

Logan County Commissioners Work Session

September 28, 2021

Present: Byron Pelton, Jane Bauder, Joe McBride, Alan Samber, Ashley Smith, Rhonda Chrisp, Jeff Reeves, Donna South, Trae Miller, Debbie Unrein, Jerry Casebolt, Marilee Johnson, Jeff Rice and Jennifer Crow.

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 September 21, 2021 as written. Commissioner McBride seconded and the motion carried.

REVISIONS TO WORK SESSION AGENDA – Add Trae Miller about bid extension.

REVIEW AND APPROVE HUMAN SERVICES SCHEDULE OF BILLS – Ashley Smith met with the Board to review the Logan County Department of Human Services schedule of bills dated September 28, 2021. The Board approved all bills as presented.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – Rhonda Chrisp met with the Board to review the Logan County schedule of bills dated September 28, 2021. The Board approved all bills as presented.

DONNA SOUTH RE: SIGNAGE AND CULVERTS - TOWN OF PADRONI - Donna South and Jeff Reeves joined the meeting. Donna South asked about signage on Railroad Avenue in Padroni from County Road 50 where the ditch runs along the RR tracks to Road 53 which is considered “South Street”. The road is like a drag strip, there is a small hill halfway down the mile-long road. Farm trucks fly through there. Mrs. South would like to slow the traffic down due to the children living nearby and the bus stop. A fully loaded beet truck speeding through could not stop in time for the bus if it had to stop. The road is graded with a small drop-off where a bus cannot pull over to the side. If the county does not want to put up a sign, they would like permission to make their own sign.

Mrs. South also asked about vacating the alley that runs north and south between properties. Mrs. South was told if the alley is on the plat, it is a road, if it is not on the plat, it is private property between the two owners. Mrs. South was told to apply through the Planning and Zoning office if the alley does need to be vacated.

Jeff Reeves said that his department could put up a “Children at Play Sign.” The property owners can put up their own signs if they wish. The property owners cannot put up their own speed limit sign or regulatory sign on their own properties. If they want to slow people down, they should call the sheriff and ask them to patrol the road more. If it is a bus stop, the county can mark the bus stop.

Mrs. South requested a four-way stop at the Intersection of South Street, County Road 43 and 48 and Railroad Avenue instead of a Two-way. The Commissioners would have to sign a resolution to add stop signs. There is a big group of trees on the corner that obstructs the view. Mr. Reeves said if it is already a controlled intersection, there is not enough traffic to warrant a four-way stop.

Commissioner McBride will drive out and look at the road and the area where the sign is requested. Jeff Reeves will work on the bus stop sign.

SHORT ELLIOTT HENDRICKSON, INC. (SEH) CONTRACT MODIFICATION FOR ADDITIONAL SERVICES – A written agreement is needed to approve the change order. The Deed for the land needed for

the bridge will be recorded. Construction may start next fall. \$600,000 will be needed for construction. Plans that were approved came up with a smaller number.

TRAE MILLER ECONOMIC DEV AND ANNEX – Trae Miller sent an e-mail requesting extension on the deadline for bids due to contractors needing more time to work on their bids. The Board agreed to extend the deadline.

Alan will have agreement ready and send to Trae tomorrow

DONATED GUITAR – Marilee Johnson showed the Board the guitar signed by Travis Tritt that will be donated to a charity. The Board will need to decide where to donate it. Hospice of the Plains was suggested so they could auction it off for a fundraiser. The guitar was purchased by the commissioners personally, and Travis Tritt signed it. Local artist Mandy Ritter did artwork.

The meeting recessed at 9:26 a.m. and reconvened at 10:00 a.m.

AARON TILDEN – MILLIG – Aaron Tilden and Doug Riat of Millig met with the Board concerning the Energy Performance Contracting and working through the Colorado Energy Office. The Board previously met with Mr. Tilden and Mrs. Riat back in March. And did an energy audit of county buildings and through discussions with Chance the Board put out an RFP.

Commissioner Bauder brought up the guarantee of return, savings. Mr. Tilden replied that the guarantee savings is required in the Colorado Performance Contracting Colorado statute. It is not exclusive to Colorado the Colorado Energy Office. Millig would also provide that same guarantee of a return of savings. Mr. Riat stated there is nothing that Millig would do that would not follow the guidelines of the Colorado Energy Office up to and including a refund if savings are not realized. Millig would be glad to work with Greg Etl. Mr. Riat worked with Etl on the Keith Memorial Hospital project in Cheyenne Wells,

Millig is willing to do three years of M & V (measurement and verification). Millig will follow the same standard for everyone in the industry. Mr. Riat stated that there are four standards or methods of M & V. One method is just calculated savings for three years. That is essentially a waste of everyone's time and money. There's only one method and that is the method that most ESCOs are least likely to provide and that is the "Option C" Whole Facility where there are guaranteed savings at the meter. Millig previously did the most of that guarantee and is the one that measures and turns into dollars and cents.

Commissioner Pelton asked what is wrong with going through the Colorado Energy Office. The county's RFP is the Colorado Energy Office's RFP. There were a few changes and the most important thing that was changed, one of the companies did not wanting to submit a bid. A letter was provided that said language was removed from the RFP. Millig wrote a response to that letter describing that those statements were false. Millig is extremely invested in this project. To start over through the Colorado Energy Office would preclude Millig from the project as they are not on the approved ESC. The CEO's last cycle for approval as an ESC was a 5-year cycle which the applications were due in 2019. Millig is a new company and cannot apply to be on the CEO approved ESC list until the end of 2022 and be approved in 2023.

Commissioner Pelton understood from Greg Etl that it is an easier to process to get the grants if the ESCO was approved through the Colorado Energy Office. The Board would like a meeting with Millig and Greg Etl at a meeting to discuss the grants and the contracting.

The reason the pricing transparency in Logan County's RFP is probably the reason that no companies wanted to respond because they do not want to be that transparent. Commissioner Bauder asked if Millig could provide references from the two projects they have been working on.

Alan Samber noted the benefit of using Colorado Energy Office is that a governmental entity is watching our back and have third party engineers looking at the design. Dillon Klomhaus mentioned the savings that the CEO provides is third party engineers that the state provides free of charge for the engineering review. Millig would provide the third party engineer review as part of their contract as well as use the state approved contract templates and any other terms that would be provided had the CEO been involved.

The Board agreed that they would like a meeting between Greg Etl and Millig and Dillon Klomhaus of the Colorado Energy Office. The meeting will tentatively be set for October 26th.

CCI LEGISLATIVE REPRESENTATIVE – The Board agreed to appoint Commissioner Pelton as Logan County's representative to CCI Legislative Council. The Board would like him to make sure there is agreement among this Board on issue before a vote is taken.

There being no further business to come before the Board, the meeting adjourned at 10:39 a.m.