

Board of County Commissioners of Lincoln County  
Agenda for July 30, 2025

- 9:00 Call to order and Pledge of Allegiance
- 9:00 Bart O'Dwyer with Structures Unlimited, Inc. to discuss the Roundhouse Flooring project
- 10:00 Andrew Lorensen, Human Services Director, to present the Department of Human Services monthly report
- 1:00 Commissioners to attend an award ceremony for the Department of Human Services

-To be completed as time permits-

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1. Approve the minutes from the July 17, 2025, meeting
2. Review and act upon a change order regarding the Agreement for Professional Services with RockSol Consulting Group, Inc. for the Lincoln County Big Sandy Creek Bridge Rehabilitation Project
3. Review and act upon proposed Resolution #1158; a resolution supporting the Future Interstate Highway Formula Program
4. County Commissioner reports
5. County Attorney's report
6. County Administrator's report
7. Old Business
8. New Business
9. Approve Payroll

The Board of Lincoln County Commissioners met at 9:00 a.m. on July 30, 2025. Vice chairman Robert Safranek, commissioner Terry Jaques, county administrator Jacob Piper, and clerk of the Board Corinne M. Lengel attended. Chairman Wayne Ewing was absent and excused. Bart O'Dwyer, with Structures Unlimited, Inc., and Lincoln County Sergeant Coley Britton were there when the meeting started.

Mr. Safranek called the meeting to order, led the Pledge of Allegiance, and asked Mr. Jaques to say a short prayer.

Since Mr. O'Dwyer's bid for the Hugo Union Pacific Railroad Roundhouse flooring was higher than what the grant and budgeted county funds could cover, Mr. Jaques told him that the engineer said they could find places to cut costs. One of those was the concrete polishing. Mr. O'Dwyer said his bid included the margin after cost, around \$175,000. He'd also estimated another \$35,000 for the metal rails embedded in the concrete, which Mr. Jaques said was also unnecessary; they could paint them on after the fact. Mr. Jaques wondered if they could skip an entire bay and the plumbing in the kitchen and restrooms. Mr. O'Dwyer said they had to connect the lines before pouring the concrete and didn't think omitting the plumbing was an option; however, eliminating the two bays for the kitchen would save considerable money. When Mr. Jaques said they could complete the floor in five of the seven bays, Mr. Safranek suggested only doing four; however, it depended on whether the grant specifications would allow the county to break the project up into segments.

Mr. O'Dwyer assumed the roundhouse would have a forced air system in the meeting rooms and kitchen, but they would still need electricity and heat. He said he could rework the proposal for four bays, keeping everything basic, and commented that in-floor heating was an excellent option for efficiency and economically. Mr. Safranek noted that it would cost \$100,000 a year to heat the roundhouse if anyone ever finished the project. He told Mr. O'Dwyer they'd ask him for an amended proposal after talking to the State Historical Society.

After Mr. O'Dwyer left, Mr. Jaques moved to approve the meeting minutes for July 17, 2025. Mr. Safranek seconded the motion, which carried.

The Board reviewed a change order for the Big Sandy Creek Bridge Rehabilitation Project. Mr. Piper noted that the CDOT grant will cover all project overruns, except for the \$23,069 deficit that exceeded the grant's approved amount of \$3,062,882. There were roughly \$66,000 of overruns/change orders from the original bid between Structures and RockSol.

Mr. Jaques moved to approve the Agreement for Professional Services Change Order with RockSol Consulting Group, Inc., for the Big Sandy Creek Bridge Rehabilitation Project. Mr. Safranek seconded the motion, which carried.

After reviewing a proposed resolution supporting the Future Interstate Highway Formula Program, Mr. Safranek wasn't comfortable signing it without further information. Mr. Jaques

said it had to do with the Ports-to-Plains corridor and suggested having Joe Kiely meet with the commissioners when Mr. Ewing returned.

Mr. Jaques reported discussing roads with Bruce Walters on July 21. They also agreed to send some roto-mill to the landfill for the new road. The landfill didn't have an account at Big R, so Mr. Jaques purchased fifteen T-posts for the landfill on July 24. On July 25, Mr. Jaques attended the Eastern Plains Renewable Energy Impact Study Committee meeting, where they reviewed the RFP. They adjusted some unreasonable deadlines and incorporated nuclear energy. Mr. Jaques checked roads and met with District 2 crew members on July 25; they discussed resuming the FEMA project work. Crew members were busy mowing, fixing roads, and maintaining equipment.

Mr. Safranek reported receiving a phone call from a former land use board member; El Paso County denied Xcel Energy's development permit for the transmission line. He and Land Use Administrator Ty Stogsdill planned to take pictures and obtain what data they could to ensure that Xcel adequately revegetates the area they're using for the laydown storage yard.

When Mr. Safranek added that Elbert County had also denied Xcel's permit, Mr. Jaques said it was a populated area, and landowners didn't want a transmission line near them. While he understood the need for power, he noted that moving the line to avoid the greater populous shouldn't be that difficult.

