

Board of County Commissioners of Lincoln County
Agenda for July 17, 2025

9:00 Call to order and Pledge of Allegiance

9:00 Bid opening for the Lincoln County Roundhouse Flooring Project

*Virtual Information for the bid opening:

Bid Opening

Thursday, July 17, 2025

9:00 AM – 9:30 AM (MST)

Meeting link: [Updated: Roundhouse Flooring Bid Opening | Meeting-Join | Microsoft Teams](#)

Or

https://teams.microsoft.com/l/meetupjoin/19%3ameeting_MzRiYWQ4MzQtNjhYy00OWQ0LWFhNTQtNjRmNTU5NjYzNThm%40thread.v2/0?context=%7b%22Tid%22%3a%22ec7265db-8327-4531-9f26-85be33a50ebf%22%2c%22Oid%22%3a%220df2e485-6746-48b4-80bc-5d59f3c431f5%22%7d

The remainder of the meeting will not be live streamed

9:30 Ken Stroud, Office of Emergency Management Director, to discuss the EMPG grant

10:30 Travis Miller with RockSol Consulting Group, Inc. to provide updates on the Big Sandy Creek Bridge Rehab project

11:30 District Attorney George Brauchler and Jeffrey Ulrich, Director of Finance and Administration for the 23rd Judicial District, to discuss the District Attorney budget

-To be completed as time permits-

1. Approve the minutes from the July 8, 2025, meeting
2. Approve the minutes from the July 15, 2025, meeting
3. Review June 2025 reports from the County Assessor, County Clerk & Recorder, County Sheriff and County Treasurer
4. Review June 2025 Statement of Revenues and Expenditures for County General, Public Health, Capital Projects, Conservation Trust, E911, Landfill, Library, Lodging/Tourism, Human Services, Road & Bridge and Individual Road Districts
5. Review the June 2025 reports from the Colorado Counties Casualty and Property Pool and Workers' Compensation Pool
6. Review and act upon changes to the Lincoln County Personnel Manual
7. Review and act upon an Intergovernmental Agreement between Lincoln County, Cheyenne County, Kiowa County, and Washington County to establish a joint Veterans Service Office
8. County Commissioner reports
9. County Attorney's report
10. County Administrator's report
11. Old Business
12. New Business

The Board of Lincoln County Commissioners met at 9:00 a.m. on July 17, 2025. Chairman Wayne Ewing, commissioners Robert Safranek and Terry Jaques, county administrator Jacob Piper, and clerk of the Board Corinne M. Lengel attended.

Land Use Administrator Ty Stogsdill had stopped by to speak with the commissioners before the meeting started; Mr. Ewing called the meeting to order and asked Mr. Stogsdill to lead the Pledge of Allegiance. Mr. Stogsdill left after Mr. Jaques said a short prayer, and Peggy Ashcraft arrived.

Mr. Jaques had found an error in the July 8 minutes that Mrs. Lengel corrected. Mr. Safranek moved to approve the meeting minutes for July 8, 2025, with corrections, and for July 15, 2025. Mr. Jaques seconded the motion, which carried unanimously.

Mr. Piper connected the Teams meeting for those attending the 9:00 a.m. bid opening for the Hugo U.P. Railroad Roundhouse flooring project; Roxie Devers with Roundhouse Preservation, Inc., Jamie Giellis with Centro, Inc., and Bret Johnson with Bret Johnson Architecture attended.

Mr. Piper had received two bids, which he opened; both contractors had attended the walk-through. The first bid, from Structures Unlimited, Inc., was for \$838,620. The second was from Pratum Construction in Castle Rock for \$857,500.

Grant funding for the projects includes \$250,000 from the State Historical Fund and \$30,000 from the El Pomar Foundation. Mr. Piper said the 2025 Capital Projects budget included \$100,000 in the Roundhouse Restoration line item and \$50,000 in the Roundhouse Maintenance line item. However, they had spent about \$30,000 from the latter on the concrete removal and the archaeologist.

Rick Ashcraft and Judy Vick arrived at 9:10 a.m.

Mr. Jaques asked if receiving the SHF grant money depended on completing the entire project; Ms. Giellis said it did. Mrs. Devers asked Bret Johnson if they could make it a partial project. Mr. Johnson told her it was possible, but it would be best to discuss with the low bidder which portions to cut out. He noted that the price for the slab polishing was \$100,000; they could probably remove that feature and go with a smooth trowel finish instead. Delaying the center section (the location of the restrooms) might also be an option. Ms. Giellis said they'd have to ask the state to consider giving the full amount for a partial project completion.

