corporation (PDC) for the cover work and were now signing the extension, which he said was typically signed yearly. He added they would sign another agreement later this year to switch to four-year extensions. Mr. Safranek moved to approve the one-year extension request for Community Development Block Grant #23-639. Mr. Jaques seconded the motion, which carried unanimously.

The Board reviewed an agreement with MGT Impact Solutions LLC regarding preparing the Lincoln County 2025 Cost Allocation Plan. Mr. Piper explained that the County began contracting MGT to prepare the plan several years ago when the regulations became more stringent. He said the plan allowed the Lincoln County Department of Human Services to receive reimbursement from the State of Colorado for their pro rata share of countywide expenses. He added that MGT typically charged around \$5,000 to prepare the plan and that the typical reimbursement was between \$50,000 and \$70,000, which went back into the county general fund. Mr. Jaques moved to approve the agreement with MGT Impact Solutions LLC. Mr. Safranek seconded the motion, which carried unanimously.

The Board discussed Lincoln County's representation on the Ports-to-Plains Board of Directors. Mr. Piper said he had received an email from Ports-to-Plains Vice President of Operations Joe Kiely concerning representation, which he forwarded to the commissioners. Mr. Jaques said that there were substantial expenses associated with participation, and Mr. Ewing added that the County did not receive any substantial benefit from it. Mr. Piper said they paid to be a table sponsor but were unsure if they paid any annual dues. Mr. Ewing suggested they table the discussion until they could talk to Mr. Kiely. Mr. Piper said they may want to attempt to hold a spot because the position may become useful again. Mr. Safranek said he would contact Mr. Kiely to discuss it.

Fairgrounds Manager John Palmer arrived at 10:50 AM to discuss capital projects at the Lincoln County Fairgrounds. Mr. Palmer asked for \$6,000 from capital projects to install overhead doors in the rabbit barn and repair an electrical pole damaged in the November snowstorm. Mr. Piper said \$35,000 was available from the fairgrounds improvement line item. Mr. Jaques moved to

approve Mr. Palmer's request for \$6,000 from capital projects. Mr. Safranek seconded the motion, which carried unanimously.

Mr. Palmer said that the 2024 fair queen did not turn in her receipts totaling \$2,200 until January and that if he paid her reimbursement out of this year's budget, the 2025 fair queen would only have \$300. He said they usually allocate \$2,500, which should have been reimbursed shortly after October. Mr. Jaques asked if the \$2,500 allocated in 2024 was returned to the general fund, and Mr. Piper said it was. Mr. Jaques asked how it would affect the budget if they approved the reimbursement out of the 2025 budget, and Mr. Piper said that the amount of the reimbursement would overspend the "royalty expense" line item. Mr. Ewing asked Mr. Palmer to ensure the new queen had her receipts turned in on time. Mr. Jaques moved to approve the \$2,200 Fair Royalty reimbursement out of the 2025 budget. Mr. Safranek seconded the motion. Mr. Jaques and Mr. Safranek voted in favor; Mr. Ewing voted against.

Mr. Palmer said that the commissioners signed a contract with the Limon Leader to prepare the fair book last year and requested a contract this year for the flyers, posters, and handouts. Mr. Ewing asked Mr. Palmer to have the Limon Leader send the proposed contract for the fair book and any other materials so that they could review it. Mr. Piper said he would try to find the contract they had signed last year for reference.

Mr. Palmer said the Boy Scouts had recently used the fairgrounds, and none were from Lincoln County. He said that he needed to charge them something to cover his expenses. Mr. Jaques said there needed to be a fee structure detailing who needed to pay to use the fairgrounds. Mr. Ewing commented that he favored waiving the fees for Lincoln County youth but not for anyone else. Mr. Ewing asked what Mr. Palmer suggested for a fee for the Boy Scouts, and Mr. Palmer said that he thought \$100 for a twenty-four-hour period was fair.

