

KIT CARSON COUNTY COMMISSIONERS

MINUTES JULY 22, 2015

8:00 AM WORK SESSION – INCLUDING CONSENT AGENDA ITEMS
10:00 AM MEETING TO CONVENE WITH PLEDGE OF ALLEGIANCE
11:00 AM JEFF CURE – COUNTY ATTORNEY WEEKLY MEETING
12:00 PM LUNCH
1:00 PM CBOE HEARINGS – TONY LEE WITH COMFORT INN & BEST WESTERN
1:30 PM CBOE HEARING – RYAN LLC FOR CCA
2:30 PM KINDRA MULCH – MONTHLY FINANCIALS, CONTRACTS AND PERSONNEL FOR PUBLIC HEALTH & SOCIAL SERVICES
3:30 PM DELLA CALHOON – EMERGENCY MANAGEMENT QUARTERLY REPORT
5:00 PM MEETING TO ADJOURN WHEN BUSINESS IS COMPLETE

CONSENT AGENDA:

- Accounts Payable
- Minutes – July 15, 2015

NEW ITEMS:

SIGNATURES:

OLD ITEMS:

EMPLOYEE ITEMS:

FYI:

The Board of County Commissioners meeting was called to order by Chairman Gary Koop at 11:30 AM. Those present were Gary Koop, Dave Hornung, Cory Wall, Paula Weeks, and Susan Corliss. Cory Wall led the Pledge of Allegiance.

CONSENT AGENDA

The Board of County Commissioners reviewed the following items: Accounts Payables and the minutes of July 15, 2015.

Cory Wall moved to pay the Accounts Payable and approve the minutes of July 15, 2015, seconded by Dave Hornung. The motion was carried by unanimous vote by Gary Koop.

ORANGE SHEET – DELLA CALHOON

The Board of County Commissioners completed an evaluation and wage change Orange Sheet for Della Calhoon.

Cory Wall moved to approve the Salary Adjustment Orange Sheet for Della Calhoon to receive a raise as Emergency Management as a Step 25 Grade 6 at \$17.90 for an Annual Salary of \$37,227.57 as an Exempt, full time with benefits employee, seconded by Dave Hornung. The motion was carried by unanimous vote by Gary Koop.

KIT CARSON COUNTY FAIR UPDATES

The Board of County Commissioners went through rodeo wrist bands, Tough Enough Pink Rodeo, the carnival, schedules, and various other items for the upcoming rodeo. The carnival will be arriving on Saturday, July 27 and planning to be open during the fair from Monday through 11:00 p.m. on Saturday. Cory Wall will be looking into concerns about the Ranch Rodeo and roping on Saturday morning.

The Board of County Commissioners meeting recessed for lunch at 11:50 p.m.

BOARD OF EQUALIZATION

Dave Hornung moved to open hearing for Board of Equalization at 1:00 p.m. to review real & personal property values determined by the Kit Carson County Assessor, seconded by Cory Wall, motion carried by Gary Koop. Those present were Gary Koop, Dave Hornung, Cory Wall, Abbey Mullis, Paula Weeks, and Susan Corliss. Paula Weeks, Kit Carson County Administrator, reported that four applications were turned in for today's hearings.

CBOE HEARINGS – TONY LEE WITH COMFORT INN & BEST WESTERN

Those present were Connie Stegman to represent Chosun Hospitality for the Best Western and Comfort Inn, Judith Kahl and John Zimmerman with Value West to represent Kit Carson County Assessor. The application for the Chosun Hospitality's 2.6 AC Tract - vacant lot was not discussed.

COMFORT INN

John Zimmerman reviewed his findings for the Comfort Inn and used the income approach to calculate the hotel appraisal. John stated that the appraisal value is lower than the 2013 appraised value but seems higher because of the adjustment made in 2014 by the Board of Equalization. The computer generated final value for 2015 is \$2,247,244, which figures out to \$39,425 per room this is very comparable to other hotels in Limon.

Connie Stegman presented paperwork on supporting the request to adjust the appraised value because Kit Carson County has not made changes to their mill levy in 2015 and the fact that the hotel is getting older.

BEST WESTERN

Connie Stegman presented to the Board that the Best Western documentation of building costs, occupancy percentage, room rates, and other documentation about the Best Western.

John Zimmerman gave a review of his findings and how he arrived at \$3,904,972 as the valuation on the Best Western facility. John reviewed that they had not received all information for the average daily rate, profit & loss, and occupancy percentages that he had requested from the business. John said with his conclusion is that the Real Estate Value and the Computer generated valuations including the reduction of Personal Property are lower than the what would have been determined with the information that Connie Stegman provided today, so he requests that the valuation remain at the appraised value.

The Board of Equalization reviewed the presentations and request to support the appraisals. Dave Hornung moved to deny the applications of adjustment for Comfort Inn and Best Western owned by Chosun Hospitality and support the appraisals of ValueWest, seconded by Cory Wall. The motion was carried by unanimous vote by Gary Koop.

