

Logan County Commissioners Work Session

May 17, 2022

Present: Byron Pelton, Jane Bauder, Joe McBride, Alan Samber, Ashley Smith, Rhonda Chrisp, Debbie Unrein, Chance Wright, Rob Quint, Diana Korbe, Faith Blankenship, Marilee Johnson, Glenna Phelps-Aurich, Jerry Sonnenberg, Tom Kiel, Jennifer Crow, Trae Miller and Jeff Rice.

Chairman Pelton called the meeting to order at 9:02 a.m.

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner Bauder moved to approve the minutes from May 3, 2022 with corrections. Commissioner McBride seconded and the motion carried.

REVISIONS TO WORK SESSION AGENDA – None.

REVIEW AND APPROVE HUMAN SERVICES SCHEDULE OF BILLS – Ashley Smith met with the Board to review the Logan County Department of Human Services schedule of bills dated May 17, 2022. The Board approved all bills as presented. The Board also approved the Human Services payroll for the period April 23 through May 6, 2022.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – Rhonda Chrisp met with the Board to review the Logan County schedule of bills dated May 17, 2022. The Board approved all bills as presented.

REVIEW OF BUSINESS MEETING AGENDA – The Board reviewed the agenda for the May 17, 2022 Business Meeting agenda. No concerns were stated.

CHAMBER OF COMMERCE SPECIAL EVENTS LIQUOR LICENSE – Glenna Phelps - Aurich met with the Board concerning a Beer and Wine Tasting for the Heritage Festival near the gazebo during the BBQ contest. People will be required to purchase a ticket at the entrance. Two local brewers will be there and possibly one brewer from Ft. Morgan will attend. Twenty different breweries from the local area are invited.

POTENTIAL ECONOMIC DEVELOPMENT PROJECT - Trae Miller met with the Board concerning a potential project he is calling Project Renew. It is an Ag project to rebuild a facility damaged in a weather-related event several years ago. The incentive possibilities from the county are building permit/use taxes etc. Initial estimates are \$27,000 on \$3 million capital investments in the first phase of the project. They are looking at a second \$3 million phase in a year or two. This project has Ag value, it has great value to the community and sends a great message from the county as being friendly to business development and growth,

Mr. Miller suggested it would be worth it to waive building permits and asked the Board how to proceed with a conversation with the prospect. The Board agreed to meet with them and talk about incentives.

Mr. Miller noted that producers have had to haul longer distances since the facility has been closed. Since it is already an existing facility, it may already hold the required permits. Mr. Miller will set up the meeting.

DISTRICT ATTORNEY GROUP HEALTH INSURANCE - Diana Korbe met with the Board to discuss the District Attorney Group Health Insurance. The insurance will be \$29.23 per month more than the current group plan that they are on. They will be on the same plan as the county, the PPO 2000 plan. They cannot go back to the PPO 500 they were on. They had talked about keeping their own dental and vision but it is cheaper going with the CHP dental and vision. They know that they will have to start over with the CHP deductible for the year. The Board agreed and signed the letter to approve.

FAMILY AND MEDICAL LEAVE INSURANCE (FAML) – Diana Korbe met with the Board to discuss FAML. The Board will need to decide if the county will participate in FAML. Local governments can choose whether to participate. The employer pays a portion of the premium or .45% of wages and the employee pays .45 % of wages. Another option is the county can decline all participation in FAML and must revisit participation every eight years. A third option is employees can participate on their own and must fill out all paperwork and submit on their own. The county would still be affected in honoring their time out. Commissioner Pelton pointed out that Logan County voters voted it down, and suggested that the county not participate in it at all. The Human Resources Department will have to go through a full training with employees to explain the county’s decision and explain how they can join themselves. Alan Samber will prepare a resolution for the May 31 meeting. Jane noted that government has a choice small business does not.

FEMA - no update.

LEBSOCK CLEANUP - Matt Chrisp was to send another e-mail to Lebsock. He never gets an e-mail reply, just a phone call.

TIENA PRICE PROPERTY CLEAN UP – Commissioner McBride requested that this be on the last agenda for the month.

EXHIBIT CENTER RFP - Commissioner Bauder reported that all bids received will be rejected because they were a million dollars apart. One was design build, the other one was not. The one of them included all of the engineering and time to sit down with the community and the commissioners and whoever wanted to be included so that the contractors knew what all was to be included design wise and materials wise. The other bidder said that was all over and above. The engineer and architects are over and above what was needed. So what they are going to do is send an RFP out for a design base. A company that will come in with engineers and architects and do community meetings and find out if the community wants to do a whole building. Because that will probably come in at about \$1.25 million. So does the community want a community center worth that much money, or do they want us to take the half million dollars and do upgrades to the existing building.

Sit down with designers and architects and decide what materials we want and iron out the details so that the contractors actually have something to bid on. If the Board is OK with that, then reject all bids and put out an RFP for Design Build. The Board agreed with that idea.

The meeting recessed at 9:25 a.m. and reconvened at 10:03 a.m.

GUY MACENDAFFER - Guy MacEndaffer is farming and had to cancel his meeting with the Board today. He will be rescheduled for May 31 at the same time.

EXHIBIT CENTER RFP - Alan Samber has a couple of edits to the contract agreement. Debbie Unrein has some proposed changes from the original and suggestions from another RFP she found online. The Architect/Designer would be involved from the beginning and throughout the project. Storm drains are discussed in the foundation section. The successful bidder would make sure that building codes are met. The Architect/Designer would continue to be a part of the construction bid process and the steps once construction has started. If supplemental services are required, they may be able to come back and negotiate for that as well.

Drainage is also discussed under dirt work on the first page. Chance talked to George Good again and drew up a site plan and showed it to Mr. Good. He approved it verbally but it needs to be in writing. The drains will be toward the south corners towards the bingo pavilion. Drainage is also discussed further on page two under supplemental services.

Debbie also sent copies of sample contracts to Alan Samber. Several minor edits were discussed to make the terms agree throughout the RFP and the contract. Debbie will advertise in the local newspaper and on Bidnet. It will be a quick turnaround.

ANNEX LEASE AGREEMENT RENEWAL. – Debbie Unrein and Trae Miller had the idea that maybe it is more equitable to base the reimbursement of the utility costs on the square footage that is occupied by the LCEDC. It is a three-year average. Once we drop out of this contract if the utility costs were to go down because of averaging, the county could potentially owe LCEDC because of that. Utility costs will be figured based on the square footage occupied by LCEDC.

A couple years back Debbie asked Brad Hofmeister to go through the building to determine the office square footage by floor. He figured square footage at the Courthouse and at the Annex. At the Central Services Building, Human Services has approximately 72% occupancy of that building based on that determination.

Gas service encompasses both the Courthouse and the Annex. Electrical is not as bad as the buildings are on separate meters. Using the calculation, LCEDC was going to owe quite a bit this year. Gas rates went up. With the three-year average, the county might end up owing LCEDC. Reimbursement can be arranged for quarterly instead of monthly through the new contract. This year will be less than what they would owe vs. the current way but then the new contract will start at the first of next year.

There being no further business to come before the Board, the meeting Adjourned at 10:15 a.m.