

Logan County Commissioners Work Session

May 11, 2021

Present: Jane Bauder, Joe McBride, Alan Samber, Marilee Johnson, Jerry Casebolt, Alma McArthur, Valarie Richards, Cynthia Mills, Scott Strom, Chance Wright, Debbie Unrein, Trae Miller, Jeff Rice, and Jennifer Crow.

Vice-Chairperson Jane Bauder called the meeting to order at 9:00 a.m.

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner McBride moved to approve the minutes from May 4, 2021 as written. Vice-Chairperson Bauder seconded and the motion carried.

REVISIONS TO WORK SESSION AGENDA - Vice-Chairperson Bauder added to unfinished business the Newcloud contracts, and the FEMA letter for Logan County residents out of compliance. She would like to keep these items on the Unfinished Business agenda until they are completed. Commissioner McBride added discussion on Peace Officer Memorial Day.

PEACE OFFICER MEMORIAL DAY – Commissioner McBride announced that the Courthouse lights are scheduled to be turned to blue on Friday, May 14 and Saturday, May 15 in honor of Peace Officer Memorial Day.

REVIEW AND APPROVE DEPARTMENT OF HUMAN SERVICES SCHEDULE OF BILLS – Valarie Richards met with the Board to review and approve the Logan County Department of Human Services schedule of bills dated May 11, 2021. The Board approved all bills as presented.

PROCLAMATION – MONTH OF MAY OLDER AMERICAN’S MONTH - Cynthia Mills of the Logan County Heritage Center met with the Board to request that the month of May be proclaimed “Older American’s Month.” Special activities are planned next week on the Courthouse lawn to help recognize activities for senior citizens. Next Wednesday May 19, Senior Citizens Club members will be handing out popcorn at Family Food Market with a flyer describing everything that is offered at the Heritage Center. Friday, May 21st at the Courthouse Square, there will be a celebration of Older American’s month with activities coordinated with CSU Engagement Center and Sterling Creatives. Both nursing homes and several assisted living facilities will provide activities and information. Other organizations will be helping to provide information on how older adults can connect in the community.

The Heritage Center is open again, and the Meet and Eat Nutrition Program started back up on Monday, the Nutrition Home Delivery Program stayed strong throughout the pandemic. Some other programs are a little slower getting everyone to come back to regular activities. The exercise classes in particular are coming back strong.

Commissioner Bauder asked Cynthia to comment on the raised flower beds being donated by Home Depot. Cynthia reported that Chance Wright, Brian Kailey and the Home Depot staff will be working on the raised flower beds. Cynthia reported that yesterday someone brought in four flats of tomato plant seedlings to give away, some of them can be used in the raised beds.

ICONERGY RE: FACILITY UPGRADES/FUNDING/GRANT OPPORTUNITIES - Scott Strom of Iconergy met with the Board. He gave a background of his firm and described projects that his company has been involved with recently. Iconergy helps counties and other public entities with facility improvement project planning, designing, and implementing facility improvement projects and the financial “vehicle” to responsibly budget the projects.

Iconergy is a full-service engineering, construction management and energy services company (ESCO). They “fix and modernize existing buildings”. This is done while maintaining the historical integrity and within the covenants of the Historical Society. They do turn-key design and implementation of core infrastructure, deferred maintenance and energy efficiency projects. Iconergy is one of the leading pre-qualified, Energy Services Company for the Colorado Energy Office program.

Projects in development or implementation right now in northeast Colorado include Haxtun schools, the Haxtun hospital, Yuma schools, Brush schools and Morgan County. Other clients are the City of Wray, Cheyenne County, Flagler Schools, Stratton Schools and Kit Carson hospital. Grant funding has been obtained through DOLA and BEST and USDA grant programs. There are numerous grant opportunities available right now.

They have assisted clients with over 20 DOLA Energy Impact Assistance Grants totaling over \$12 million dollars and have a strong track record with DOLA regional representative Greg Etl.

With the American Rescue Plan Act, or ARPA funds available to the county could be up to \$4.5 million dollars. However, the guidelines are still not out. Guidelines for schools are very defined but are undefined for counties and rural health care. These grants could potentially be used for county facilities projects. Currently they are working with six BEST grant projects and five DOLA grant projects in combination with other grants in development or implementation right now.

