

Logan County Commissioners Work Session

October 26, 2021

Present: Byron Pelton, Jane Bauder, Joe McBride, Alan Samber, Jeff Rice, Ashley Smith, Rhonda Chrisp, Trae Miller, Debbie Unrein, Aaron Tilden, Patty Bartlett, Greg Etl, Chance Wright, Dylan Klomhaus, Doug Riat, Dave Long, Michelle McCauley, Karah Quint.

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

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner Bauder moved to approve the minutes from October 19, 2021 as written. Commissioner Pelton seconded and the motion carried.

REVISIONS TO WORK SESSION AGENDA – Dave Long with Michelle McCauley to present behavioral health grant request.

REVIEW AND APPROVE HUMAN SERVICES SCHEDULE OF BILLS AND PAYROLL – Ashley Smith met with the Board to review the Logan County Department of Human Services schedule of bills dated October 26, 2021. The Board approved all bills as presented. The Board also approved the Department of Human Services Payroll for the period of October 9, 2021 through October 22, 2021.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – Rhonda Chrisp met with the Board to review the Logan County schedule of bills dated October 26, 2021. The Board approved all bills as presented.

BEHAVIORAL HEALTH GRANT- Michelle McCauley, owner of New Pathways to Wellness and Recovery met with the Board to discuss receiving assistance to create a salary package to recruit new therapists. There is a shortage of mental health professionals in rural areas and challenges recruiting and retaining therapists. Michelle is asking for assistance in funding a salary package to be able to hire two new therapists. The funding would cover a two-year contract to help get the therapists started and build clientele. The Board will review the information and look this over again at the meeting next week.

PREMIUM PAY – Patty Bartlett met with the Board to discuss her letter written to the Commissioners explaining why she thinks elected officials should get premium pay like the employees did. The Board disagreed due to State Statutes. The General Assembly shall fix the compensation for county officers in the State by law. County officers shall not have compensation increased or decreased during the terms of office in which they have been elected. The federal rules set by the U.S. Treasury concerning the ARPA premium pay are clear that the premium pay is additional compensation given in addition to the regular wage. The state constitutional provision says elected officers can't have their compensation increased during their term of office.

ENERGY PROJECT– Greg Etl-DOLA, Dylan Klomhaus-Colorado Energy Office, Aaron Tilden and Doug Riat- Millig met with the Board to discuss the energy project and get everyone on the same page. Greg Etl explained that when an application is received, it must be reviewed by the Governor's Energy Office. It is important for all aspects of the application to be correct. Dylan Klomhaus of the Colorado Energy Office explained that Millig is not pre-qualified in the State's program but they are still qualified to do these types of projects. They still have the same statutory requirements that any pre-qualified firm in the program has. The county can still apply for the DOLA grants even if they don't go with a pre-qualified ESCO such as Millig. Aaron Tilden spoke about the guarantee assessed with the project Millig will do. Statutorily they have to provide a guarantee and they take pride in their guarantee. They will still use the State provided contracts so

there is the same language that protects the owner. If there is a shortfall, Millig will own up to that and pay the difference. Doug Riat spoke on behalf of the qualifications of his team. They will use the Colorado Energy Office templates, they will bring in third party engineering review of design and savings. Millig is confident their fees are much lower than competitor fees through the program.

The Board will consider the award of the proposal at the November 2nd meeting.

COUNTY HELD LIENS- The liens on the mobile homes are usually derelict and the county usually doesn't want to take ownership of them. It was suggested the Assessor's Office look at them to see if there are any of value. If ownership is taken, then the county becomes responsible for paying lot rent or paying costs to move them. Commissioner Bauder will work on determining which mobile homes are of value. An application must be completed to take ownership.

CONSIDERATION OF INDUCMENT RESOLUTIONS- Fish Pond Development LLC and their bond council met with the Board via phone to discuss the inducement resolution, certificate of intent, and application to DOLA for a Private Activity Bond allocation for the Northeast Plaza Apartments rehabilitation project. The application has a November 1st deadline but it still waiting on the exhibits to be attached. It is recommended that the Board approve the form of the application and authorize the Chairman to sign after the exhibits are submitted and reviewed and approved by Alan Samber.

The property is in the City limits but the City is not being asked to get involved because the City does not receive direct private activity bond allocation but the County does. Therefore, the City is not able to provide assistance. After talking to Bond Council, Fred, there is no financial obligation to the County and it won't affect the County's budget but it could require some staff administrative time which is reimbursable through the bond issuance.

The Commissioners do have a concern about property tax and working with the housing authority in the city limits of Sterling. Dave explained that they are talking to the housing authority and have two issues. There is an existing loan being held so they need to transfer that to the housing authority for them to be the soft lender of the secondary note. The other request is for the housing authority to be a limited partner that would allow them to get the real estate tax exemption. The housing authority has submitted a letter of support for the bond issuance but they are not sure if they want to be involved in the ownership or hold a note. They have asked them to look at another housing authority to see if they would participate.

Trae has asked why the property needs to be tax exempt going forward. Dave explained they need the additional cash flow to generate enough loan proceeds to do what needs to be done. Without the tax exemption they would have to reduce the scope of work. Commissioner Bauder understands being tax exempt for the years they would be using their capital to do the remodel, but thinks it should be reinstated when they start collecting rents and producing income off the units. Dave said they would be happy to look how that changes things and willing to revise their application. Fish Pond Development could potentially do a payment in lieu of taxes to the County. They can be exempt but in a contract with the County they would make payments in lieu of taxes and pay the tax amount even though they are exempt. As long as the housing authority does not take their small fraction of ownership interest then Fish Pond Development wouldn't be exempt from taxes forever.

The application will be redone to take out reference to the property tax exemption. Commissioner Bauder moved to approve the application with the tax-exempt reference taken out and allowing Commissioner Pelton to

sign this Friday after the exhibits and revised application have been approved by Alan Samber. Commissioner McBride seconded and the motion carried.

Commissioner McBride moved to approve the certificate required by section 24-32-1709(2)(c) of the Colorado Revised Statutes, as amended and allow the Chairman to sign. Commissioner Bauder seconded and the motion carried.

Commissioner Bauder moved to approve Resolution 2021-41 a resolution declaring the intent of Logan County, Colorado to issue multifamily housing revenue bonds for the Northeast Plaza Apartment Homes Project and allow the Chairman to sign. Commissioner McBride seconded and the motion carried.

COOPERATING MINISTRIES- Need local government approval for a grant for the homeless program to provide temporary shelter through hotel vouchers. Commissioner McBride moved to approve and allow the chair to sign. Commissioner Bauder seconded and the motion carried.

BUDGET ADJUSTMENT- It was brought to the attention of the Board that the copy machine at the Sheriff Department is no longer working and would like to purchase a new one this year instead of next year.

DONATED GUITAR- Commissioner Pelton received a request from the Logan County Cattlewoman who want to see if they can get the guitar donated to their organization to raise money. Commissioner Bauder feels there could be organizations that would benefit more and would like Commissioner Pelton to look into the Cattlewoman organization more to see what the money would be used for.

COMMISSIONERS PROCEEDINGS- This will be delayed until next meeting so the Board has a chance to review them.

ENGINE BRAKE ORDINANCE – Jeff Reeves can start putting signs up in the next couple weeks. Alan will work on getting the ordinance to be approved.

IT LETTER – The letter was sent out on Wednesday. The county has not received anything back and will not release the check until they have agreed to provide services until the end of the year.

SUBDIVISION REGULATIONS- Still working on this.

There being no further business to come before the Board, the meeting adjourned at 10:37 a.m.