

Logan County Commissioners Work Session
May 7, 2024

Present: Mike Brownell, Joe McBride, Jerry Sonnenberg, Alan Samber, Jerry Casebolt, Kristan Lange, Debbie Unrein, Marilee Johnson, Rick Cullip, Jeff Rice and Jennifer Crow.

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

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner McBride moved to approve the minutes of April 30, 2024 as written. Commissioner Sonnenberg seconded, and the motion carried, 3-0.

REVISIONS TO WORK SESSION AGENDA – Chairman Brownell added discussion of tire recycling charge changes that Josh Klein has made him aware of and any ballot initiatives that the Board may want to put on the November 5, 2024 election. Jennifer added the Walk to End Alzheimer’s request to waive fees for the Gazebo rental on August 24, 2024 and also waive fees for any future non-profit requests. Commissioner McBride added a discussion of the purchase of a golf cart for the fairgrounds.

PARKING ATTENDANT FAIR BIDS – Commissioner Sonnenberg explained that there are two bids for the parking attendants from Fleming. The Class of 2027 had the bid last year. Mr. Derek Feather is the former Fleming head basketball coach and was the sponsor of the Class of ’27 as freshman class, so he helped the class with the parking attendant service at that time. He’s no longer the Class of ’27 sponsor. The new class sponsor submitted the bid this year. Mr. Feather has written a letter of support for the volleyball team’s bid. Commissioner Sonnenberg talked to the advisor of the Class of ’27 and the Superintendent of Schools at Fleming. The volleyball coach did not return his call. Commissioner Sonnenberg is inclined to award the bid to the Fleming Class of 2027 since it is the group that had the bid last year, as there are other opportunities for the other group to raise money as ticket takers or cleaning the stadium. The superintendent said he would speak to both of those groups today and get it worked out. Commissioner McBride agreed as the bids were both \$2.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – The Board met with Kristan Lange to review the Logan County schedule of bills dated May 7, 2024. All bills were approved as presented.

TELEPHONE SYSTEM PURCHASE - Jerry Casebolt met with the Board to review the bids for the IP telephone system that he has obtained for the Sheriff’s Office, Courthouse, Road and Bridge Department and Department of Human Services. He explained to the Board that he spoke with Mark Rodine this morning. Rodine will provide a third IP-based phone system bid later today. KCI’s bid is a fixed system like the current system at the Courthouse. Casebolt presented a preliminary purchase order for the Sheriff’s Office telephone system. He also has separate purchase orders for the Courthouse, Road and Bridge and DHS. Both companies were given the same parameters to bid on. The monthly fee for the Sheriff’s Office is \$1,067.15 (from CTS Telecom). The Sheriff’s Office is currently paying approximately \$500 per month for Phoneware

for long-distance service. This charge will no longer apply because the phone service will all be over the internet.

The Courthouse will have an upfront cost to purchase telephones to work with the IP-based phone system costing approximately \$10,000-\$12,000. The monthly maintenance fees will be \$1,101.30 (CTS Telecom) or (\$1,016.00 Phoneware). For DHS the monthly maintenance fees will be \$1,233.60 (CTS Telecom) and (\$1,160.00 Phoneware).

Commissioner Sonnenberg asked if Casebolt had a recommendation whether going to the IP-based telephone system is a good move. Casebolt said that it would be a good move because there are no in-house servers or equipment to fail.

Commissioner Sonnenberg also asked about response time if there were to be troubles. Both companies told him that response time will be quick since it's their equipment and they maintain it. CTS Telecom has redundancy built in. Phoneware didn't specifically tell him they had redundancy built in, but he is confident they would have it built in. If there is a fiber cut somewhere there is no internet connection. Both systems can forward to cell phones. The IP-based phones can be plugged into anywhere there is an internet connection.

HB21-1110 DIGITAL ACCESS LAW – Jerry Casebolt told the Board that he will meet this afternoon with another website remediation company. He has met with two companies already. One of the companies cannot help us because of the number of different platforms that the county has. The Sheriff's website will have to be rebuilt. It will cost more to try and remediate it and get it compliant than it will cost to rebuild it.

Commissioner Sonnenberg suggested that every website be rebuilt except the Treasurer's website. Casebolt said that we can't rebuild the county website because it is hosted through the State of Colorado. We can only change the content on our website. The State has made all the back-end changes but the content on our website is what needs to be accessible. One of the companies' bids to make the county's website accessible is \$5,900. We have a lot of PDF files on the website. The PDF files must be converted so that an ADA accessible reader can read them correctly. There are certain things that we don't have to do like the old records that have been scanned from microfiche. There is no way to make those reader friendly. Casebolt told the Board about a new House Bill, #24-1454 introduced on April 15 that grants a one-year grace period only if good faith efforts are being made. It is likely that it will pass.