Mr. Piper said that County Attorney Kelly Lowery would join the meeting via Teams around 11:00 a.m. Taylor Henderson also planned to stop by.

Mr. Piper reported that John Mohan contacted Valcore about the leaks in the DHS and jail roofs. They have a ten-year warranty, so a representative will come out and look at them.

The final bill for the second phase of the courthouse parking lot was about \$1,000 less than the first phase; Mr. Piper asked if the commissioners wanted to have Jerry Eurich start on the north side. When Mr. Jaques expressed concerns with the cost of the Big Sandy Creek Bridge, Mr. Piper said it would take two more payments of approximately \$500,000 each. He had talked to Deputy Treasurer LaRay Patton about the timing of payments versus receiving grant funds; she seemed to think it would work out. It takes about a month to receive the 80% reimbursement. Mr. Piper noted that someone with the Magellan Pipeline project dropped off their one percent impact fee, but he wanted to ensure it was accurate before depositing the check.

Mr. Safranek said they needed to request bids for further parking lot work, including the annex. Mr. Jaques preferred to have Mr. Eurich continue the courthouse project; Mr. Safranek said they could request bids for the annex since it was a separate project. Mr. Piper noted that if they didn't plan to complete additional work on the courthouse parking lot this year, Mr. Eurich would need to put in a lift so people could use the entire parking lot throughout the winter.

Human Services Director Andrew Lorensen arrived at 9:55 a.m.

Mr. Piper inquired whether the commissioners intended to remove the rocks on the north side of the courthouse and have Mr. Eurich install concrete up to the building, as he had done in the front lot. Mr. Jaques said they would have to work around the AC units, and Mr. Safranek noted they had to bring the exit up to code.

Mr. Piper reported that he'd given Administrative Assistant Casey Love the task of compiling Hugo Union Pacific Railroad Roundhouse costs. The county bought it in 2002; at that time, it had a budget within the General Fund. The county later moved it to Transportation Enhancement and ultimately the Capital Projects Fund, where Mr. Piper eventually added a Maintenance line item. He noted that Grounds and Buildings had also covered some of the costs. Mrs. Love was trying to uncover matching grant funds that the county paid, which was proving challenging. Mr. Piper said determining the dollars that passed through the county wouldn't be as difficult; so far, they'd discovered about \$1.2 million in grant money. He hoped to have the information for the Board at the next meeting.

Mr. Piper said he would also schedule a time for the Board to meet with Jerry Eurich and Chris Monks at the next meeting.

At 10:00 a.m., Mr. Safranek recessed the Board of County Commissioners meeting and opened the Lincoln County Board of Human Services meeting. When Mr. Jaques asked if he had filled all his open positions, Mr. Lorensen said that Tawnia Coleman took the Child Support Services job. The Board reviewed the DHS June financial statements and employee timesheets, as well as the Income Maintenance, Child Welfare/Adult Protection, and the director's monthly reports.

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

Mr. Lorensen requested to classify Mary Solze as an 80% employee with benefits. She is currently a contract employee, but he would like to increase her hours to thirty per week, which triggers benefits. Mrs. Solze handles Fraud QAQC and is the department's backup for processing all other programs. She would take the TANF training to serve as the backup for that program, and the extra hours would give her more time to respond to staff questions. Mr. Lorensen also said it would hopefully incentivize her to take over a position available later next summer. Mr. Lorensen didn't mind waiting for a formal vote until August, when Mr. Ewing could weigh in; Mrs. Solze wasn't available for the additional hours until September anyway. The commissioners agreed to wait until the August meeting. Mr. Piper asked Mr. Lorensen to present a justification sheet at that time. Mr. Jaques inquired whether Mr. Lorensen would replace Mrs. Solze, but he said he wouldn't; she would keep her duties.

Mr. Lorensen listed several items they had purchased with the Family Voice grant money, stating they had spent approximately \$13,000 of the \$20,000 received. His staff had excellent ideas for items covered by the grant conditions.

Project Developer Taylor Henderson and Business Development Lead Kenny Wheeler with Nereo GC Lincoln LLC arrived at 10:30 a.m.

Mr. Lorensen informed the Board that they would see a significant reimbursement to him when they reviewed the July bills, as he had to use personal funds at Walmart to purchase gift cards for families needing school supplies and food items.

Mr. Lorensen left, and Mr. Safranek adjourned the Board of Human Services meeting and reconvened the Board of County Commissioners meeting at 10:35 a.m.

Mr. Henderson provided photos of the turbine sites they excavated; however, the weather became uncooperative, and they had to stop. Mr. Wheeler reminded the group that they had wanted to lock into the project tax credits before the President passed his One Big Beautiful Bill Act, which they accomplished, deeming the project Safe Harbor. The President's July 5 Executive Order: Ending Market Distorting Subsidies For Unreliable, Foreign Controlled Energy Sources called for numerous changes to wind and solar energy projects, including the possibility that they might have to continue construction in some meaningful way into 2026. Mr. Wheeler said that might mean pouring concrete or buying equipment, which was what other projects around the state were doing. They hope to finish their current project in less than two weeks. While they will submit updated plans for building roads leading directly to the turbine foundations, these changes will not require any modifications to the Road Use Agreement or other agreements.

