

Logan County Commissioners Work Session
August 27, 2019

Present: Joe McBride, Jane Bauder, Byron Pelton, Alan Samber, Shannon Graves, Kristan Lange, Jeff Rice, Marilee Johnson, Jerry Casebolt, Lisa Hudson, Laurie Jones, Dave Logan, Trae Miller, Thea Sonnenberg, Shane Engleken, Yvonne Draxler 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 August 20, 2019 work session as written. Commissioner Pelton seconded and the motion carried.

REVISIONS TO WORK SESSION AGENDA - Commissioner Pelton added the One Half Percent Sales Tax as a discussion item.

REVIEW LOGAN COUNTY SCHEDULE OF BILLS - Shannon Graves met with the Board to review the Logan County Department of Human Resources schedule of bills dated August 27, 2019. The Board approved all bills as presented. The Board questioned gift certificates purchased at the Blue Collar Steakhouse which has closed effective August 17. Shannon will check into the matter.

REVIEW LOGAN COUNTY SCHEDULE OF BILLS - Kristan Lange met with the Board to review the Logan County schedule of bills dated August 27, 2019. The Board approved all bills as presented.

ONE-HALF OF ONE PERCENT (0.5%) SALES AND USE TAX - According to Debbie Unrein, there is now over \$600,000 more than the amount necessary to pay off the Justice Center bonds. A letter to the treasurer is needed to request that the one-half of one percent sales and use tax into a new account. The Board asked Jennifer to draft a letter to the treasurer. The bonds cannot be paid off until 2020.

SILENT RAILROAD CROSSINGS - There is nothing new to report.

ECONOMIC DEVELOPMENT PLAN - There is nothing new to report. Joe e-mailed Peggy Michaels to see where they were at with research but has not had a response yet.

HOUSING FOR WORKERS - This item will be removed from Unfinished Business as there is nothing further to discuss at the time.

COUNTY OWNED PROPERTY IN COUNTRY CLUB HILLS - An aerial photo showing several properties owned by the county in Country Club Hills was reviewed. Several landowners in Country Club Hills would like to purchase the parcels adjacent to their properties. Several of the properties are low lying swamp areas.

Commissioner Bauder read the following agreement with the Country Club Hills HOA: "It is understood by the Parties, that the County Commissioners will accept the gift of certain property described, dedicated as park area in the plat of Country Club Hills Subdivision. It is further understood Logan County does not want to expend any county resources for the upkeep or the

maintenance of the park areas described above. Therefore, it is agreed by and between the Parties, hereto that if or when Logan County accepts the conveyance of the above described property, the Homeowners Association hereby commits to maintain the property as park area and will save Logan County harmless from any expense or liability for the upkeep and maintenance of this property.”

The Board agreed that it would be best to have the interested people get in touch with the HOA and get the approval of the HOA first before approaching the County to purchase the property. Chairman McBride will call the person who contacted him. Rob Quint will be asked to let the person who contacted him know what has been decided. The Board will take no other action at this point. Chairman McBride will let Rob Quint know what has been decided.

SMALL BUSINESS DEVELOPMENT CENTER IMPACT AND TRAINING - Lisa Hudson, East Colorado SBDC Executive Director and Laurie Jones, Business Consultant, East Colorado Small Business Development Center met with the Board with an annual recap of 2018. Lisa Hudson reported that Logan County ended last year with 55 clients, 370 hours, \$291,000 capital formation and 208 in sales growth. Laurie has been very busy in 2019 so far with 33 clients which is ahead of where she was at this time last year. She has helped small business with creation of 18 jobs and retention of 16 jobs, capitol formation of \$1 million dollars. These businesses had sales of \$450,000 with expectations of more sales increase yet this year.

A new program coordinator has been hired for the office. He has been doing a lot of training classes. They hosted the first hemp class for farmers, and are leading the state and the nation for hemp classes for farmers with 30 people registered and another 30 on their waiting list. They have set up spots for a fall preview to see if hemp is right for their farm. They are interested in partnering with NJC to help local farmers look at hemp as an option for their farms. A two-day class will be held next year.

Laurie Jones has been pleased with the businesses she has been able to help with getting jobs created and jobs retained, one person bought a business and carried over a number of employees. Right now she is working with 12-15 regular clients. She is seeing new business ideas and people interested in selling businesses, buyers for other businesses. Another focus is helping business owners seeking to transfer businesses to employees. They are working with the businesses through the state to develop Employee Stock Ownership programs (ESOP).

