

March 7, 2023

The Board of Ellis County Commissioners met in regular session at 8:30 am Tuesday, March 7, 2023, in the Commission Chambers, at the Administration Center, 718 Main Street, Hays, Kansas. Chair Neal Younger called the meeting to order. Commissioners present: Chair Neal Younger, Commissioner Nathan Leiker and Commissioner Michael Berges. Also present were County Counselor Bill Jeter, County Administrator Darin Myers and County Clerk Bobbi L. Dreiling. The meeting opened with the Pledge of Allegiance.

ORDER OF BUSINESS

There were no changes to the order of business.

APPROVAL OF PRIOR MINUTES

Chair Younger asked for any changes to the draft minutes of February 16 and special meeting of February 21. No changes were given; the draft minutes were approved as presented.

CONSENT AGENDA

Motion: Leiker Second Berges

To approve the Consent Agenda items A-G as presented, including the following:

Payment Voucher Claims

Purchase Order #7715 to McPherson Concrete Companies in the amount of \$31,790.70

Purchase Order #7717 to American Response Vehicles in the amount of \$329,886.28

Purchase Order #7719 to Bell Bank in the amount of \$97,451.72

Freedom Claims Management dated March 1 in the amount of \$9,876.26

Payroll #4 for February 5-18 dated February 24 in the amount of \$496,033.24

Employee Deductions dated February 22 in the amount of \$374,786.86

Employee Deductions dated February 22 in the amount of \$219,481.13

Accounts payable dated March 7 in the amount of \$141,747.08

Cereal Malt Beverage License #2023-5 to RPM Speedway

Purchase Card payment Commerce Bank dated February 22 in the amount of \$69,597.78

Tax Adjustments

Tax roll adjustments 2023000027-40 were approved.

Tax Roll adjustment void 2023000033

Disposition: Motion was carried by a voice vote of three to zero

ISSUES FROM PERSONS NOT ON THE ORDER OF BUSINESS

There were no issues from persons not on the order of business.

INTRODUCTION OF NEW EMPLOYEES

Human Resources Coordinator Jennifer Taylor introduced new employees:

Rose Hammersmith, MVTCC

Trace Patee, Jailor

Isbella Bollig, Tom Breit and Jeffrey Huffman, EMT

PRECAST CONCRETE BOX CULVERT

Public Works Director Brendan Mackay asked for the approval to purchase 10'x8' Precast Concrete Box Culvert for replacing culvert G.2-16.0 that was destroyed during the 2021 Severe Storms and Straight-

Line Winds FEMA disaster number 4640. During the December 2021 Severe Storms and Straight-Line Winds event and subsequent fire the Timber Box Culvert, G.2-16.0 on 260th Avenue south of Homestead Road was overcome by the flames and destroyed. Staff applied for and was approved to install smaller CMP culverts to restore access as a temporary emergency solution. The replacement permanent structure as part of the FEMA project is a 10'x 8' Precast Concrete Box as this is similar in size to the structure that was lost. FEMA and State Funds will reimburse a portion of the cost of supplies and installation of the new structure. This will cost \$31,790.70 from Fund 78 with the reimbursement funds being returned to Fund 78. Leiker asked about the delivery date. Mackay said there was not a date yet. Younger asked if everyone would be notified on the road closure. Mackay said they would let the residents know when it happens.

Motion: _____ **Leiker** _____ **Second:** _____ **Berges**

I move to approve PO #7715 in the amount of \$31,790.70 from McPherson Concrete Companies.

Disposition: _____ **Motion passed by a voice vote of three to zero.**

AMBULANCE PURCHASE

Ellis County EMS Director Danita Schroeder asked the Commission to approve the purchase of an ARV TraumaHawk X-series ambulance on an available 2022 Chevy chassis on the original Purchase Order 7683 and to place an order for an ARV TraumaHawk X-series Ambulance for 2024.

