

MONTHLY FEBRUARY DEPARTMENTAL REPORTS

The monthly February Departmental Reports were presented and Commissioners thanked the Departments.

FINAL PLAT OF BLUE SKY ACRES ADDITION (CITY OF HAYS PLANNING, INSPECTION AND ENFORCEMENT SUPERINTENDENT CURTIS DEINES)

City of Hays Planning Inspection and Enforcement Superintendent Curtis Deines discussed the process of the Blue Sky Acres Addition Plat. This property is located outside the City of Hays city limits into the Extraterritorial Jurisdiction area in the Southeast Quarter of Section 16, Township 14 South, Range 18 West. The property currently is underdeveloped farm ground. Owner Mary Alice Unrein has asked to develop this property into six lots of 2.5 to 3 acres, if approved. This plat includes a private road and alley right-of-way. The Hays Area Planning Commission had approved this plat on April 18, 2016.

Chair Haselhorst stated that the Commission is here to discuss the approval of the plat. He will allow 7 minutes for each side with their concerns, and if more than one person then each person shall have only 3 minutes, and limit this to five people from each side.

Attorney Tom Wasinger representing land owner Mary Alice Unrein stated that this discussion has been going on for two and half years and they simply want to move forward with this plat.

Schlyer asked if the road will be built according to County specifications and what type of road surface will be used. Wasinger stated that the road will be to specifications and most likely rock will be used like other roads in the County. County Administrator Smith-Hanes stated that the County has no building codes in the rural areas except the septic system, water well, and entrance applications.

Bryan Church, resident in the VonFeldt Addition, stated that he was not here to stop the development but that they do have investments in their homes and want protection to their families. He asked if the water supply and the drainage of water could be addressed in this development.

They are working through the Trego County Rural Water District. Schlyer had contacted Keith Pfannenstiel, and he states that they have ample water in this area and it has tested good.

Church asked why this issue was not taken back to the City/County Planning Commission. Hays City Manager Toby Dougherty stated that it has been approved at that level so there is no need to go back. It comes back to the Ellis County Commission, which has not approved this plat.

Church shared pictures showing his concern with the drainage of water issue. It was decided that an engineer needs to view this situation, so they can see what options they have as in location of driveways and access points. It was noted that it has been an extra wet rainy season. He asked that things move forward safely and properly.

Roths stated that he did not want to be a road block for something so beneficial to the County.

Schlyer sees nothing to prevent him from voting in favor of this plat.

Chair Haselhorst appreciates that the lot sizes were increased to help with the septic system contamination issues addressed early on. He has reviewed the Kansas Statutes and has only found one area that addresses controlling views, and that was with salvage yards. He asked that everyone follow the good neighbor policy and work together.

County Administrator Smith-Hanes asked that if this motion is approved that Resolution 2019-05 be included.

Motion: Roths Second: Schlyer

To approve the Final Plat of Blue Sky Acres Addition and Resolution Number 2019-05 and direct the Clerk to publish the same along with the Resolution 2019-05.

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

RESOLUTION

NO. 2019-05

THE BOARD OF COUNTY COMMISSIONERS OF ELLIS COUNTY, KANSAS TO THE PUBLIC:

WHEREAS, Mary Alice Unrein, a single person, have presented to the Board of County Commissioners of Ellis County, Kansas, a certain plat of BLUE-SKY ACRES ADDITION, ELLIS COUNTY, KANSAS, situated outside the city limits of the City of Hays, Kansas, in the County of Ellis, Kansas, said plat showing lots, streets and easements covering the following described real estate, to-wit:

That part of the Southeast Quarter of Section 16, Township 14 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 54 minutes 29 seconds West, along the north line of said Southeast Quarter, a distance of 548.90 feet to the point of beginning of the land to be described, said point also being the northwest corner of VonFeldt's Subdivision to Ellis County, Kansas; thence South 00 degrees 55 minutes 08 seconds West, along the west line of said VonFeldt's Subdivision, a distance of 1,348.48 feet to the southwest corner of said VonFeldt's Subdivision; thence North 89 degrees 59 minutes 38 seconds West a distance of 655.01 feet; thence North 00 degrees 55 minutes 08 seconds East a distance of 1,349.46 feet to a point on the north line of said Southeast Quarter; thence South 89 degrees 54 minutes 29 seconds East, along said north line, a distance of 655.00 feet to the point of beginning.

all situated in the County of Ellis, State of Kansas, to be known as BLUE SKY ACRES ADDITION to Ellis County, Kansas; and

WHEREAS, the said plat has been recommended by the Hays Area Planning Commission as required by law, and application having been made for the approval by the Board of County Commissioners of Ellis County, Kansas, and said commission having found said plat to be legal and conforming with the statutes in such matter provided.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF ELLIS COUNTY, KANSAS, that the board of County Commissioners hereby approves said plat and dedication and that the County Clerk is hereby authorized and instructed to endorse on said plat the approval herein set forth.

PASSED AND ADOPTED by the Board of County Commissioners of Ellis County, Kansas this 18th day of March, 2019

/s/Dean F. Haselhorst, Chairman

ATTEST:

/s/ Donna Maskus, County Clerk

Chair Haselhorst asked Public Works Director Bill Ring to have an engineer look at the drainage on the Church property and on Randall Lane. A separate contract will be needed on Randall Lane to address some of these situations that were addressed in developing a roadway. Attorney Drees stated that the roadway will need to be built through the County's specifications.

It was noted that they are currently ten feet short on the width of Randall Lane that is recorded on County records at 60 feet and this will need to be reviewed.

MOBILE WIRELESS AND DATA CONTRACT – INFORMATION TECHNOLOGY (IT) DIRECTOR MIKE LEIKER

County Administrator Smith-Hanes stated that IT Director Mike Leiker is ill and could not be here tonight. The IT Staff and Sheriff's Department have reviewed coverages throughout the County. They have reviewed the voice, data coverage and customer service. The RFP was sent to four carriers and two bids have been received: Nex-Tech Wireless and Verizon Wireless.

Undersheriff Scott Braun from the Sheriff's Department shared what they found in looking at both carriers. The ending factor is cost and the data coverage area. The Verizon Wireless offered a lower total cost on a two-year plan and better overall coverage.

Detective Brad Ricke stated that for the crime unit Nex-Tech has always accomplished the critical services that are required in this work.

Representatives were present for both companies. Aaron Gillespie from Nex-Tech shared that they have 70 employees in Ellis County and announced that they will be launching an IMS for emergency priority soon. They located here in 2005 and very much invest in the Ellis County community. They have several upgrades to their service coming that will answer concerns that had been voiced earlier.

Joe May from Verizon stated that public safety is a foremost concern and they have a dedicated team working on this. They currently are assisting Nebraska with their emergency needs through the flooding conditions.

Experiences were shared by Chair Haselhorst and Darin Myers, Fire and Emergency Services Director, on cellular and data communication in the County.

Roths stated that he had toured the Nex-Tech facility today and was impressed with their employment and he is thankful each and every day for a business like this locating in Ellis County and is a huge investor in western Kansas.

Schlyer stated that he believes in the “shop at home policy”, in doing business with businesses and taxpayers that do support Ellis County.

Motion: Schlyer Second: Roths

To approve Nex-Tech Wireless proposal for mobile wireless and data.