The federal government is expected to come down with their own Digital Access rules next March. They should not be any stricter than the State's rules are now. Casebolt said that there is a way that you can make an archive folder or section to store things in that are not reader accessible. There are some ways to keep some content out there that is not reader accessible by putting it into an archive area.

LANDFILL TIRE RECYCLING FEE INCREASE - Josh Klein has notified Chairman Brownell that the company that the landfill uses for tire recycling is increasing their fees from \$250 a ton to \$300 per ton. The landfill's current charges for tires are probably not going to cover

that. Klein suggested increasing the landfill fees for each type of tire by about \$3. The concern is that increasing landfill fees for tires will cause people to throw their used tires in the ditches instead of taking them to the landfill.

Commissioner Sonnenberg asked if the county has access to any of the tire disposal fees that are collected at retail stores when tires are purchased. These fees are mandated by the state, but it is not known whether the county receives any portion of those funds.

Josh is going to look at the number of tons of tires collected every year at the landfill. He will also contact another company to see what they will charge. The current company loads the tires with the loader, so there may be some sand loaded with the tires. The other company loads tires by hand. Commissioner Sonnenberg will research the tire disposal fee that the state collects to see if any of that fee is available to the county.

The meeting recessed at 9:32 a.m. and reconvened at 9:40 a.m.

NOVEMBER 5, 2024 ELECTION BALLOT ISSUES – The County Clerk and Recorder has sent a letter requesting that the Board notify her if there will be any ballot issues to be placed on the November 5, 2024 election. Commissioner McBride mentioned the possibility of an ambulance district ballot issue. County Attorney Alan Samber shared that CDPHE had done a study and provided a report to the county that the last ballot question was rushed and that there needed to be a longer period of public education. CDPHE’s opinion in the study recommended a two-year time frame for public engagement and buy-in before the question is put on the ballot.

Commissioner McBride asked if the Board wanted Kevin Blankenship to come to a meeting to discuss the idea of this not being on the ballot this year and possibly working on it for next year. Commissioner McBride also commented that Jim Yahn’s wife, (Yahn is a 2024 Commissioner candidate) has been training on the ambulance for many years at NJC. With his wife in that occupation, he might have some thoughts on the matter too.

Chairman Brownell suggested that the City of Sterling and Fire Chief Ritter, and the rural fire board, and Jerry Casebolt might want to participate in a plan. The Board agreed to invite Kevin Blankenship and Fire Chief Lavon Ritter to the next Work Session. Jerry Casebolt is unable to attend as he will be attending the May regional meeting next Tuesday.

Alan Samber also reminded the Board that the extension of the Capital Improvement Sales and Use Tax sunsets December 31, 2025. Alan did not get any response from the Colorado Department of Revenue when he called to ask whether it would be better to put it on the November 2024 ballot or the following year’s ballot. He also asked if it was not approved in November if it would give them enough time to stop collecting before January 1. Alan suggested that the Board will not want those two questions on the same ballot, i.e. if you are looking for a sales tax to fund the ambulance service and asking to extend an existing one.

Jennifer was asked to extend the Board’s invitation to City Manager Kevin Blankenship and Lavon Ritter for the next Work Session to discuss the ambulance district ballot question and the extension

of the IGAs. Alan Samber questioned if the ambulance district sales tax passes, whether there will be enough funding by July 1, 2025 to make it viable. We may want to continue under the existing IGA until sufficient sales tax revenues are collected to make a transition.

WALK TO END ALZHEIMER'S AUGUST 24, 2024 - The Walk to End Alzheimer's organization has requested that the fees be waived for their event on August 24, 2024 at the Courthouse Gazebo. They are a 501c3 non-profit organization. Jennifer asked whether the fees can be waived for all non-profit events rather than requiring all non-profits to come before the Board to request that the fees be waived. Commissioner McBride originally was in favor of this idea. However, there are some non-profits he would not want to approve of. Then there is some media exposure when they come before the Board to request that the fees be waived.