Mr. Palmer said that he wanted to increase the facility charge for the ranch rodeo to \$2,710 and provided the commissioners with a breakdown showing what expenses that fee would cover. Mr. Ewing said that he thought the charge should be a flat fee, and Mr. Palmer said he had broken the expense out so that the payee could see how he arrived at his charge. Mr. Ewing said he was concerned that some people might complain that they were not utilizing certain utilities listed on the chart if they were itemized the way they were. Mr. Safranek asked if Mr. Palmer had a written agreement with the Ranch Rodeo describing each party's obligations, and Mr. Palmer said he did. Mr. Palmer said that the Roping Club did not pay a facility fee either and had many out-of-county members. Mr. Jaques asked how other counties charged for fairground use, and Mr. Palmer said that they did not allow out-of-county use or charged a sizeable out-of-county fee, which he thought was why Lincoln County had so many out-of-county users.

Mr. Palmer said the County had no contract with Kurt Thompson for the cattle used during the horse show. He said that 4H Program Assistant Christine Schinzel recommended that they create one.

Mr. Palmer said that Finance Director Andrea Hendricks had asked if they could secure contracts with fair vendors stipulating invoices be paid by the first week of July to avoid billing problems. Deputy Assessors Nicholas Knutson, Jalisa Newcomb, and Renita Thelen arrived at 11:22 AM.

Mr. Ewing asked Mr. Palmer if he knew how much revenue the Ellis Allen building generated yearly. He said that he would need to check his books before he could say. Mr. Piper said he had a revenue item in the budget for “auxiliary fees – fairgrounds” that estimated \$7,400 for 2024. Mr. Palmer said that he thought that included some events that used the arena in addition to the Ellis Allen building.

Mr. Jaques asked Mr. Palmer about the furnace that needed to be replaced, and Mr. Palmer said that one of the furnaces was out and that he was concerned about the furnace above the bathroom failing. Mr. Ewing asked how they would be paid for, and Mr. Piper said they would pay them out of capital projects. Mr. Jaques asked how they would access them, and Mr. Palmer said he thought they would need to cut out new access corridors for each furnace. Mr. Jaques asked Mr. Palmer to get a quote for the furnace.

The Board heard a presentation from Renita Thelen for the Colorado Parks and Wildlife Impact Assistance Grant Application. Ms. Thelen said that the application was completed annually and that if approved, the Division of Wildlife, which was ordinarily tax-exempt as a political subdivision of the State of Colorado, would pay the property taxes on the four parcels they owned in the County. Mr. Jaques asked which parcels they owned. Ms. Thelen said there was one parcel at Kinney Lake, one at the Hugo Ponds, and two at the Karval Ponds. She added that the taxes were paid using fish and game licensing funds. She said that the Assessor's office valued the parcels as agricultural land. Mr. Safranek motioned to approve the Colorado Parks and Wildlife Impact Assistance Grant Application. Mr. Jaques seconded the motion, which carried unanimously.

At 11:33 AM, Land Use Administrator Ty Stogsdill arrived as Mr. Knutson, Ms. Newcomb, and Ms. Thelen left. The Board recessed for a short break.

The Board reconvened at 11:45 AM, at which point Richard Borders arrived.

The Board reviewed proposed resolution #1148 for an exemption from the Lincoln County Subdivision Regulations for Richard Borders. Mr. Stogsdill said Lincoln County Subdivision Application 25-01 concerned Richard Borders II requesting a 1.32-acre subdivision exemption on the north half of Section 35, Township 8 South, Range 54 West of the 6th Principal Meridian in Lincoln County, Colorado. He said a photocopy of the subdivision exemption survey plat was attached but had not been filed with the Clerk and Recorder. He said the surveyor would deposit the map no later than February 3. Mr. Ewing asked Mr. Borders if he was acting as an agent for his father, and Mr. Borders said he was. Mr. Borders said that he needed the subdivision regulation for a refinance. Mr. Ewing asked if the exemption included any

outbuildings, and Mr. Borders said it did not. Mr. Safranek moved to approve resolution #1148. Mr. Jaques seconded the motion, which carried unanimously.