The first step is development of a facilities master plan which is a road map for the future. Typical projects include: controls or retro-commissioning, LED lighting, water conservation and self-funded retro-fits. Facility upgrades to mechanical, electrical, plumbing, the building envelope, security and access control, life safety, egress, ADA. Renewable energy project such as, solar, battery storage, and water reclamation are also eligible projects.

Energy Performance Contracting/Lease Purchase funding options were reviewed as a financial option to obtain lower interest financing. Savings in energy usage and repairs would be significant for the Courthouse and Justice Center.

Mr. Strom suggested that combination and leveraging funding sources will maximize county dollars going further. Energy Performance Contracting (EPC) with municipal lease purchase programs using energy savings to help offset some of the lease payment, supplemented by capital or other budgeted funds was discussed. Interest rates have been as low as 1.9% - 2% recently for other local governments. EPC/lease purchases can be used as matching funds for Energy Impact Assistance Grants as well as other grants. The Justice Center may have the most energy savings. Simple fixes include retesting and balancing HVAC systems and lighting retrofit.

Mr. Strom used the Cheyenne County Courthouse project in Cheyenne Wells, as an example of one of their projects with similar background and relevance to Logan County. Their 1908 historic courthouse had a failing HVAC system with increasing maintenance costs, major comfort issues and water damage issues. They have worked within the requirements of the State Historical Fund using grants and other funding sources to accomplish modernizing the HVAC, electrical systems and plumbing upgrades. LED lighting upgrades were done with special respect to original historical fixtures.

Mr. Strom mentioned that he learned that the county is getting a free preliminary study conducted for energy related upgrades on county buildings. He asked that Iconergy be afforded the opportunity to provide a competitive preliminary engineering analysis and facility master planning prioritization effort. He also suggested contacting the Colorado Energy Performance Program to request a presentation for information about their programs. Several RFP examples were provided to the Board.

Mr. Strom will work with Debbie Unrein and Chance Wright to obtain the information he needs to prepare his presentation.

AWARD LETTER - CORONAVIRUS LOCAL FISCAL RECOVERY FUND – Debbie Unrein met with the Board to discuss the Coronavirus Local Fiscal Recovery Fund award letter. In order to receive funds from the U. S. Treasury, the Board will need to sign a completed award letter. Debbie Unrein created an online account ID and sign-in and set up herself as an authorized representative. Alan Samber will review the award letter and schedule it on the agenda.

COMMISSIONERS PROCEEDINGS FOR MARCH 2021 – The Board reviewed and approved the Commissioners Proceedings for publication of bills for the month of March, 2021. Commissioner McBride moved to approve the Commissioners Proceedings for the month of March, 2021. Commissioner Bauder seconded, and the motion carried.

AMATUER RADIO BACKUP COMMUNICATIONS - Jerry Casebolt was approached by the Aries Amateur Radio Group that is willing to do backup communications if the State DTR system goes down. The group is asking for permission to put a repeater on the Reirdon Hill tower. They will also need a spot inside the con-ex box. They will maintain all of their own equipment. The Board agreed to the idea. Jerry will create an MOU with them holding Logan County harmless. They asked that Alan Samber review the MOU and schedule it on the Board's agenda.

SECURITY COMPANIES – Jerry Casebolt talked to Sheriff Dave Martin in Morgan County. They do not have security companies based in Morgan County. They use Union Colony Security out of Greeley, and a second one out of Golden. Jerry reached out to Union Colony and has not received a response yet. The Golden company will be contacted when that contact information is available. Brian Meeker has also expressed interest in providing security for the fairgrounds events.

NEWCLOUD – Jerry Casebolt contacted CenturyLink concerning to inquire whether they could offer the same service that NewCloud is offering. He spoke with a MITEL service person who handles Logan County's account and was told that the switchover would not require the purchase of additional new equipment. If they bring in SIP trunks, they will connect directly to the modem in the MITEL box. Jerry will ask Christian at Paramount about any other companies that might offer the service. Debbie is going to look and see if she has a copy of a new contract with NewCloud besides the 2017 contract.

ROADMAP TO RECOVERY – Trae Miller met with the Board to request a letter of support to the DOLA Roadmap to Recovery Six County Road Map to Recovery technical assistance grant.

BUS STOP MOVE – Commissioner McBride asked Trae Miller if he recalled the time frame to start working on the bus stop move. Mr. Miller was not sure if there was a time frame given by NECTA.

There being no further business to come before the Board, the meeting adjourned 10:12 a.m.