

**Logan County Commissioners Work Session  
October 8, 2019**

Present: Joe McBride, Jane Bauder, Byron Pelton, Alan Samber, Shannon Graves, Kristan Lange, Marilee Johnson, Diana Korbe, Tom Rodine, and Jennifer Crow.

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

**APPROVAL OF MINUTES FROM PREVIOUS SESSION** - Commissioner Bauder moved to approve the minutes of the October 1, 2019 work session as written. Commissioner Pelton seconded, and the motion carried 3-0.

**REVISIONS TO WORK SESSION AGENDA** - Commissioner Pelton requested discussion on Energy Performance Contracting.

**REVIEW LOGAN COUNTY DEPARTMENT OF HUMAN SERVICES SCHEDULE OF BILLS** - Shannon Graves met with the Board to review the Logan County Department of Human Services schedule of bills dated October 8, 2019. The Board approved all bills as presented.

**REVIEW LOGAN COUNTY DHS PAYROLL** - The Board reviewed the Department of Human Services payroll for the period September 14, 2019 through September 27, 2019. The payroll was approved as presented.

**REVIEW LOGAN COUNTY SCHEDULE OF BILLS** - Kristan Lange met with the Board to review the Logan County schedule of bills dated October 8, 2019. The Board approved all bills as presented.

**ENERGY PERFORMANCE CONTRACTING** - Commissioner Pelton discussed Energy Performance Contracting which is a state program for financing public facility improvements. The Board recently met with Buildings and Grounds Supervisor Chance Wright on the 2020 budget and discussed energy efficiency projects for next year. Commissioner Pelton also provided a spreadsheet showing the increase in utilities paid for various county buildings from 2013 to 2018. Information was provided on the Energy Performance Contracting. This is a program offered through the State of Colorado which offers energy audits and facility improvements to public facilities. Included in the audits are indoor lighting fixtures and controls, occupancy sensors, HVAC improvements, boiler replacements, pumps, fans and drivers, equipment controls, operations and scheduling, building envelope improvements, water efficiency, street, traffic and other outdoor lighting, vehicle/fleet efficiency, renewable energy installations, advanced water metering.

Commissioner Pelton would like to discuss a DOLA grant with Greg Etl to pay for part of this and use the grant to “stretch out” the sales tax dollars. Local energy service companies will be used for the upgrades as they are the companies that will be called upon for future maintenance. Some of the planned upgrades can be coordinated with the program to take advantage of the DOLA grant funding. Commissioner Pelton will take care of writing the grant.

**IT RFP** - Commissioner Bauder reported that the RFP was mailed out yesterday to Platinum Technology, KCI, a company in Brush and to VIA TEK, the company that does the DA’s IT. The RFP will be advertised via the internet and newspaper. A walkthrough will be held October

21 to allow vendors to see the county's hardware. The proposals are due November 18, 2019.

**2020 CENSUS** - Letters were mailed to churches, clubs, the Family Resource Center, the Chamber of Commerce, etc. asking for volunteers for the Complete Count Committee. Commissioner Bauder has heard from one person who is interested in serving on the committee.

**SUNSET MEMORIAL GARDENS** - Alan Samber reviewed the survey plats. Tract 1 is deeded to the Knaubs. Sunset Memorial Gardens is in Tract 2. The Knaubs have constructed a building on Tract 1 that partially encroaches the boundary of Tract 2. The boundaries are very irregular and generally follow the Springdale Ditch. There are several buildings on the plat that are no longer on the property. Several years ago, former surveyor Gerald Jefferies completed a survey to clean up the property lines. This would involve deeding several small areas to the Knaubs and likewise the Knaubs deeding several small areas to the county to get a nice straight boundary line.

Alan Samber does not have concerns with taking title to Tract 2 as it now exists. The cleanup of the property lines can be done after the county takes title to the land. The Assessor will need to be notified that the property will become tax exempt. Mr. Lawlor will owe property taxes of nearly \$2,000 at the time of closing. Conveyance of whatever shares of the Springdale Ditch that go with the property to the county will be put in the purchase agreement.

Commissioner McBride reported that Dave Appelhans is working on rules for Sunset Memorial Gardens, as he wrote the rules at Riverside Cemetery. Chance Wright believes that there is some potential in salvaging the building.

**ECONOMIC DEVELOPMENT PLAN** - Chairman McBride has not heard back from the State.

**SILENT RAILROAD CROSSINGS** - No meetings have been held recently.

**WIND ENERGY PROJECT** - Representatives will attend the Work Session next Tuesday.

**COUNTY HELD TAX LIENS** - Commissioner Bauder reported that she met with the Assessor and looked up the properties in question. Most of the properties are garbage. There are some properties that the Board may want to look at. The Mahafey property in Iliff seems to be the most valuable with the land and outbuildings. Several parcels in Merino are land-locked. The Board agreed to send letters to adjacent landowners to inquire whether they would be interested in purchasing the certificates. If the purchaser pays the taxes for three years then the property can be deeded to the purchaser. The rest of the liens will remain as the county does not want to have to pay to dispose of the junk mobile homes.

**COLORADO CHRISTIAN UNIVERSITY PROFESSIONAL** - Diana Korbe met with the Board concerning participation in the Colorado Christian University Professional Education Program Partnership Agreement. The County has participated since 2015 when the Board of Commissioners signed an agreement. There are a few changes to the current agreement and a new participation agreement is necessary. Under the agreement, county employees and eligible dependents are offered a 10% reduced tuition rate in the online or in-seat programs and courses at CCU's College of Adult and Graduate Studies. There is no cost to Logan County. Several county employees have taken advantage of the program in the past. Employees are informed

about the program with new hire materials or through promotions online. The Board agreed to continue offering the program and will schedule the new agreement at the next Business Meeting.

**ADJOURNMENT** - There being no further business to come before the Board, the meeting adjourned at 9:25 a.m.