

Board of County Commissioners of Lincoln County
Agenda for March 29, 2018

9:00 Call to order and Pledge of Allegiance

9:00 Jeremiah Higgins, Lincoln County Assessor, to discuss legislative issues

10:00 Lora White with the Country Living Learning Center, to discuss the building of a childcare center in Lincoln County

11:00 Richard Johnson, Lincoln County Public Health Director, to discuss personnel matters

1. Approve the minutes from the March 16, 2018 meeting
2. Review the monthly management report from the First National Bank of Omaha
3. Review and act upon a lease agreement between Lincoln County and Robert Safranek
4. Review the updated plans provided by the Colorado Center for Community Development, for a new building at the Lincoln County Fairgrounds
5. Old business
6. New business
7. Approve payroll and expense vouchers

The Board of Lincoln County Commissioners met at 9:00 a.m. on March 29, 2018. The following attended: Chairman Doug Stone, Commissioners Ed Schiffers and Steve Burgess, County Administrator Jacob Piper, Clerk to the Board Corinne M. Lengel, and Juliet Lundy with the Limon Leader and Eastern Colorado Plainsman.

Chairman Stone called the meeting to order and asked County Assessor Jeremiah Higgins to lead the Pledge of Allegiance.

Mr. Burgess made a motion to table further discussion regarding allowing County Coroner Andy Lorenson to receive the county's retirement benefit until April 5, 2018. Mr. Schiffers seconded the motion, which carried unanimously.

Mr. Higgins provided copies of Proposed Initiative 93 Funding for Colorado Public Schools. The initiative is not going through the legislative process but may be on the ballot if the proponents receive enough petition signatures by the deadline. Mr. Higgins said the County Assessors' Association is taking a neutral position on the initiative at this time, though he would prefer they be opposed to it. Since it is not being run through legislation but would be a constitutional amendment, they could bypass TABOR laws. Mr. Higgins said the current computer system in his office couldn't handle more than two assessment rates, so it would require a complete program re-write if the initiative were to pass. Another option would be to clone the data, but Mr. Higgins felt that either situation would be a logistical nightmare for his department. There would most likely be no additional cost to his office because of that, as their current computer system contract covers any statutory changes, but there could be a fiscal impact for extra staff.

Senator Jerry Sonnenberg is pushing a bill to suspend the 2019 reappraisal, and Mr. Higgins felt the goal was to stop the assessment rate from going down. Although property owners might get a break in 2019, they could be hit harder in 2021 since it is the next reappraisal year after 2019. Mr. Higgins said his office would plan to do a reassessment in 2019 anyway and send out letters rather than NOVs, just to inform the public of what would be coming.

Mr. Stone said he'd been approached by a couple of different business owners in Karval sometime ago who were upset with how high their business taxes were. They complained that although the county claims to promote local business efforts, property taxes are so high that they those businesses can't afford to stay open. Mr. Stone told the parties to contact Mr. Higgins but also said that if they were providing a service to the public for profit, they should expect to pay taxes for it. Mr. Higgins responded that he was surprised some people hadn't come to the commissioners to ask for tax incentives of some kind. Mr. Burgess spoke up and said that they try to be fair to everyone, which is why the commissioners continue to support the property tax credit each year.

Mr. Higgins left, and Mr. Schiffers made a motion to approve the minutes of the meeting held on March 16, 2018, as submitted. Mr. Burgess seconded the motion, which carried unanimously.

The Board reviewed the monthly management report from the First National Bank of Omaha and a lease agreement between Lincoln County and Robert Safranek. Since the county took forty of the two hundred and eighty acres that Mr. Safranek had leased in the past, that and the lease amount were the only changes to the document from the previous year. Mr. Piper said the new lease amount was \$960; \$4 per acre. There is no water on the property, and Mr. Safranek takes care of all the fences, so even though property leases for seven or eight dollars per acre in other areas of the county, the commissioners agreed to leave it at four dollars. Mr. Burgess made a motion to approve the annual lease agreement with Robert Safranek for 240 acres near the county landfill at the cost of \$960. Mr. Schiffers seconded the motion, which carried unanimously.

The commissioners also reviewed the updated plans for the new show barn at the fairgrounds received from the Colorado Center for Community Development, which included four different options for where to locate the building. The location in Option A of the four options was exactly what they wanted. All agreed with moving forward as soon as possible but that there were several decisions yet to be made, such as if they wanted to include the electrical work in the original bid project. Mr. Burgess commented that putting the building in the current parking area would cause too many drainage issues.

At 11:00 a.m., Emily Poss and John Thelen met with Country Living Learning Center met with the Board to discuss building a child care center in Lincoln County. They provided a feasibility study, which showed a definite need in the community. Mrs. Poss said the town of Hugo would donate the property, seven and a half lots in Hugo, as long as the organization obtained the feasibility study and it showed there was a need for the facility. Mr. Stone asked about staffing and Mrs. Poss told him it would depend on the number of kids enrolled at the center, but the study reflected the ratio of staff per child. All teachers would not have to have a Bachelor's degree; some could have Associate's degrees. They have gone through CCAP to help lower-income families afford child care, as the Department of Human Services will pay a portion if they use CCAP rates.

Country Living Learning Center currently has \$30,000 in their account and are receiving donations, and they hope to apply for a \$250,000 Buell Foundation grant. However, 30% of it, or \$75,000, is required by May 1. They also want to apply for a Gates grant, which is due October 1, but they can use the same \$75,000 match. There are several other options for funding, but they are asking for pledges from local businesses, hoping that a commitment of funding will be sufficient on the grant application. Mr. Burgess suggested contacting Xcel Energy, as the commissioners were told they look for local projects to support.

