

**Logan County Commissioners Work Session
September 10, 2024**

Present: Mike Brownell, Joe McBride, Jerry Sonnenberg, Alan Samber, Peggy Michaels, Rick Cullip, Kristan Lange, Marilee Johnson, and Jennifer Crow.

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

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

REVISIONS TO THE WORK SESSION AGENDA – There were no revisions.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – The Board met with Kristan Lange to review the Logan County schedule of bills dated September 10, 2024. All bills were approved as presented. Kristan explained that this schedule included a bill payable to Wex for a credit card that was cut off due to a check lost in the mail.

PEGGY MICHAELS COMPUTER SOFTWARE – Peggy Michaels met with the Board concerning computer software for the Assessor’s Office. Last Thursday Peggy found out that she is the lone assessor in Colorado left with CIC software company. There were three assessors left, everyone else left the year before. The other two have signed with a different company now. She would like to go with the company that all the other assessors left CIC to go with, which is GSA. She does not think that CIC will keep doing the assessor programming. Peggy explained that she did talk to Patty Bartlett about leaving CIC. There are only a couple of treasurers on GSA in Colorado. Patty is not comfortable going with a company that doesn’t have experience. Pueblo County Treasurer is going to GSA with their Assessor in 2025.

This will be a five-year conversion. Peggy’s biggest concern is that she is not sure CIC will be able to handle the new legislation. She does not think they will be able to do multiple assessment rates or split assessment rates, because they don’t have that written in their current software. GSA has that in Florida already and one of their other counties. GSA already has the conversion queries written in for the other counties that went on this year. Three Colorado counties Pueblo, Washington and Kit Carson County have changed from CIC to GSA and are already live. The Jeffco County Assessor is going to change to GSA in 2025 and the Treasurer in 2026. Mesa County is looking at the GSA demo. There is one more county going with GSA as well, making it about ten counties total.

Commissioner Sonnenberg asked if any other county assessors other than Jeffco have their treasurers on GSA with them. Peggy answered that Pueblo County will be the only one that’s going, she thinks all the other ones right now are staying with CIC. The Sedgwick County Treasurer thought maybe her treasurer would go with GSA. Patty would like to go back to Tyler and Peggy does not want to do that. She left Tyler to go to CIC because they could not make it work, their customer service was terrible, plus their support costs were \$140,000 a year. GSA will cost about \$50,000 a year for support after the conversion. The cost for the conversion will be \$472,000 for the Assessor’s Office. CIC’s annual support is \$27,000 but they are not getting any support from them. Peggy is concerned that CIC will pull out of Colorado with all of the counties that have left them.

Peggy is working on a spreadsheet to try to gauge what the new legislation is actually going to cost Logan County. It is really difficult because there are so many moving pieces. Next year is a revalue year. Commissioner Sonnenberg asked when Peggy would need a decision. She would like to have a decision by November. She is

hoping that the three smaller counties that are going to go with GSA (Logan being one of them) could go together and make it more productive for the three of them.

If they can budget yearly the cost would be \$67,000 a year. Peggy said that it looks like the exemptions go away in 2025, but the assessment rate drops. It looks like it's going to be closer to a wash on those two. The lowering of the assessment rate on the state assessed we will feel the impact around \$15-\$20 million in her estimation. The next year it will be worse unless they put one of the exemptions back on. In 2027, 10% of the first \$700,000 kicks in.

The Board discussed possibly paying for the software as a lease purchase. Peggy said when they switched over to CIC, they tried to do that and that is not how it got billed. The county cannot incur debt without a vote of the people due to Tabor. A lease-purchase may possibly get them by the Tabor requirement. The Board suggested that Peggy talk to the GSA representative and ask if it can be written in the contract as a lease-purchase.

BOARD OF HEALTH POSITION – Chairman Brownell discussed an open position for Logan County on Board of Health. Samantha Mahaffey, the current representative, is going back to get her doctorate degree and does not think she will have time for the Board of Health representation for the county. Commissioner Brownell has asked his sister-in-law Bonnie Brownell for recommendations as to who she thought might be good in that position. She said she would not mind serving herself. She is a nurse practitioner working for Northeast Colorado Family Medicine. When she worked for Banner, she did a lot of things in public health with the emergency management people and with the Board of Health. Chairman Brownell talked with Terry Hofmeister from Phillips County who is the Chairman of the Health Department Board and Trish McClain about the possibility of Bonnie Brownell being on the board, and they both thought that sounded good. The Board agreed that she would be a good appointment. Chairman Brownell will get an email address for Bonnie so that we can get an application sent to her.

LOGAN COUNTY AMBULANCE COLLECTION ASSIGNMENTS - Commissioner McBride moved to approve the assignment of Logan County Ambulance debt collections accounts to Wakefield and Associates, the account numbers ending in 2015 and 6008 and allow the Chairman to sign. Commissioner Sonnenberg seconded, and the motion carried, 3-0.

MITCHEK EVENTS CENTER BUDGET – Rick Cullip met with the Board and reported that he is working on the final numbers for the Mitchek Event Center. The final budget will be over by about \$8,000 and that will be due to landscaping. Cullip explained several projects that saved money, such as not painting the columns, and some items that cost more like the family restroom. There were items along the way that the design team was not 100% on board with, but in the end, Buildings by Design and the County were able to come to a workable conclusion to stay within the budget.