Another state program they are working on is Rural Prosperity. They are looking forward to seeing what kind of plan is put in motion. Previously it was the Certified Small Business Community Grant Program which Logan County was awarded to create the co-working space. The plan is to continue funding rural areas with that type of program as they've seen huge impact with the program. There are ten centers in the state that are considered rural with \$500,000 in funding available. It is not known how it will be divided or when it will become available.

Laurie Jones thanked the County for making the co-working space available. She has been holding meetings there and is assessing whether her clients will be utilizing the space. The co-working space is a place where meetings can be held in a professional space.

The Commissioners mentioned that they are working on several economic development ideas with one of them being an entrepreneurial focus. Chairman McBride will include Laurie Jones and Lisa Hudson on the list of those working and meeting to discuss those projects.

Jones is working to identify “angel investors” and organize a network for clients who have need of a small amount of funding for startup. She has a client that has invented something that will eventually be marketed to a global marketplace. He doesn’t qualify for bank funding. Being rural it is difficult to attract the front range angel investors. There are people willing to invest smaller amounts, the key is getting many small people together to invest in a project. The Board is working with Trae Miller to establish a network of investors.

Ms. Hudson shared that the SBA awarded the East Colorado SBDC the Excellence in Innovation Award not only for the State of Colorado but all of Region Eight which includes Utah, New Mexico, the Dakotas, and Nebraska. The Award was presented in May. They were really excited to be recognized as a partner of the SBA and as a leader in SBDC’s across this area.

The Board is working on a contest for small businesses in the area that are in need of upgrades to the exterior of their businesses. This may be an opportunity to attract the El Pomar Foundation funding.

CHIP POWELL KCI - Dave Logan met with the Board as Mr. Powell could not attend. There was nothing in particular he wanted to discuss but asked if the Board had any questions. The project when launched did not have all the right people involved when started. Powell had made the comment to Commissioner Bauder that he wanted to remove all of the equipment. Mr. Logan did not agree with removing the equipment. There were several problems and things that need to be changed in the beginning. The Ticket Office needs to be completely separate and the Extension Office needs to be separate as they do a lot of uploads to the State Fair which was not working.

Commissioner Bauder asked about a bill from KCI \$250 for troubleshooting the scanners under the grandstands. Logan reported that another Wi-Fi receiver was installed under the grandstands so that the scanners would work. The county was of the understanding that the Wi-Fi was a donation and was free advertising for KCI. They were given free concert tickets, parking passes, etc. in exchange for free use of the network. Mr. Logan will check on the billing.

At the beginning of this year’s fair, there was no internet in the ticket office. One problem was that the IP address was revolving and it kicked people off so often. This was fixed and changed to a static IP address. Logan stated that regular devices had a popup that asked them to check a box to agree to continue for use of this service. What happened was a bad combination of a software error and it not working property. The popup consent was applied to everything but the county network, but the bug also made it apply to the county network. As soon as it was turned off everything worked as it should.

The Board expressed appreciation for KCI’s work on the free Wi-Fi for fairgoers.

Commissioner Bauder shared that Mr. Powell stated to her that he felt like he did not get enough advertising for it and he didn’t get what he was promised. The Commissioners are not sure where they failed (in his eyes).

Logan stated that he didn’t think Powell is opposed to continuing the service. If both parties want to continue, they need to be sure the county is involved and also the Fair Board. The only county person they talked to was Chance, no one else was out at the fairgrounds until the week of the fair. He suggested putting something in writing so that everyone knows what is supposed to

happen and who is supposed to do it.

Logan explained that there were no topology changes to the existing networks. They ran the same as before with a few new hardware pieces. The ticket office and the Extension office could see and access all the same things they could see and access before and they were separated the same way they were before. Other people could not see their network. Their internet access was interrupted because of the IP address. Ross was the KCI employee on site when that happened and Logan was remote and turned that piece off and then everything started working. Chance is on the same network and he never had any problems.

It was suggested to meet the week before fair next year and run a drill to test everything before going live. Logan suggested a meeting a minimum of 6-8 weeks out to go over everything that is expected. Logan will set this up with Commissioner Bauder.