CBOE HEARING – RYAN LLC FOR CCA

Those present were Michael Henry and Stephen Arredondo of Ryan LLC to represent Colorado Corrections of America.

Stephen Arredondo and Michael Henry presented documentation to support their request for a \$45 million appraisal of the CCA Properties of America, LLC – Kit Carson Correctional Center facility based on the low occupancy rate of 48.15% compared to a national average of 80% occupancy and a down turn in the economy. Explanation was given on how facilities rely on state contracts that are becoming less and there are no guarantees that other states will continue to house prisoners in private facilities in other states. The valuation was compared to

other facilities in the state based on per bed figures. Last year the CCA was a \$32,000 per bed with the current valuation based on the \$61 million appraisal is at \$40,500 per bed, which is more than the top facility in Colorado at \$39,000 per bed. Michael Henry proposed a \$30,000 per bed adjustment. Stephen Arredondo made it clear they want to be good tax payers, provide jobs and additional funds for Kit Carson County. Discussion continue to consider the costs of BAA.

Abbey Mullis stated that the \$61 million appraisal was based on June 30, 2014 on the Fair Market Value. She does not feel that there has been a local or state economic factor and that the \$45 million request is extremely low since the occupancy was in the 50% range during the appraisal and Fall of 2014.

Dave Hornung made an offer on behalf of the Board of Equalization to adjust the valuation to \$52.5 million for two years with a reappraisal in 2016. Michael Henry contacted CCA Properties of America, LLC making a counter request of \$51.5 million as a stipulation with no further debate. Final terms for the resolution will be sent to Jeff Cure to be presented at the next meeting of the Board of County Commissioners.

Dave Hornung moved to close hearing at 2:45 p.m., seconded by Cory Wall, motion carried unanimously by Gary Koop. The meeting of the Board of Equalization adjourned at 2:45 p.m.

July 22, 2015

Public Health & Human Services Agenda

This Agenda is subject to addition/correction & final approval.

Financials:

- Public Health
- Human Services

Action Items:

- Contracts:
 - LEAP, CELK, Baby & Me Tobacco Free, Colorado Works MOU with State, Connect for Health MOU's

Personnel update:

- Request to hire:
 - Child Welfare Caseworker 1.0 FTE starting salary dependent on experience & education range \$31,000 to \$38,000
 - Child Care 0.5 FTE salary dependent on experience \$13.00 to \$15.00/hr
- Changes to orange sheets

Purchase Order approval:

Other:

- CHS Summer outreach August 3, 8:00 to 9:30 Burlington Community Center
- Vehicle
- Carpet

The Board of Public Health meeting was called to order by Chairman Gary Koop at 2:45 PM. Those present were Gary Koop, Dave Hornung, Cory Wall, Kindra Mulch, Paula Weeks and Susan Corliss.

PUBLIC HEALTH & HUMAN SERVICES FINANCIALS

Kindra Mulch presented reports for Revenue and Expenditures, Balance Sheet, Bank Reconciliation, Accounts Receivable, County Allocations/MOE Report for June 2015. With the new physical year starting for the State of Colorado, there are increases in the State revenue that will be coming to the county. Kindra noted that CORE is underfunded in this county.

CONTRACTS

Kindra Mulch presented information about the following contracts – LEAP, CELK, Baby & Me Tobacco Free, Colorado Works MOU with State, Connect for Health MOU's.

LEAP

The LEAP contract will be with Discover Goodwill of Southern & Western Colorado. This contract is a sub-contract based on the amount of the contract with the State of Colorado. Discover Goodwill of Southern & Western Colorado will need the last three years of transfer files to prepare for telephone applications. Next year the State of Colorado will contract directly with Discover Goodwill of Southern & Western Colorado. Kindra will bring this contract back to Paula when it is corrected. This contract was tabled to a later meeting.

CELK (Cheyenne, Elbert, Lincoln, & Kit Carson)

The Signal Behavioral Health & Substance Abuse treatment services agreement for child welfare clients for June 1, 2015 to June 30, 2016. Elbert is the fiscal agent. The total fee for services will be \$16,716; there will be 12 equal installments of \$1,218 with the remaining \$2,100 as needed. Signal will contribute \$20,383 for a total allocation of \$34,999. Signal contracts with Centennial Mental Health for substance abuse cases. This contract was tabled to a later meeting.

BABY & ME TOBACCO FREE

Baby & Me Tobacco Free has a \$4,000 MOU with Rocky Mountain Health Plans that pays for diapers when parents test tobacco free. Dave Hornung moved to sign the Baby & Me Tobacco Free MOU, seconded by Cory Wall. The motion was carried by unanimous vote by Gary Koop.

COLORADO WORKS MOU WITH STATE

The Memorandum of Understanding between the State of Colorado Department of Human Services and the Board of County Commissioners of Kit Carson County from July 1, 2015 to June 30, 2016 adopting the Colorado Works Program and the Colorado Child Care Assistance Program. This contract was tabled to a later meeting.