At a regular meeting of the Board of County Commissioners of Lincoln County, Colorado, held in Hugo, Colorado, on January 29, 2025, there were present:

Wayne Ewing, Chairman	Present
Robert Safranek, Vice Chairman	Present
Terry Jaques, Commissioner	Present
Kelly Lowery, County Attorney	Absent & Excused
Ryan Davis, Acting Clerk of the Board	Present
Jacob Piper, County Administrator	Present

when the following proceedings, among others, were had and done, to-wit:

RESOLUTION #1148 It was moved by Commissioner Safranek and seconded by Commissioner Jaques to adopt the following resolution:

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF LINCOLN COUNTY, COLORADO, ACKNOWLEDGING THE CREATION OF AN APPROXIMATELY ONE AND THIRTY-TWO HUNDREDTHS (1.32) ACRE PARCEL OF REAL PROPERTY AND EXEMPTING THE PROPERTY FROM THE LINCOLN COUNTY SUBDIVISION REGULATIONS

WHEREAS, an application has been made by Richard Borders from the Lincoln County Subdivision Regulations on a parcel of land, approximately one and thirty-two hundredths (1.32) acre in size more or less, in Lincoln County described as follows:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 54 WEST OF THE 6TH P.M., COUNTY OF LINCOLN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, AND CONSIDERING THE EAST LINE OF SAID SECTION 35 TO BEAR N00°07'04"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°07'04"E, ALONG SAID EAST LINE OF SAID SECTION 35, A DISTANCE OF 941.94 FEET TO THE POINT OF BEGINNING; THENCE S00°07'04"E, CONTINUING ALONG SAID EAST LINE OF SAID SECTION 35, A DISTANCE OF 308.98 FEET; THENCE N82°14'35"W, A DISTANCE OF 181.75 FEET; THENCE N06°32'02"W, A DISTANCE OF 282.43 FEET; THENCE N88°54'46"E, A DISTANCE OF 213.26 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 1.32 ACRES, MORE OR LESS.

WHEREAS, the request for this exemption did not include a request for a change of use of the property; and

WHEREAS, under Section II-27-D-Subdivision, the Board of County Commissioners may exempt from this definition of the terms “subdivision” and “subdivided land” any division of land if the Board of County Commissioners determines such division is not within the purposes of this article;

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Lincoln County that the above-described parcel be excluded from the provisions of the Lincoln County Subdivision Regulations so long as there is not a change in the present use of the property;

BE IT FURTHER RESOLVED that this exemption from the provisions of the Lincoln County Subdivision Regulations excludes any future division of the property without subsequent approval by the Board of County Commissioners.

Upon roll call the vote was:

Commissioner Jaques, Yes; Commissioner Safranek, Yes; Commissioner Ewing, Yes.

The Chairman declared the motion carried and so ordered.

Board of County
Commissioners of Lincoln
County

ATTEST:

Mr. Borders left at 11:50 AM. Mr. Stogsdill said a Land Use Board meeting would be held on Thursday, February 20, 2025, at 7:00 PM. Mr. Piper said that he asked Miss Lowery if the commissioners could attend meetings, and she said that they had to attend as members of the public, not as county commissioners, if the board discussed anything they would later review. Mr. Stogsdill said he would provide the commissioners with permit application materials two weeks in advance so they had time to consider them properly.

Mr. Ewing said that they needed a permit application type for utility companies. Mr. Stogsdill said he would email the commissioners and the land use board members examples of how other counties implemented a fee for utility companies.

Mr. Jaques asked Mr. Stogsdill if he had heard any updates on any of the solar farms' permits. Mr. Stogsdill said that Balanced Rock Power had asked for a road use agreement and that he had sent one to Miss Lowery for review.

Mr. Stogsdill left at 11:55 AM, at which point Mr. Piper momentarily left the meeting to ask Courthouse Security Guard Steve Jefferies to keep the front doors unlocked for the duration of the commissioner meeting. The rest of the courthouse would be closed while KC Electric switched off the power to perform electrical work.

Mr. Ewing called for commissioner reports. Mr. Jaques gave his report first and said that on the 15th, he attended an Economic Development meeting. He said the meeting was well attended and discussed a potential drop in housing in Limon. He said Love Truck Stop was still interested in a northwest Limon location near the Flying J truck stop. He reported that someone from the Denver area is looking to relocate to Steve's Auto Body to do work for the aerospace industry and will possibly employ two employees with a possible expansion to five. He said that Randy Younger from the First National Bank of Hugo and other officials from small independent banks met with Governor Jared Polis and his staff to discuss the impact of credit unions purchasing rural banks. From the 15th to the 17th, he and Mr. Safranek attended the new commissioner training sponsored by Colorado Counties Incorporated (CCI). He commented that good training would assist in their new positions. On the 21st, Mr. Jaques met with Bruce Walters and the District Two road crew to get to know each other and discuss the district's needs and projects, after which he completed his orientation with Mr. Piper. Later, he checked the roads in District Two. On the 22nd, Mr. Jaques met with Bookmobile employee Kevin Pickerill to discuss coverage while Janet Kravig was out. They also discussed the planned repairs and service of the Bookmobile. Mr. Jaques later went to the courthouse to drop off paperwork and met with county staff. He then inspected roads near Bovina and throughout District Two. He and Mr. Walters discussed their condition and the work needed once they could cut out the grooves caused by the November snowstorm. On the 23rd, Mr. Jaques completed printer installation on the commissioner's laptop and discussed equipment needs with Mr. Walters. On the 28th, he spoke with Mr. Walters, who said the District Two gravel pit inspection went well.

