

Logan County Commissioners Work Session

December 26, 2023

Present: Jerry Sonnenberg, Joe McBride, Mike Brownell, Alan Samber, Kristan Lange, Debbie Unrein, Russell Adels, Byron Pelton, Danny Guitierrez-Dutton and Jennifer Crow.

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

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner Brownell moved to approve the minutes of December 19, 2023 as written. Commissioner McBride seconded, and the motion carried, 3-0.

REVISIONS TO WORK SESSION AGENDA – Commissioner Brownell added discussion of a change order for a Millig change order for the Logan County Justice Center. Commissioner McBride added discussion on a decision on the Logan County worker’s compensation insurance.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – The Board met with Kristan Lange to review the Logan County schedule of bills dated December 26, 2023. All bills were approved as presented.

REVIEW BUSINESS MEETING AGENDA – There were no additions or changes to the Business Meeting agenda.

MILLIG JUSTICE CENTER CHANGE ORDER – Commissioner Brownell noted that the Justice Center has some “Owner Deficiencies.” Millig had ordered new fans that go up in the ceilings as part of their initial work at the Justice Center. Some of the new fans, due to their locations, would have had to have drywall cut out to be placed in the ceilings. Millig is proposing giving the county the new fans and when the old fans quit working, the county can install them. They would give the county a credit of \$13,802 to do that. He visited with Rick Cullip about this and utilizing that credit on the VCU’s on our Owner Deficiency list to bring in professional HVAC guys to start to fix a lot of those issues.

Rick Cullip now has the tool to do the crimping. A lot of these issues haven’t been right since the day that the building was built. Commissioner Sonnenberg and Commissioner McBride agreed that it would be a good plan to utilize the credit in that manner.

Commissioner Brownell moved to approve the Millig change order and authorize the chair to sign. Commissioner McBride seconded and the motion carried 3-0.

MILLIG COURTHOUSE PROGRESS MEETING - Commissioner Brownell reported that he sat in on a meeting with Millig, the subs and Rick Cullip last Thursday. The good news is that they fired up the boiler and pressurized everything and there are no leaks anywhere. However, the bad news is, whoever they had as their electrical sub, all of the boxes aren’t talking to the piece that runs the boiler. Tollin thinks it will be an easy fix. Millig promised next week at the latest the system will be up and running.

Offices this morning were super cold. Part of the problem may have been the electricity went out this morning for a couple of hours. Commissioner Brownell told Millig that it is getting a “little redundant” (with the delays.) Millig has not had problems with Tollin before, they have been over

and above. Apparently one of Tollin's electrical subs has messed up and was not communicating. It appears that Millig's disagreement with Better Electric has also been part of the problem. Commissioner Sonnenberg suggested keeping Millig's "feet to the fire" and that the job needs to be done by the end of the week, since it was supposed to be done mid-October.

Mike will sit in on the meeting again Thursday at 10 a.m. Commissioner Brownell noted that Millig is apparently talking to Washington County about their Courthouse. Washington County has used them for other things and has really liked them. Commissioner McBride stated that he doesn't know what kind of review he can give them about the Courthouse. The Justice Center is a different story because it was messed up from the start.

HERITAGE CENTER ALARM – Commissioner Brownell reported that Rick Cullip got an alarm last night from the Heritage Center attic. The cold wind brought the temperature down to 40 degrees in the attic. Gale force winds were blowing, and the cold air is somehow getting in.

WORKERS COMPENSATION DISCUSSION – Commissioner McBride reported that he had asked Debbie Unrein and Diana Korbe for their recommendations on the workers compensation insurance bids. Both have concerns about short-term savings and concerns about reporting more frequently than they currently do. He discussed this with Russell Adels if he was to have to hire another employee, then he is growing government. Staff does not feel comfortable with the change.

When the Board met with CTSI, the average came down to .9 in the pool, instead of over one point. He does not quite see the savings. The average is based on all counties in the pool.

Commissioner Sonnenberg noted that there are questions whether we are comparing apples to apples, i.e. comparing metropolitan areas to the county. He is also concerned about deductibles and choosing the deductible we want. When we share a pool, we share with like government agencies that have the same type of scenarios or issues that we have. Do we get a better rating or a more accurate rating in the pool?

Commissioner Brownell noted that with the Pinnacol quote now, we are at a zero deductible like we are now with CTSI, and it can possibly save some money. The only thing we don't know is how many claims we will have throughout the year. If you did happen to have a bad year, that could get somewhat expensive.

Commissioner Sonnenberg asked if there is a compelling reason to change. Commissioner McBride noted that he has not been a good attendee at CTSI meetings and would hate to leave CWCP and leave the next board to have to deal with that, especially considering he does not have staff that's supporting it.

Commissioner Sonnenberg noted that the staff input has been helpful and unless we have a compelling reason to change, even if it potentially saves some amount of money, he struggles with making a change. Commissioner Brownell agreed, we have been told the county can save some money, but if things change in the insurance industry or business in general, if it came to the point where we wanted to get back in to CTSI, it scares him (to think what the cost might be.)

Commissioner Sonnenberg noted that with staff recommendation the Board prefers to stay with CTSI.

There being no further business, the meeting was adjourned at 9:23 a.m.