CONNECT FOR HEALTH MOU'S

Connect for Health of Colorado MOUs with Prairie Family Center, Cheyenne County Public Health, Lincoln Community Hospital, Elbert County Health and Human Services will need to be signed by each county and approved by the state. The fully executed contracts will be returned once signed. Dave Hornung moved to sign the Connect for Health MOUs with Prairie Family Center, Cheyenne County Public Health, Lincoln Community Hospital, Elbert County Health and Human Services, seconded by Cory Wall. The motion was carried by unanimous vote by Gary Koop.

ADDITIONAL CASE WORKER & CHILDCARE

Kindra Mulch presented documentation of the statistics of Child Welfare in Kit Carson. Based on this information, Kindra is requesting an addition Child Welfare Case Worker as a 1.0 FTE with a salary range of \$31,000 to \$38,000 dependent on experience and education.

The childcare providers in Kit Carson County are extremely low and the payment of childcare is connected through Human Services, which creates a need for an additional 0.5 FTE Child Care position which would have a wage of \$13.00 to \$15.00 per hour based on experience.

The Board of County Commissioners tabled this discussion to a later meeting.

ORANGE SHEETS

The Board of County Commissioners reviewed Orange Sheets for Erin Grinnan, Della Calhoon, Andrea Jenkins, and Krista Davis.

Dave Hornung moved to approve the upgrade Orange Sheet for Krista Davis, Erin Grinnan, and Andrea Jenkins as described in the following information:

Erin Grinnan shall receive a raise in Health and Human Services as 0.5 FTE CHW at \$12.06 per hour and 0.5 FTE Tobacco Grant at \$15.00 for an Annual Salary of \$28,098.00 as a Non-Exempt, full time with benefits employee,

Della Calhoon shall receive be a New Hire in Health and Human Services as 0.2 FTE EPR at \$17.38 per hour for an Annual Salary of \$7,230.08 as a Non-Exempt, full time with benefits employee,

Andrea Jenkins shall receive a job change in Health and Human Services at \$20.97 for an Annual Salary of \$43,610.56 as a Non-Exempt, full time with benefits employee for 0.2 FTE Nursing, 0.18 Prenatal, 0.05 EPR, 0.21 CVP, 0.18 Family Planning, and 0.18 WWC,

Krista Davis shall change from Non-Exempt in Health and Human Services at \$19.00 for an Annual Salary of \$39,510.86 as to an Exempt, full time with benefits employee, seconded by Cory Wall. The motion was carried by unanimous vote by Gary Koop.

OTHER

Kindra Mulch expressed a need for new carpet in the Annex Building and that the Ford Tarsus and Mini Van are needing replaced. Kindra is presently updating various office policies in Health and Human Services because of New Requirements for - Fraud Policy, General Procedure, EDT, Food Assistance Management Guide, which is for the protection of the county. She brought a copy of these for the Board of County Commissioners to review. Kindra also created a check out system for the equipment in her department.

HEALTH AND HUMAN SERVICES BUDGET

Dave Hornung moved that the Board of County Commissioners will not accept further Health and Human Services Budgets until it is the same format as the county, seconded by Cory Wall. The motion was carried by unanimous vote by Gary Koop.

The Board of Public Health Meeting adjourned at 4:05 p.m.

The Board of County Commissioners reconvened at 4:10 p.m. Those present were Gary Koop, Dave Hornung, Cory Wall, Paula Weeks, Susan Corliss and Della Calhoon.

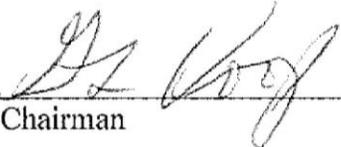
DELLA CALHOON – EMERGENCY MANAGEMENT QUARTERLY REPORT

Della Calhoon presented the Second Quarter Report and reported on her recent activities and during the last quarter that include: EOP completed, ICS training, Mutual Aid - all signed with towns except Seibert, Liberty School wants a copy of the EOP and MO, ICS Training in April, Ministerial Alliance, Repairs of roads - may be up to the county, Siren - Vona is in but is waiting on Terry Clapper to install it, Town of Seibert, fire department, - 2016 tornado disaster mock training (command center will be in Seibert), Trying to use Google Earth - so that maps

will have buildings and landmarks, Golden Harvest Assisted Living in Stratton is being bought by Aspen Leaf, on August 12th there will be a Quarterly meeting in Stratton, FirstNet - company is doing state broadband - there will be conference calls - there may be fees attached to some of the services. She also has contacted Red Cross and determined that they have more Shelters than the county knew of - Bethune School, Trinity Lutheran, Community Center, one other - St. Catherine's - Burlington, and St. Charles Hall in Stratton.

Cory Wall moved to approve the Quarterly Reports of the Emergency Management, seconded by Dave Hornung. The motion was carried by unanimous vote by Gary Koop.

The Board of County Commissioners meeting adjourned at 5:00 p.m.



Gary Koop, Chairman

8-5-15

Date