Commissioner Sonnenberg asked if Cullip knew what all the architect's deficiencies on the project cost the County. For example, the handicapped ramp, the venting, and those items that were not in the design. Is the total cost of all of those items known yet? Rick noted that the architect was very receptive and willing to negotiate every time that he talked to him. The architect claimed in the original conversations that it was made known to him that the County would take care of almost everything exterior related, of how that was going to tie in, how the landscaping would be done, the ramp, how that was going to be taken care of. That was the architect's standpoint on it. That's the reason the blueprints and/or the contract reads all "owner supplied."

The County made concessions throughout the building in different ways, i.e. choosing to go with the insulated overhead door instead of having the massive custom barn door, so that saved us money. Choosing not to do any type of floor coating other than polished concrete, that also saved money.

The biggest architectural mistake was the soil. There was a soil sample from a preliminary plan from ECC that came out and sampled and found high ground water. It was supposed to be designed and then when they broke ground and started excavating, they came back with a well. It said we could hit water at six feet, but we hit water at five feet. The architect had to completely redesign the whole footer system in order to make it work. It was roughly a \$26,000 addition that it cost us. In the process of figuring that out, they set a second transformer. The second transformer cost us money, but it didn't cost as much as it was going to cost if we tied in electrical to the original transformer and piped that electrical all the way over to the new building

That was a savings of about \$40,000, slowly dropping to the point where we had a \$16,000 credit. Then the architect missed the ductwork coming through the center of the building. The structural beams started large, narrowed down smaller and got larger again in the center. The landscaping got out of control due to the air conditioner being late and the grand opening being scheduled and Fair coming up the next week. The Board agreed that the budget overage was not that much on a project of this size. Alan Samber noted that some of the comments made by prior commissioners and employees are termed an "Accord and Satisfaction".

One of the biggest expenses is bringing back to code the fire protection in the original building. Commissioner Sonnenberg suggested that the architect should have done that because of the wood outside. Cullip noted that the architect's rebuttal to that is that they did not design that because the fire suppression company designed that and submitted it, and it was accepted, and they are the ones that missed it. The county should not have to pay anything additional to expand out into that porch area. The fire suppression company was a subcontractor of Buildings by Design. Cullip noted that he has received the final invoice from Buildings by Design. They have offered to break out that portion of their billing and pay it. The architect has sent Rick several emails saying why the county should not have to pay that portion of the billing. Commissioner Sonnenberg stated that Buildings by Design was incredible to work with and if we have to pay part of it, if it comes down to it, he is fine paying it. Rick will continue to work on it.

Chairman Brownell thanked Rick for his work on the project and for keeping a watch on the budget. Rick stated that the office has had multiple calls inquiring about using the new facility. Rick has made sure there is power in the center of the facility for hanging a chandelier for wedding events or for running draping lights. A change order for the back hallway lights was set up to turn the lights in the hallway on with the back row of lights in the main building as it was dark when the lights were shut off for the main building when the sliding door was closed. A proximity sensor was added to the switch so that when you walk through the back door the lights would come on.

The Sterling Community Fund is using the Mitchek Event Center on October 4, 2024 for their casino night with and cornhole tournament. Sterling Community Fund has offered Rick a ticket and employee Gary Stone has also been invited to attend as both Rick and Mr. Stone both know how the facility works and will be able to assist, if necessary, in case there is a problem. Alan Samber asked about the value of the tickets. The tickets are \$100 each. The Board discussed having him flex his hours and having him attend the event as an employee. Alan will research this more as it may violate state statues concerning accepting gifts.

NJC CDL INSTRUCTOR – Chairman Brownell reported that he received a phone call from Phillips Sims, who is the new CDL instructor at NJC. Mr. Sims inquired about using the fairgrounds for CDL testing. They are looking for a place to paint lines on the asphalt and to be able to practice the backing and that sort of thing there. Chairman Brownell used to work with Kathy Nelms who used to do CDL testing at the fairgrounds. They had lines painted on the west side of the midway. The drawback to that is that it worked for the school buses but not semis. Mr. Sims is checking with the City of Sterling about the airport apron also. The semis would be empty, but they will be turning on the asphalt and doing things that could be tough on the asphalt at times. Rick Cullip noted that the west side of the asphalt is in need of repair anyway. NJC could use it for a year and see how much damage it does. If it does not do that much damage, fine, but if it does additional damage, then it would have to be addressed. The Board agreed that the county should do all it can for NJC for

their CDL program. The County needs CDL drivers for the Road and Bridge Department so maybe they can figure out a trade. Commissioner Brownell will let Mr. Sims know that NJC can work with the fairgrounds parking lots.

TV TRANSLATOR CONTRACT - The Board agreed to add the TV Translator contract with RF Systems to the September 17th business meeting agenda. There was a minimal increase of 5% from two years ago.

PHILLIPS COUNTY ROAD MAINTENANCE AGREEMENT – It was decided that the agreement was not needed. The Board talked to the Phillips County Commissioners last week. It will be reported to the state on the HUTF report to swap the maintenance on it. Commissioner Sonnenberg communicated this to Jeff Reeves.

There being no further business to come before the Board, the meeting was adjourned at 9:55 a.m.