Mr. Jaques asked if metal stamping was included in the concrete to replicate rails, noting that finishing around them would add a tremendous cost. Mr. Johnson said that the polishing was the most expensive item, but non-local companies also included lodging and travel costs in their bids. They might also be able to decrease the thickness of the rigid insulation under the concrete slab as long as it maintains the same R-value, which would also reduce the expense.

Emergency Manager Ken Stroud arrived at 9:15 a.m.

Mr. Ewing stated that there wasn't enough money to pay for the project and informed Mrs. Devers that they would need to seek alternative funding or consider a partial project. Mrs. Devers asked if the commissioners would consider advertising again on another site that might attract more bids. Mr. Piper said he had listed the ad on Bidnet Direct.

Mr. Jaques and Mr. Safranek also agreed that the county didn't have the money to supplement the cost of the entire flooring project as bid; Mr. Piper asked if they wanted to meet with Bart O'Dwyer to discuss a partial project instead. Ms. Giellis agreed that meeting with the contractor before taking the proposal to the state was the best option; that way, the county would know what the contractor could do with the available funds. Mr. Piper said he'd contact Mr. O'Dwyer and set up a time for the Board to meet with him; he disconnected the Teams call.

Rick Ashcraft asked the commissioners what the county contribution would be if Structures agreed to a partial project. Mr. Piper said the total State Historical Fund grant was around \$312,000; the county had to match twenty percent, or roughly \$62,000. He didn't know if the El Pomar grant required a county match. The Board informed Mr. Ashcraft that they would need to discuss how much, if any, additional money the county would contribute.

Mr. Ashcraft suggested waiting until the roundhouse group obtained enough grant money to cover the \$838,620, but noted that it would still mean a significant match for the county. He preferred that the commissioners allot no additional county funds to the roundhouse, but understood that it was a county building, which meant they would have to spend money to maintain it. Mr. Ashcraft asked Mr. Piper if he could find out how much county money had been spent on the roundhouse since the county acquired it; Mr. Ewing said there were probably many county residents who would like that information. Mr. Ashcraft said he'd rather see his tax dollars go toward courthouse and parking lot upkeep, noting that the new portion of the parking lot was very nice and that they should finish the rest of it. Before leaving, Mr. Ashcraft stated that even if the county rented the roundhouse for \$1,000 a day every day of the year, it would never recoup the county's dollars spent on it or the cost of maintaining it.

At 9:30 a.m., Emergency Manager Ken Stroud provided updates on his department's activities. He'd signed and returned the final documents to Ted Lucero regarding the County Road T mitigation after FEMA inspected the project. When Districts 1 and 2 finished theirs, he would do the same. Mr. Stroud was glad he'd kept the projects separate for tracking purposes.

Mr. Stroud informed the group that DHSEM replaced Cory Stark with Connor Berens from Larimer County; he will represent the eastern region counties.

Mr. Stroud received an email inquiring about how losing the EMPG money as of September 30 would impact Lincoln County's OEM. Since it is a half-time position, Mr. Stroud felt it wouldn't be catastrophic; Mr. Ewing didn't think it was too concerning just yet.

Mr. Ewing requested a CodeRED update; Mr. Stroud stated that sign-up is self-initiated, so the sheriff's department planned to encourage county fair attendees to sign up. They are still working on using the system internally for staff updates and notifications.

The new E911 system upgrades will take effect this week following the final installation. It includes automatic updates and remote hosting. The county can't sell anything from the old system, but Mr. Stroud said they could donate pieces of it if it would help someone else.

Mr. Jaques reminded Mr. Stroud that they needed to discuss purchasing more refurbished radios for the Road & Bridge crews during the budget process. Mr. Stroud quoted approximately \$550 per radio, including a warranty; he noted they were cheaper bought in bulk from Sunny Communications.

Mr. Jaques also asked about the tower at County Road 2T. Mr. Stroud said that Tony Hagans owns it but plans to do an overbuild. He asked if the commissioners wanted to meet with Mr. Hagans; Mr. Jaques said it would be better to wait until Mr. Hagans requested a meeting with the Board. Mr. Stroud left the meeting shortly after 10:00 a.m.