Although the center would like to build, they are not opposed to leasing a modular, in the beginning. It would be cheaper and smaller, but Mrs. Poss said they would have to tear out their playgrounds if they ever decided the modular wasn't big enough later on. Juliet Lundy commented that the Northwestern Vocational College in Kansas is a pairing college and has student projects that often involve building structures.

John Thelen informed the Board that the organization would like a monetary commitment from the county, but if that weren't possible, verbal support would be most welcome. The commissioners agreed to provide a letter, and Mr. Burgess added that they would see if they could find other funding sources for the project as well.

Mrs. Poss concluded by saying that they came up with other uses for the building when they didn't use it for child care, and they believed it would be an excellent location for Morgan Community College classes, EMT training, or other community meetings. She added that they wanted people to know that they were promoting a county child care center, not just a Hugo child care center. Mr. Thelen put in that a part of the feasibility study showed that over five hundred people commute from outside of Hugo to work.

Mr. Thelen said he was in the process of building a website for Country Living Learning Center so that people can access their building plan.

Once Mrs. Poss and Mr. Thelen left, Mr. Stone called for old business. Mrs. Lengel said that James Martin was in the building and she had asked him to stop by when he could to discuss internet access in the courthouse. Several people had had problems accessing the internet when in the building, and she wanted to see if Mr. Martin could address the issue. Mr. Martin stopped in at that time and said that he would speak with Tony Lyons at Eastern Slope Rural Telephone Association to see if they could figure something out. He also would like to optimize the mobilization of the website by moving it to a different system where departments could make changes and updates themselves. Mr. Schifferns asked what it would cost, and Mr. Martin estimated that redesigning the entire website would cost between \$1,500 and \$2,000.

Mr. Martin left, and Mrs. Lengel updated the Board on the ballot drop box progress in Limon and what she and her deputy learned about the Caselle accounting system from Limon town clerk Chris Snyder. She feared that the system would be somewhat costly, but she and staff will participate in a web meeting next Wednesday, and she hopes to report more at the next board meeting.

Mr. Piper said he'd received a request for a letter of support regarding the FY 17-18 Colorado Opportunity Scholarship Initiative – County Matching Scholarships. The amount of the proposed allocation is \$8,602.00. Mr. Burgess made a motion to send a letter of support/permission for Morgan Community College Foundation to serve as the fiscal and administrative agent and provide the match required to access the proposed allocation funds to Lincoln County. Mr. Schifferns seconded the motion, which carried unanimously.

Mr. Piper asked to give the administrator's report since he would need to leave early the following day. He reported that Don Witzel did not get the bid to remove the remains of the burned First Inn Gold hotel in Limon; a company out of Denver got it, so he contacted Landfill Manager Mick Jaques not to expect the debris at the landfill. GMS, Inc. will be sending a bid package for the courthouse parking lot project in time for the April 18 meeting, and the county received the money for the Patel property clean-up. He asked the treasurer to deposit it into

the Road & Bridge Fund instead of the General Fund. Lastly, Mr. Piper listed several concerns with the concert event scheduled for June 2 at the fairgrounds.

At 11:00 a.m., Public Health Director Richard Johnson and OEM Ken Stroud met with the Board to discuss personnel matters. First, Mr. Johnson said he would like to move Pat McHone from a thirty-five-hour week employee to a forty-hour-week employee. She has plenty to keep her busy and is not always able to meet with WIC clients on the days or times currently designated for the program. He does have the additional money in his budget for the increase and would not give her the step raise she is due in June or July if he moves her up; she would remain at Level 2, Step 5. Mrs. McHone currently makes \$2,781 per month, and moving her to a forty-hour work week would increase her pay to \$3,255, which is a \$.44 per hour raise. Mr. Johnson stated that Mrs. McHone does an excellent job as WIC educator and office manager.

Mr. Burgess asked if it was still Mr. Johnson's intention to hire a full-time nurse. Mr. Johnson said it was, and the person he had in mind would be available on June 1 but would like to work a thirty-five-hour week.

Mr. Schifferns made a motion to allow Pat McHone to begin working forty-hour weeks on April 1. Mr. Burgess seconded the motion, which carried unanimously.

Mr. Johnson said that Mr. Stroud is ready to take over full time as emergency manager, and Mr. Stroud added that the past sixty days ran smoothly and taking over as emergence manager would free Mr. Johnson up to better complete his duties as director.

Mr. Johnson updated the Board on the Code Red IPAWS, stating that Sheriff Ridenour had signed a three-year contract in which they included IPAWS for free. All three counties would benefit. He should receive the authorization code sometime next week. Mr. Stroud put in that he is working with the parent company to set up a webinar for all three county emergency managers.

Lastly, Mr. Johnson said they would no longer need to remove the non-structural wall at the Limon office, as the Family Nurse Partnership nurse didn't want them to. He would, however, like to replace the area at the Public Health office that was once used to keep small children from entering their other offices. He still has the gate and would have John Mohan help him put up a short wall. Since there is no longer an office manager to keep an eye on the youngsters, Mr. Johnson felt they needed something to keep them safer.

When Mr. Johnson and Mr. Stroud left Mr. Burgess said he had other old business to discuss. He asked Mr. Piper if he'd ever heard anything from Mark McMullen regarding the landfill, but Mr. Piper had not. He suggested setting up a short conference call. They would also need to discuss the split-sampling for the groundwater monitoring wells. Mr. Burgess also provided a list of proposed economic development projects from 2015 that he'd received at the COG meeting. He asked the others to look at it and see if they needed to make changes or had anything else to add.

The Board approved the March 2018 payroll and expense vouchers for the month, and then, with no further business to discuss, the meeting was adjourned until 9:00 a.m. on March 30, 2018.

Corinne M. Lengel, Clerk to the Board

Doug Stone, Chairman