Chairman Brownell also mentioned that the Buildings and Grounds Department might want to take into consideration some of the extra work caused by some of the gazebo rentals. Rick Cullip said that the department has been fine for the most part, but it is the Board's decision. Commissioner McBride stated that for the most part it has been fine, it's just there are some nonprofits that are contrary to our mission. Commissioner Sonnenberg agreed, there are a lot of nonprofits that aren't necessarily nonprofit, they just have that tax status 501c3, 501c4, 501c5, etc. Some of those may not fit where we want to help the community. Commissioner Sonnenberg is fine with having them apply to the Board to have the fees waived.

Commissioner McBride moved to waive the fees for the Walk to End Alzheimer's on August 24, 2024. Commissioner Sonnenberg seconded, and the motion carried.

GOLF CART PURCHASE – Commissioner McBride explained that TransWest recently had a six-seater electric golf cart for sale. The golf cart has a new battery as of last year. The list price is \$5,000. There is a crack on the top of it. He priced some other limo-style golf carts and they're pretty expensive. A 2017 electric golf cart was \$14,000. An electric two-seater is about \$4,500. This would be our third golf cart in the fairgrounds fleet.

Rick Cullip stated that the fairgrounds has a couple of gas 4-wheeler mules but no gas golf carts. The gas golf carts are loud, and you have to step on the gas quite a bit to get them to go and then they take off. In a crowd type situation, the electric golf carts are slower to go and are a lot safer.

Commissioner McBride put together a purchase order. Commissioner Sonnenberg moved to purchase the golf cart for the Buildings and Grounds Department for use at various functions and the Logan County Fair. Commissioner McBride seconded and the motion carried. The Board signed the purchase order. Commissioner McBride asked Rick Cullip to let TransWest know that the purchase has been approved and to hold it for the fairgrounds. Commissioner McBride asked Cullip to get county logos to cover the TransWest logos. Commissioner McBride noted that he is looking for a golf cart that can carry a wheelchair up into the grandstands.

Commissioner McBride asked Rick Cullip for an update on the water damage to the Courthouse. Cullip reported that a faucet was left on in the first-floor break room kitchen and at some point, the drain decided to no longer take the water. It overflowed, ran out onto the flooring and

underneath the sink on the first floor, permeating the ceiling and leaked down into the Assessor's office. Multiple ceilings and walls are affected. There is a musty smell due to the amount of water in the carpet and walls. There is substantial damage on the first floor in the kitchen.

An insurance claim has been initiated and will be submitted to CTSI today. Cullip would like an adjuster to come out. Desks and computers have been ruined along with the carpets, ceilings and walls. Cullip stressed that none of this occurred due to Millig's work. They will need to rip out the cabinets and counters in the first-floor kitchen area to start pulling up flooring to allow the sub-floor to dry. The water permeated the wood floor and it buckled.

The janitorial staff walked into the kitchen around five a.m. Monday morning and noted the faucet running. However, the sink was not full of water. Indications are that it has to be related to the sink, because that's where all the damage occurred or started. It has to be related to the drain, because there are no pressure lines or fill lines that are leaking.

Commissioner Sonnenberg suggested doing more testing before repairs are started to track where the leak came from. Cullip noted that there are only a few connections between the wall and the sink and a few places where the water could have come out. He believes that the drain slowly stopped taking water and slowly kept back filling to a point where it was running everywhere. When the janitorial staff shut the water off, it continued to drain. By the time they came in to mitigate the situation, there was no water in the sink and no water in the line. The drain line will be replaced. The reverse osmosis system is still operational and there were no issues with it.

MILLIG RETAINAGE – Rick Cullip stated that Millig is requesting that the retainage be released. They've upheld everything they could do on their side. They do have a few small items, warranty, owner deficiency, stuff like that, that they're working through. Cullip does not see any reason why they should hold this up and not pay them. Commissioner Sonnenberg said that is what the retainage is for, to make sure that we have everything accomplished and if we still have some items that aren't good, his first inclination is to hold off on the final payment. County Attorney Alan Samber concurred; this is what the retainage is for to get the punch list items all corrected.

ROBERT J. MURRIN COURTHOUSE ANNEX – The Board agreed to pay to frame the resolution that named the Annex the Robert J. Murrin Courthouse Annex for Neil Murrin. Jennifer will get the resolution to Mr. Murrin and let him know there is a \$200-\$250 budget. He can get the resolution framed and send the bill to the county. Jennifer will also work on getting a plaque for the inside of the annex with the resolution engraved on it. The Board would also like to have signage on the outside of the building. Rick Cullip will work on exterior signage.

There being no further business, the meeting was adjourned at 9:18 a.m.