Motion: _____ **Leiker** _____ **Second:** _____ **Berges**

I move to approve the original ARV order placed on September 19th, 2022 to the available 2022 Chevy Chassis and also approve P.O. #7717 for the purchase of a 2023 Chevrolet Chassis with an ARV TraumaHawk X-Series Ambulance Conversion.

Disposition: _____ **Motion passed by a voice vote of three to zero.**

APPRAISER POSITION

Appraiser Lisa Ree discussed the possibility for changes in the open appraiser's position. The Appraiser's office currently has an Administrative Assistant position open. She would like to fill the vacancy with an Appraiser I-Office. Starting with three retirements over the last two years and resignations of two employees, over half of the appraisal staff have been part of the office for less than 14 months. The proposal is to hire an Appraiser I-Office at this time and in the future promote a staff member to Administrative Assistant. This would allow staff more time for training and experience before progressing to a higher Step. The Appraisers budget would still hold the Administrative Assistant position for budget purposes so there would be budget authority to make the promotion when staff feels it is appropriate. The Administrative Assistant is classed at Step 107 while the Appraiser I-Office is at Step 106. There would be a small cost saving for 2023 by filling the lower classed position. The Commissioners agreed to the changes.

APPRAISER VALUATIONS

Appraiser Lisa Ree gave a presentation on the real estate valuation notices that were mailed to real property owners March 2, 2023. Ree said the property owners will be seeing an increase from 2022 to 2023. The overall increase in the real estate values is 13%, with some areas of the county seeing increases of more than 20%. Ree also discussed the historical comparison of county values and a comparison of sale prices. Berges asked if the 88.6% was just for this year. Ree said this is for the 2022 values. He said with this increase there will be an expectation for an increase in 2024. Ree said it will depend on what the market does. He asked County Administrator Darin Myers if this what we will be using for the Revenue Neutral Rate. Myers said this is what we will be using. Berges asked if we have a

rough idea at this point what the RNR will be mill-wise compared to the actual mill set. Myers said the valuations are about the same so he believes that it be about a 5-mill difference with the RNR rate. Berges commented on the people that are on a fixed income and that needs to be part of our concern when we go into the budget process. He said this is concerning since we can look at something similar in 2024. He knows we can not go RNR as that would be an issue for the County, but this needs to be part of the conversation when it comes to budget time. Leiker asked if this is a trend that is statewide. Ree said this is statewide and nationwide.

TOWNSHIP ANNUAL REPORTS

County Clerk Bobbi Dreiling is asking the Commissioners to allow her to sign off on the annual reports of the Townships. The Commissioners agreed that she can sign off on the reports. Alan Schmidt, Treasurer of the Buckeye Township discussed with the Commissioners the issues at the Buckeye School with the playground equipment.

TOWNSHIP DISSOLUTION

County Clerk Bobbi Dreiling updated the new commissioners of her intentions of dissolving certain townships and attaching them to other townships within the County.

COURTHOUSE HVAC

County Administrator Darin Myers gave an update on emergency repairs to the Courthouse HVAC system. The courthouse HVAC unit had a Schrader valve fail, causing a release of all the refrigerant in the lines. After the loss of refrigerant, the units then start to work overdrive and essentially run until the unit overheats and fails. The main unit, which holds two compressors and circuit boards for burned up following the replacement of the Schrader valve and recharge of refrigerant in the system. After the main unit was functional again and was able to start providing heat to the courthouse, the two slave units were found to have also failed and need to be replaced. Staff is working with Glassman Corporation to have parts ordered for replacement. It was asked if there was an option, with buying new equipment, if the new units could be ordered with fail safe sensors to essentially either alert staff of an error, or automatically shut the system down before damage is done. The LG units on the roof, and even a newer replacement, does not come with that ability to create a failsafe option. At the time of the agenda being created, staff is working with another governmental agency who possibly has the replacement equipment available. Staff is working with BCS controls to determine if the equipment is fully compatible and exchangeable, as well as working with that governmental agency to see if they are willing to work with the County on purchasing them. More information will be provided during the commission meeting on the progress of this option. The estimated costs for repairs so far are about \$20,000. Depending on the proper solution found over the next couple days, the costs could increase to around \$50,000.