Mr. Ewing advised Mr. Jaques of a sign pole north of Genoa that was missing the fifty-five-mile-per-hour sign.

Mr. Safranek gave his report. He attended CCI's new commissioner training with Mr. Jaques on the 14th, 15th, and 16th. He went to the Landfill, where he spoke with Landfill Manager Allen Chubbuck, who said he was concerned about the rate at which they were consuming fill dirt. On the 21st, Mr. Safranek went to the Karval Shop, where he spoke with Mr. Kravig about District Three's needs and the dump truck they had sent to Denver for repairs. They later examined the

District Three gravel pits. He reported that the tubes at County Road T were installed but only had about one-third of the needed riprap.

Mr. Ewing gave his report. On the 14th, he attended a Fair Board meeting with Mr. Jaques, where April Hollowell was elected chair. He listened to the royalty report stating they would receive up to \$2,500 to cover costs, with the last day to report expenses being October 1. He said that they missed the deadline in 2024 and needed to know what to do. Mr. Ewing said the Fair Board needed Rodeo contracts earlier, as none were turned in last year. He said there would be minimal changes to the Fair schedule and book. On the 15th, Mr. Ewing attended a Bookmobile meeting. He congratulated Mr. Pickerill for shoveling and handling logistics and said the weather hampered their routes. The Bookmobile is scheduled to have the airbags and brakes inspected. He said the engine's rear main seal needed to be inspected. He heard a presentation about the 2025 budget and reported that several new book titles were being selected. On the 17th, he visited with Mr. Monks about preparing for the upcoming snow and cold front. He then visited with Mr. Stroud about the Ewing Bridge. On the 19th, he checked the ice on County Highway 109 on Dewey Hill north of Genoa and visited with Mr. Monks about it. He did the same on the 20th, after which he spoke with Mr. Jaques, County Sherriff Tom Nestor, Mr. Piper, and Mr. Safranek, who decided to issue a two-hour delay for the county offices because of the weather. On the 21st, the road and bridge crews took miner safety classes, and Mr. Ewing attended a Town of Genoa board meeting. They discussed snow removal for the bus routes and how to keep the water tower from freezing up. He said that a new code enforcer was needed. On the 23rd, he talked to Mr. Piper and the other commissioners about the KC Electric upgrades on the south end of the courthouse. Mr. Monks reported that spreading gravel was challenging with the frozen ground. Mr. Ewing said that Mack Trucks was upgrading District One's trucks. He later attended a hospital board meeting reporting that contractual payments with Anthem Blue Cross Blue Shield (BCBS) continue to be lower than any other payee, including Medicare and Medicaid. On the 24th, he spoke to Mr. Monks about the Mack Truck they had exchanged. Mr. Ewing later attended a CCI Steering Committee briefing over Zoom. He later visited with Mr. Piper and the other commissioners about the hospital and Anthem BCBS. On the 25th, Mr. Ewing spoke with Genoa Hugo school board members Luke Ewing and Mr. Stroud about Anthem BCBS, the school's insurance provider. He also spoke to Yuma and Logan County Commissioners about how they structure their building permit fees. On the 27th, he spoke with Mr. Nestor and Mr. Stroud about the presentation they would give at a commissioner meeting next month about upgrading their radios. He later received a phone call from Mr. Chubbuck about the braking system on the Landfill's loader. Mr. Ewing said Caterpillar would be out to check on it tomorrow. Burlington Ford representative John Lund said they had received the 2016 Ford F-350 for the Landfill and would inspect it before contacting Mr. Ewing. On the 28th, Mr. Ewing spoke with Mr. Piper about the meeting with Mr. Lucero and asked him to invite Mr. Monks. Mr. Ewing then spoke with Mr. Monks about paving, and they created a plan to pave two miles yearly. Mr. Ewing said they were trying to spread gravel.