The commissioners reviewed the June 2025 reports from the Assessor, Clerk & Recorder, Sheriff, Treasurer, and Public Trustee. They also reviewed the June 2025 statements of revenues and expenditures for the General, Public Health, Capital Projects, Conservation Trust, E911, Landfill, Library, Lodging/Tourism, Human Services, Road & Bridge funds, and individual road district reports.

Sergeant Cole Britton arrived at 10:18 a.m., and County Coroner Andrew Lorensen arrived shortly afterward at Mr. Piper's request. The commissioners had questioned excessive revenue showing on the coroner's and election reports. Mr. Lorensen informed them that he had received \$3,000 in unexpected revenue and would likely receive an additional \$4,100. Mr. Lorensen left, and Mrs. Lengel said the election revenue was probably the stipends she and Mindy Dutro received for attending the Election Center workshop in Pittsburgh. The state also reimburses counties for a portion of their election costs, which she didn't receive until January.

The commissioners reviewed the June 2025 Colorado Counties Casualty and Property Pool and Workers' Compensation Pool reports; Mr. Piper said the first didn't reflect the reimbursement for the theft at the fairgrounds.

Mr. Piper thought that James Martin had received the surveillance cameras for the fairgrounds, but didn't know if he'd tested them yet.

Travis Miller with RockSol Consulting Group, Inc., met with the Board at 10:30 a.m. to provide updates on the Big Sandy Bridge Rehabilitation Project. He provided a handout covering the contract timeline, project funding, and construction management information. The contractor scheduled the concrete deck pour for 10:00 p.m. Twenty-seven working days remain in the contract; Contract Modification Orders 1-4 added twenty additional working days. They expect

a completion date in late August. The total project's original cost estimate was \$3,828,603, comprising \$3,062,882 in grant funds and a county match of \$765,721. Mr. Miller stated that the current estimated cost is \$3,851,672, representing a deficit of \$23,069. However, the commissioners approved an additional allocation of \$33,000 at their March 18 meeting, which left estimated reserve funds of slightly less than \$10,000. Since the original contract covered 100 working days, the additional twenty days increased the overall cost by \$36,000, bringing the revised total project cost to \$521,483.28. Mr. Miller expressed his frustration with the constant delays but admitted that every project experiences them to a degree; however, it felt like this one had more than was typical.

The group discussed the concrete strength; Mr. Miller said they would test it at three days and seven days, and it should reach its maximum strength at twenty-eight days. He noted that it was true with every bridge, and all RockSol could do was ensure the contractor met the specifications. If the strength is barely below the requirement, the county can reduce the project price. If it falls below a certain threshold, the contractor would be required to remove and replace the deck at their own expense.

Mr. Miller asked if the commissioners wanted to amend the construction management contract to reflect the changes, which was best from a legal standpoint. The Board agreed.

Land Use Administrator Ty Stogsdill arrived at 10:45 a.m.

Mr. Piper wanted to clarify for the record that there was nothing the county could have done to vet Structures, Inc., at the project's start and choose an alternate contractor; the grant required using the lowest bid submitted. Mr. Miller verified that Colorado is a low-bid state, so the only way they wouldn't have had to use Structures was if the company did something terrible. He noted that the biggest issue was the concrete supplier, which wasn't the contractor's fault.

Mr. Miller wanted to discuss the Ewing Bridge over Hell Creek, inquiring whether the commissioners had requested additional funding at their Eastern TPR meeting. He added that some grants for local agencies have deadlines; any unspent funds must be returned to the grantor. He suggested that the commissioners ask CDOT and explain that the Big Sandy project was \$20,000 short; they might have excess funds that the county could utilize.

Mr. Jaques asked if they could use an open-bottom culvert; Mr. Miller said he'd seen them, but the project required a hydraulic study for the scour first. He noted that the Geotech department could tell them if it was an option; however, he'd personally never seen one without a bottom. Mr. Ewing assumed they would have to replace the bridge with another bridge.

Mr. Miller left at 11:05 a.m.

Mr. Stogsdill provided copies of Development Permit Application #25-03 for the Xcel Energy's Power Pathway temporary laydown storage yard. County Attorney Kelly Lowery joined the

meeting via Teams. Mr. Stogsdill said he'd reviewed the application; Xcel provided signed leases, liability insurance, and the correct legal descriptions. While Miss Lowery said she hadn't reviewed the legals, the insurance was standard.