DISPATCH CENTER PROJECT

County Administrator Darin Myers updated the Commissioners on the backup dispatch center progress and wanted confirmation of continued support from the new Commissioners on the project. Current progress of the backup center now has access to the Computer Aided Dispatch and Records Management System (CAD/RMS). It also has dedicated phone lines the 911 and dispatch admin lines can be rolled over to if needed. It also has dedicated radio desk sets at each desk for public safety radio access. Work is about to be done to have an antenna placed and cable ran to allow the backup center to

“page” out emergency crews over the VHF paging system. As part of the North Tower Project, staff worked with Motorola to significantly reduce a dispatch console position to be added to the backup site, which allows for automatic paging. When doing a site walk through with Motorola engineers, installers, and the project manager, staff is working to consider adding some equipment to make the dispatch position operate better and create a better use of the position in terms of a backup redundancy for the backup center. There is no budget impact at this time. Items for the project would be brought back before the commission if ARPA funding is requested, or pricing dictates.

ROAD TOUR DATES

County Administrator Darin Myers asked the Commissioners to determine a date certain for the road tour. It was agreed to have the road tour on Tuesday, April 11 following the regular commission meeting.

SILVER HAIRD LEGISLATURE

County Administrator Darin Myers asked the Commission if they would like to support the Silver Haired Legislature (SHL). They have received a request from the SHL for financial support for 2023 for \$150.00 and a budget request for 2024 of \$500. Representative for SHL Alan Schmidt addressed the Commission on what the SHL does for Ellis County, and this money would help support the travel to Topeka or Salina for legislation. The Commissioners all agreed with the 2023 support of \$150, and the 2024 support would be put on the agenda during the budget process for a subsidy request of \$500.

EMERGENCY SERVICE TRAINING ROOM CHAIR REPLACEMENT

County Administrator Darin Myers asked the Commission for approval to purchase new chairs for the EMS Training Room. The 80 chairs that were originally purchased in 2015 were not of good quality and over 30 of them have broken. They also are not a good fit for law enforcement because of their vests and equipment belts. The Commissioners agreed to the purchase and the use of ARPA funds. Myers estimated the cost to be around \$14,000.

COUNTY ADMINISTRATOR REPORT

County Administrator Darin Myers needed clarification on a purchase order (PO) that was approved in February for two graders. The original PO was made out to Foley Equipment but the financial firm is actually Bell Bank. The original PO needs to be canceled and a new PO entered into with Bell Bank. Myers stated nothing changed on the price of the PO.

Motion: _____ **Younger** _____ **Second:** _____ **Leiker**

I move to cancel PO #7712 and approve PO #7719 to Bell Bank for the purchase of two graders.

Disposition: _____ **Motion passed by a voice vote of three to zero.**

COUNTY COMMISSION REPORT

Leiker asked that the County Administrator to reach out to KCAMP to expedite a claim for an individual that that has an insurance claim with the County that has disabled his vehicle. Myers said he has reached out to KCAMP and they are aware that the vehicle is disabled and they are expediting the claim. Berges attended Ellis City’s council meeting and recognized some of the sports that have been going on and state championships and wished them all luck. Younger also attended the Ellis City meeting, the legislative coffee, Midland Marketing annual meeting and the KPA meeting.

ADJOURNMENT

With no further business, Chair Younger adjourned the meeting at 10:16 am. The next regular meeting will be held on Tuesday, March 14, 2023 at the Administrative Center Commission Chambers, 718 Main Street, Hays, Kansas at 8:30 am.

BOARD OF ELLIS COUNTY COMMISSIONERS

NEAL YOUNGER, CHAIR

MICHAEL BERGES, COMMISSIONER

NATHAN LEIKER, COMMISSIONER

ATTEST:

BOBBI L DREILING
ELLIS COUNTY CLERK