TRAE MILLER LOGAN COUNTY ECONOMIC DEVELOPMENT CORPORATION C-PACE - Trae Miller, Logan County Economic Development Director and Thea Sonnenberg and Shane Engleken of Bank of Colorado met with the Board to discuss the Commercial Property Assessed Clean Energy program (C-PACE).

Each county in Colorado has an opportunity to opt into C-PACE which is a financing mechanism for businesses to upgrade with clean energy, renewable energy and water efficiency projects. At Business Roundtable last week it was discussed as something that other Bank of Colorado Branches are working with. The possibility of working with C-PACE in Logan County was discussed.

Thea Sonnenberg Sonnenberg explained that Bank of Colorado is one of the lenders that participates in the C-PACE program. One of their branches in another area is closing on a second C-PACE loan. Each county has to opt in to participate in C-PACE. The program helps with clean energy, renewable energy, water efficiency improvements, updates and it can even be done with new construction and multi-family housing units. C-PACE is an assessment on the property that runs through the county. The loan runs with the property. C-PACE can fund from 20%-35% of the total cost of the project.

Any bank can participate, Bank of Colorado is the only in bank in northeast Colorado participating at this time. It allows the loan to be stretched out up to 25 years. There is no minimum or maximum with funds being used to replace roofs, HVAC, installation of solar panels, repairing hail damage, or high efficiency motors on irrigation well pumps. If energy savings can be justified, they will take a look at. The loan stays with the property, and the debt transfers. Morgan County is on the list to opt in. C-PACE officials are meeting with Morgan County September 10.

There is a servicing fee that goes to the county, the loan is billed through a tax assessment. The county would receive 1% of the annual payment to cover administrative costs. Banks like the program because it gives a first lien on the property and a tax assessment. If the property is sold, the new owner pays the payment. The increase in value to property and in the long run could potentially increase the tax valuation assessment. The interest rate is competitive, can check with different banks. The fixed rate depends on the project. The average interest is around 5% for 20 years.

The only downside is a little extra administration on the county's side. It should not take more than a couple of hours of work. There will most likely be a minimal number of projects. The Treasurer is sent the loan information, and then the Treasurer's Office sends the payment to the New Energy Improvement District. The New Energy Improvement District sends the payment to the bank.

Alan has the resolution and instructions for adoption. The Board will review the project and put it on the agenda under old business. Trae will contact C-PACE and schedule for September 10 and reach out to the County Treasurer. The Board could potentially adopt the resolution on September 17th.

The Board asked if there were any new occupants at the Co-working space in the Annex. Trae Miller shared that he showed the space to someone who has been working from home. This person will start working in the shared space tomorrow. A couple others that work from home may start to work there as the space has been offered for free in the beginning.

FAMILY RESOURCE CENTER FUNDING REQUEST - Yvonne Draxler met with the Board to present a funding request for the Family Resource Center. The requested support is for three separate programs offered at the Family Resource Center. The Asset Club for children which meets on Mondays during the school year, the Teen Program meets Tuesdays in the evening and the Summer Club meets for eight weeks during the summer.

Ms. Draxler explained that there are children in town who really need the club for meals. She had a couple of children come in on Monday mornings and tell them that they had not eaten since the previous Friday at school. The motivation for the program is the great need for feeding kids whose home lives are probably worse than can be imagined.

The Asset Club was previously funded by TANF funds, the Coors Foundation and the Presbyterian Church. The TANF funds went away a little over a year ago. The Coors grant has been spent and it requires that they sit out for a year before applying again. St. Anthony's Church has donated for Summer Club. Summer Club was shortened to four days a week. They are trying to make cuts where they can.

There are over 180 students seen though all three programs throughout the year. The Asset Club was limited to 50 kids this year and it filled in three days. There is a wait list for the club. The Teen Club at will hold its first meeting tonight.

The request is for \$7650 or it can be broken out to lesser amounts if they cannot fully fund the organization. Any help is appreciated.

Other contributors are St. Anthony's Church gave \$5,000, the Colorado Trust is \$7,500 and the Presbyterian Church gives \$1,042 monthly earmarked towards the salary for the director. They also receive miscellaneous small donations towards the Asset Club.

The Family Resource Center also holds various fundraisers. A garage sale made \$900 profit. Mike Warner donates 2 acres of sweet corn to be sold with the profits going to the center.

ADJOURNMENT - There being no further business to come before the Board, the meeting adjourned at 10:16 a.m.