Mr. Jaques asked if they had to restore the native grass and if the permit required repeated applications until it had grown. Mr. Stogsdill informed him that the development permit regulations require it; Mr. Safranek noted that the temporary construction easement also listed it.

Mr. Ewing asked how long the yard would be there; Mr. Stogsdill replied that it would be throughout the construction process. It would be fenced. Mr. Stogsdill wasn't sure what the setbacks from the county road were, noting it was another gray area in the regulations; there weren't many requirements for laydown yards.

Mr. Jaques asked if they needed to conduct a public hearing, but Mr. Stogsdill said they had already agreed to incorporate the yard in the previous permit. Miss Lowery added that Xcel would pay for the building permit, but since the project wasn't expanding its footprint, it didn't require a hearing. Mr. Jaques instructed Mr. Stogsdill to take clear pictures of the current conditions and the grass for restoration purposes.

Mr. Jaques moved to approve Development Permit Application #25-03 for Xcel Energy's laydown yard. Mr. Safranek seconded the motion, which carried unanimously.

When asked if it required a resolution, Miss Lowery said that a motion is a resolution in verbal form rather than written.

Mr. Ewing asked if they had paid the permit fee; they hadn't yet, but Mr. Stogsdill said he'd send the acceptance letter when they did.

Miss Lowery had emailed the NextEra proposal to Mr. Stogsdill and Mr. Piper to ensure it was in line with what the county had agreed to. She had noted that the project, mostly Limon Wind III, required a building permit, the 2% impact fees, an updated Road Use Agreement, and a decommissioning plan. The Board agreed there was nothing else they wanted to add, and Miss Lowery said she'd send it to NextEra.

Miss Lowery also reported that she received the fully executed MOU between the county and Mountain View Electric Association. She will file the letter regarding the Tipismana property with the BAA.

Lastly, Miss Lowery noted that the Assessor had received a CORA request she was looking into, and that she'd reviewed the Clerk's election IGA and found no issues with it. Miss Lowery disconnected at 11:33 a.m., and Mr. Stogsdill and Sergeant Britton left then, too.

At 11:35 a.m., the Board met with 23rd Judicial District Attorney George Brauchler, ADA Darcy Kofol, and Director of Finance and Administration Jeff Ulrich to discuss the DA's budget. From a PowerPoint presentation, Mr. Brauchler provided case filings, including adult felony filings and adult violent crime statistics, for the years 2021 through 2024. He noted that it was important to remember that the numbers pertained to the 18th Judicial District, which included Arapahoe County. The DA explained the logistics of splitting from the 18th Judicial District and forming the 23rd Judicial District, noting that in doing so, they gained a criminal court judge but still needed to staff the courtroom. The budget request for 2026 will be twelve FTEs: seven prosecutors, one investigator, one process server, one victim witness advocate, one paralegal, and one legal assistant, totaling \$1,610,520, which includes ongoing costs and benefits. Mr. Ulrich explained that the 2025 portion of salaries and benefits is \$666,383, but they have unallocated vacancy savings of \$334,661 and \$450,000 in wrap-up revenue from the split from the 18th JD, covering those costs for this year. Mr. Brauchler said that Lincoln County's portion for 2026 is \$21,000.

When Mr. Jaques asked what future budgets looked like beyond 2026, Mr. Brauchler said that they hoped advertising as a crime prosecution district would resonate with communities over time, thereby lowering the number of cases they would have to prosecute. Seventy-five to eighty percent of the cases prosecuted are crimes committed by people who don't live in the district.

The group discussed judge retention, and then Mr. Brauchler asked if the commissioners had additional comments or questions. Mr. Ewing stated that victim advocates were crucial members of the DA's team, and Mr. Brauchler needed to pay them well.

After the DA left, the Board reviewed a change to the personnel manual regarding switching health insurance plans mid-year. The department heads had approved it and had no other changes at this time. Mr. Jaques moved to update the Lincoln County Personnel Manual with the proposed changes, effective July 17, 2025. Mr. Safranek seconded the motion, which carried unanimously.

The Board reviewed the CVSO IGA; Mr. Piper noted that the other counties hadn't yet signed it, but if it looked okay to the commissioners, they could sign it and make changes later if the other counties had them.

Mr. Safranek moved to sign a proposed Intergovernmental Agreement for shared County Veterans Service Officer services between Lincoln, Washington, Cheyenne, and Kiowa counties. Mr. Jaques seconded the motion, which carried unanimously.