Mr. Henderson said they wanted to ensure that they were calculating the use tax correctly according to other projects; Mr. Wheeler asked if the total cost per turbine included the concrete and steel in the pads. Mr. Stogsdill believed it was everything from eight feet below ground to the top of each tower. Mr. Wheeler asked for written specifications of how to calculate the two percent use tax.

Mr. Henderson noted that former commissioner Steve Burgess had asked if Nereo could provide monetary support to help with the bridge up north, as they planned to move heavy tower components in that area. He had mentioned the county had worked with the Colorado School of Mines students. Mr. Jaques said the school wasn't as helpful as they hoped because of CDOT grant requirements. He said the county had to have the bridge engineered first if Mr. Henderson's group wanted to cover those costs. Mr. Wheeler said it would require internal discussions, but a project of that magnitude would likely take three months to engineer. Mr. Jaques agreed, stating it was probably a \$10 million project.

Mr. Wheeler asked if it seemed safe to calculate the two percent use tax on the concrete, rebar, and turbines; they could meet and adopt a resolution later on. Mr. Jaques asked if they intended to build a substation. They did, but they would not need overhead transmission lines; each turbine would connect to the substation via an underground collection line. Mr. Wheeler said they would include the substation cost in the two percent calculation; Mr. Stogsdill told him it would require a separate permit because the substation required an inspection.

Mr. Henderson and Mr. Wheeler left at 11:05 a.m.

Mr. Stogsdill informed the commissioners that the Magellan representative had delivered a \$222,261 check for the one percent use tax on the pipeline project; however, the representative hadn't included additional paperwork detailing the project's cost or the basis for their calculations.

County Attorney Kelly Lowery joined the meeting via Teams at 11:05 a.m. She reported PSCo redlined the Road Use Agreement, but only one of the changes caused concern. They wanted the county to obtain vehicle descriptions, including license plate numbers, for truckers violating laws on county roads. While county personnel could help in any way possible, Miss Lowery didn't believe it was the county's responsibility; the Board agreed. Otherwise, Miss Lowery said she'd been working with Mr. Stogsdill on land use matters.

Mr. Stogsdill told the commissioners that he was still awaiting the check from Xcel for the laydown storage yard permit. However, a developer purchased the property on July 10, and the land transfer paperwork wasn't recorded until after the commissioners approved the permit on July 17. Since the developer planned to subdivide the property into forty-acre tracts, Mr. Stogsdill wasn't sure they would allow Xcel to carve out eighty acres for the laydown yard.

Mr. Safranek asked if the new owner would let them take their pictures to establish a baseline for revegetation; Mr. Stogsdill said they would. Miss Lowery noted it wasn't the county's worry, but she would keep an eye on the situation. She also surmised that El Paso County's denial of the transmission line project could potentially change Lincoln County's portion of it and felt the county needed standards regarding how companies present project costs. Mr. Jaques asked if changes would void the permit, causing them to apply for a new one. Since it would be a substantial footprint change, Miss Lowery said they might choose to present an amendment. Still, depending on those changes, it could also require a new development permit application. She said she would contact Xcel's attorney.

Miss Lowery had emailed the group regarding the County Veteran Service Officer agreement with the other three counties and wanted to verify that all were calculating everything accurately. Mr. Jaques was comfortable with it and said the commissioners had good relationships with the other county commissioners. Mr. Piper stated that Veterans Affairs Regional Veterans Service Officer Glen Marciniak wanted an hour and a half to meet with the Board in August.

Miss Lowery left the meeting at 11:20 a.m.

Mr. Stogsdill said the new owner of the Pickenpaugh gravel pit didn't want to sign a lease agreement with the county. Mr. Safranek said that if District Three needed gravel from the pit, the county still held the lease with the previous landowner until 2028. Mr. Stogsdill suggested the county build a fence around it at that time until the state signed off on the reclamation. He noted that the State Land Board indicated it would work with the county if it required gravel from state property. Mr. Stogsdill recommended designating future gravel pits as 110 pits, which were the smallest (up to 9.9 acres) and had the cheapest annual permit fee of \$360.

Mr. Stogsdill and Sergeant Britton left at 11:40 a.m.

Mr. Safranek asked if there were any old or new business to discuss. Mrs. Lengel asked if anyone had received the quote from the sheriff for the protective film on the front courthouse windows; no one had.

The Board approved the July payroll, and then Mr. Safranek adjourned the meeting at noon. The commissioners attended a DHS awards ceremony at 1:00 p.m., where Mr. Jaques thanked the DHS staff for their efforts resulting in the award.

The next meeting will be at 9:00 a.m. on August 7, 2025.

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Corinne M. Lengel, Clerk of the Board

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Robert Safranek, Vice chairman