

Logan County Commissioners Work Session

May 25, 2021

Present: Byron Pelton, Jane Bauder, Joe McBride, Alan Samber, Marilee Johnson, Alma McArthur, Valerie Richards, Jim Edwards, Aaron Tilden, Chance Wright, Jeff Rice, and Jennifer Crow.

Chairman Byron Pelton 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 18, 2021 as written. Commissioner Bauder seconded and the motion carried.

REVISIONS TO WORK SESSION AGENDA - Chairman Pelton added discussion of an amendment to the State of Colorado IGA pertaining to Red Lion Bridge.

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 25, 2021. The Board approved all bills as presented.

IGA STATE OF COLORADO – County Attorney Alan Samber has reviewed the amendment to existing grant contract with the State of Colorado. The amendment increases the allocation of funds from roughly \$400,000 to \$2.1 million. The agreement is moving away from the design phase and into the construction phase of the bridge. The grant funds were awarded from the CCI Road and Bridge Fund. Commissioner McBride moved to approve the amendment to the IGA and allow the chair and vice-chair to sign. Commissioner Bauder seconded and the motion carried.

JIM EDWARDS SHOOTING RANGE MEMORIAL – Jim Edwards met with the Board to request permission to erect a flag pole and memorial at the Logan County Shooting Sports Complex (LCSSC). Jim's son Roy Edwards recently passed away. He was an avid sportsman, who loved to hunt, fish and shoot. They always shot in the trap leagues together. Someone mentioned to Mr. Edwards that there should be some kind of memorial at the LCSSC for Roy Edwards because he loved the shooting range. Jim Edwards approached the Shooting Sports Board concerning a memorial for Roy and several others. He was directed to talk to the Commissioners about it. Others mentioned who have been icons in Logan County as far as the shooting sports go are Marty Royal, and Fred Weismann.

Mr. Edwards would like to put up a flag pole and a wooden wall to mount memorial plaques in memory of the individuals. The flag pole would be located near the clubhouse walkway along the path in back of the ranges. This will be done at no cost to the county. There is a memorial for Dick Dixon on the grounds since he had put so much time and money into the LCSSC.

Chairman Pelton noted that the county has only allowed benches at the fairgrounds as memorials in the past. Commissioner McBride noted that the county is now allowing memorial fence section plaques at the fairgrounds and memorial trees planted at the Courthouse Square.

Since there is no flag pole at the shooting range, they would definitely like to have a flag pole there. The memorials would be the center of attention where people would walk by and see them. Commissioner Bauder expressed concern over a wooden wall that would need to be replaced in 20 years. Mr. Edwards agreed that he could look at doing something with stone. There are no drawings at this time, just a preliminary idea. The Board would like to approve the drawings. Commissioner McBride mentioned that Pete Blackburn would be another individual that could be honored as he was very involved in shooting. Commissioner McBride likes the project. Commissioner Bauder would be OK with a stone wall by flag pole.

AARON TILDEN – Chance Wright and Aaron Tilden joined the meeting. With Aaron’s help Chance Wright presented an RFP to the Board so that the county has a set of guidelines to look at to compare the proposals and get the same information from other companies. The RFP is made up of 90% of the Finny County, Kansas RFP template which was given to the board last week. It is very similar to the Colorado Energy Office standard template.

Commissioner Pelton asked if the Board was going to ask for approved ESCO’s, as there are only certain ESCO’s that DOLA will work with. Mr. Tilden stated that there is an approved list of ESCO’s that the Colorado Energy Office will work through. The Colorado Energy Performance contracts only open up the for applications once every three years. The last opportunity was just last year. Mr. Tilden’s company, being a new company, will not have an opportunity to get on that list until 2022.

Mr. Tilden’s company also uses a Building Owner’s and Manager’s Association (BOMA) template. BOMA is looking out for the client’s best interest and not the ESCO’s. They frown upon any vague language in the RFP process. The language allows the design process to be very specific to Logan County’s needs. The template provides a very clear criteria for the selection process with 100 points available. The actual conceptual project is most important to Logan County. The RFP narrows down to a specific team that will be working on the facilities for the project.

The preliminary analysis will be included in the preliminary RFP. The county in the past has attempted to get three hard bids on projects. Hard bids are difficult on this type of project because the scope is not clearly defined. By doing this the county would be still fulfilling Colorado Energy statute for performance contracting. The county could select the partner then move into the design phase with them and have a negotiated fee based on the scope.

The RFP is using a “cost plus” scenario, the responder is obligating themselves to the fees that are shown for the service. The county will actually see the bids from the contractors as they come back. The ESCO will be bound to the fees in the proposal.

The purpose of the RFP is to have all companies compete on an equal playing field. There are dates in the RFP that they believe are realistic. The Board asked County Attorney Alan Samber to review the RFP so that the county can get it sent out.

There being no further business to come before the Board, the meeting adjourned 9:38 a.m.