Mr. Jaques reported attending the Lincoln Health Alumni banquet and presentation on July 8. He met with the District 2 road crew on July 14, during which they discussed various projects and repairs. He also met with the landfill staff to discuss projects and the need for additional roto millings for the new road. Mr. Jaques attended the Tourism Board meeting on July 15; they approved \$950 for postage for the Limon Alumni and discussed identifying someone to

cover the Limon car show via radio spots. On July 16, Mr. Jaques attended the Economic Development meeting, where they discussed the status of ongoing projects and prospects; there was nothing new to report from the previous month's meeting.

Mr. Safranek reported attending the hospital event on July 8 and the Upper Big Sandy River Water meeting on July 9. During the July 10 Prairie Development Corporation Zoom meeting, he learned the organization had received a clean audit report. Mr. Safranek and Judd Kravig had worked daily making plans for District 3. A resident requested that the county elevate County Road 27.

Mr. Ewing reported speaking with Chris Monks on July 8 about a new pickup, a batwing mower, and budgeting. He also attended the Lincoln Health event. Mr. Ewing noted that the hospital would have to increase its contractual agreements. On July 9, Mr. Ewing spoke with Mr. Monks about flagging on the Big Sandy Bridge project; he also inquired about the progress of mowing. While checking roads on July 10, Mr. Ewing found an old mattress and a road sign in a ditch; he took the sign to the county shop and the mattress to the landfill. He noticed a soft spot on County Road 3E and a sign at the corner of County Roads 3E and County Highway 109 that needed attention, which he reported. On July 11, Mr. Ewing signed the VSO payment agreement. On the Fourteenth, he spoke with Travis Miller with RockSol and Deepak Mangsuli with Structures, Inc., regarding closing the Big Sandy Bridge detour during the following day's concrete pouring. Mr. Ewing attended the Tourism Board and the Genoa town board meetings on July 15. He also learned that the Structures, Inc. construction crew only poured half of the concrete bridge deck. He spoke with Mr. Miller and Mr. Mangsuli about it on July 16; Mr. Miller seemed more concerned. Structures, Inc., planned to pour the other half on the night of July 17; they intended to close the detour from 10:00 p.m. to 1:00 a.m. Mr. Ewing also attended the NextEra meeting on July 16.

Mr. Piper asked if the monthly meetings on the fifteenth could be held at 1:00 p.m. to be more consistent with other bill-paying meetings. He planned to post them as workshops unless the commissioners had other business to discuss as they had on July 15. The Board agreed that 1:00 p.m. would work.

After the commissioners reviewed it, Mr. Jaques moved to sign a letter to the Board of Assessment Appeals from the Lincoln County Board of Equalization regarding the Emilio Tipismana case. Mr. Safranek seconded the motion, which carried unanimously.

Mr. Jaques moved to sign a letter from the Lincoln County Board of Equalization to Emilio Tipismana regarding the valuation on Lincoln County Assessor's Parcel #279732212010. Mr. Safranek seconded the motion, which carried unanimously.

The Board reviewed a Request for Extension of Time to File Audit with the state auditor. Mr. Piper said that typically, the hospital delayed the audit, but this year, turnover in the DSH accounting department prompted auditor Ronny Farmer to request the extension. Mr.

Safranek moved to sign the Request for Extension of Time to File Audit with the state auditor. Mr. Jaques seconded the motion, which carried unanimously.

Regarding other business, Mr. Safranek signed a cattleguard permit for Judd Kravig, and Mr. Ewing said he would miss the July 30 meeting. Mr. Jaques asked Mr. Piper not to schedule time with Bart O'Dwyer that day; he felt all commissioners should hear that conversation.

Mr. Jaques mentioned giving the park at the old courthouse site to the town of Hugo and asked the others their opinions. He didn't believe the county should be in the business of running a park, due to the liability and inconsistency with other municipalities. He had talked to Hugo's town administrator, who told him she thought they would take it. Mr. Safranek asked if the county would ever need the property for expansion, but Mr. Jaques said they would never build on it; in fact, they had torn down the old courthouse due to the land's instability. Mr. Ewing suggested asking Kelly Lowery to look into the legal aspects of gifting the county property.

With no further business to discuss, Mr. Ewing adjourned the meeting at 1:40 p.m. The next meeting will be at 9:00 a.m. on July 30, 2025.

Corinne M. Lengel, Clerk of the Board

Wayne E. Ewing, Chairman