Instead of the county attorney's report, Mr. Piper informed the commissioners that Miss Lowery would attend the February 6th meeting in person, during which they would discuss her schedule and when she would attend meetings.

Mr. Piper gave the county administrator's report. He said that Ms. Schinzel had requested a photograph of the new commissioners for inclusion in the 2025 Fair Book. The commissioners decided to go to the extension office after the meeting to take a group photograph.

Mr. Piper reported that the transmission in Mr. Mohan's pickup had gone out, and he had received an estimate from Parmer's Automotive to replace it for \$4,551.56. Mr. Jaques motioned to accept the repair estimate from Parmer's Automotive. Mr. Safranek seconded the motion, which carried unanimously.

Mr. Piper said that the Sherriff's Office had contacted him asking to increase the credit card limit for all their employees by \$2,500. He said they had not turned in several of their bills to the finance department in time for the last check run, and several of their services had been shut off. Mr. Jaques said they should invite Mr. Nestor to the next meeting when Mrs. Lengel is present to find a solution that works for everyone.

Mr. Piper said he had received notice from Tony Bandy that he was willing to serve as a Prairie Development Corporation (PDC) member. He said he spoke to Candace Payne, who said she favored appointing Mr. Bandy if he attended meetings personally and understood that he could not get a PDC loan for his business. Mr. Safranek moved to appoint Tony Bandy as a Prairie Development Corporation member. Mr. Jaques seconded the motion, which carried unanimously.

Mr. Ewing said Janelle Lausier was moving to Pueblo and could no longer serve on the tourism board. Mr. Ewing asked if someone from Hugo needed to be on the board, and Mr. Piper said that they try to spread the members across the County, so he thought someone from Hugo would be best. Mr. Safranek suggested Jana Ewing, so Mr. Ewing called her to see if she was interested. She said she would not serve since Tim Andersen was already serving on it and was concerned about a conflict of interest. Mr. Piper suggested April Hollowell, but Mr. Safranek said she was already on the Fair Board. The Board also considered Tom Mannis, Monica Gonzalez, Kelby Ford, Lucas Hohl, and Shaleena Fox. Mr. Ewing asked Mr. Piper to call Ms. Fox and said they would continue deliberations at the next meeting.

The Board moved on to old business. Mr. Piper shared a quote from JCOR Manufacturing for installing the water fountains. Mr. Jaques asked if the quote included shutoffs, and Mr. Piper said it did not. Mr. Piper said it was not within the budget and would need to be covered by capital projects or repairs. Mr. Jaques moved to approve the quote from JCOR Manufacturing. Mr. Safranek seconded the motion, which carried unanimously.

Mr. Jaques asked if they had received a quote on the electrical work for the roundhouse, and Mr. Piper said that they had not but would have two quotes to review during the next meeting.

Mr. Ewing suggested that they discuss the generators. Mr. Piper said the last quote he saw was between \$150,000 and \$160,000. Mr. Piper said that he did not think every office needed to be on a backup. Mr. Jaques asked if the County was required to have backup power for the courts, but Mr. Piper said that he did not know. Mr. Jaques said that Mr. Stroud could recommend what offices needed backup power. Mr. Piper said they should table the discussion until they could meet with Mrs. Lengel, Mr. Mohan, and Mr. Stroud to discuss which offices needed backup power. Mr. Jaques said they needed to know if the existing generator had a service contract.

Mr. Safranek said that 1,600 acres of land were owned by the Bureau of Land Management (BLM) in the County. He had identified a 100-acre parcel in the northeast corner of the County which, with the current grazing rates, would yield the BLM less than ten dollars annually, half of which the BLM would be required to give the County under the Taylor Grazing Act of 1934. He thought the BLM could be petitioned to deed the land back to Lincoln County, where it could be mined for gravel or sold and returned to the tax base.

The Board approved the January 2025 payroll.

With no further business before the Board, Mr. Ewing adjourned the meeting at 1:09 PM. The next meeting will be at 9:00 AM on February 6, 2025.

Ryan Davis, Acting Clerk of
the Board

Wayne Ewing, Chairman