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

The following bids on mobile and data service:

Nex-Tech Wireless				Verizon Wireless			
Rate Plan Details	Access Fee		Total	Rate Plan Details	Access Fee		Total
47 Smartphones	35.00		1,645.00	47 Smartphones	39.99		1,879.53
10 Hotspots (MiFis)	35.00		350.00	10 Hotspots (MiFis)	39.99		399.90
Estimated Total Monthly Plan Cost			2,240.00	Estimated Total Monthly Plan Cost			2,279.43
Equipment Options	Cost	Discount	Total	Equipment Options	Cost	Discount	Total
47 - Apple iPhone 8s 64GB	28,153.00	Free on 2 YR	0.00	47 - Apple iPhone 7 32GB	24,299.46	0.00	0.00
10 - R871 (Hotspots)	2,000.00	Free on 2 YR	0.00	10 - MiFi 8800L (Hotspots)	1,999.99	0.00	0.00
47 - Apple iPhone XRs	35,203.00	\$600 Per Device	\$50 per device	47 - Apple iPhone XRs (Limited Time Promo)			\$49.99 per device
Buyout Costs (Devices under contract)			0.00	Buyout Costs (Devices under contract)			1,050.00
Equip. Cost - 47 phones			2,350.00	Bill Incentive Credit		-100.00	4,700.00
Total Cost (24 months)			56,110.00	Equip. Cost - 47 phones			2,349.53
Total Monthly Difference			112.67	Total Cost (24 months)			53,405.85
				Difference			

Rate plan is lower cost than Verizon.
Minimum smartphone offered is 1-year old technology.
 Coverage (Voice & Data) outside of Hays is sub-par to VZN Wireless.
 Equipment upgrade cycle - 24 months.
 VoLTE & VoWiFi
Emergency Assets
 Emergency Priority Service.
 COW (Cell On Wheels) 2 located in **Hays/Lincoln**
 TOW (Tower On Wheels)
 No advertised dedicated Crisis Response Team - resources promised
 Local Customer Service
Domestic hotspot - free

Observations

Rate plan is higher cost than Nex-Tech Wireless.
 Minimum smartphone offered is 2-year old technology.
Coverage (Voice & Data) outside of Hays is superior to NTW.
Equipment upgrade cycle - 10 months.
 VoLTE & VoWiFi
Emergency Assets
 Emergency Priority Service.
 COW (Cell On Wheels) multiple located in KC Mo and Denver Co
 TOW (Tower On Wheels)
Dedicated Crisis Response Team - not local.
 Customer Service from Wichita, KS
 Domestic hotspot - \$5 per month per phone

Current monthly smartphone rate plan with NTW = \$40

PRESENTATION OF INITIAL BUDGET PROPOSALS – COUNTY ADMINISTRATOR PHILLIP SMITH-HANES

County Administrator Smith-Hanes stated that he received the first round of 2020 Budget proposals on March 12. Departments were asked to reduce proposed 2020 budgets by one and a half percent (1 ½%) of the 2019 Budget. He sees a fair degree of pain and not much gain. Department Heads and Elected Officials will be presenting their budgets on March 29 and April 3, 2019.

Letters were presented from Register of Deeds Rebecca Herzog and Ellis County Clerk Donna J. Maskus addressing the Personnel Policy to consider reducing the hours of a fulltime employee and still receive full employee benefits.

County employee health insurance rates are expected in July. Other budget items that can be reviewed is the mill levy, transfers in the reserve account, cost of living pay increase, services being cut, and others.

Commissioners thanked the County Departments but noted that we still have a ways to go.

WORK PLAN FROM COMMISSION RETREAT – COUNTY ADMINISTRATOR PHILLIP SMITH-HANES

The Open Meeting resumed at 6:33 p.m. with no action taken, per Chair Haselhorst.

ADJOURNMENT

With no further business, Chair Haselhorst stated that the meeting will adjourn at 6:33 p.m.

The next Commission Meeting will be held at 5:00 p.m., Monday, April 1, 2019, Ellis County Administrative Center, Commission Chambers, 718 Main Street, Hays, Kansas.

BOARD OF ELLIS COUNTY COMMISSIONERS:

DEAN F. HASELHORST, CHAIR

ROBERT "BUTCH" SCHLYER, COMMISSIONER

DUSTIN G. ROTHS, COMMISSIONER

ATTEST:

DONNA J. MASKUS, COUNTY CLERK