

November 7, 2022

Commissioner Mayo, Commissioner Thurlow, and Commissioner Carlson were present at a regular meeting beginning at 8:00 a.m. The minutes were approved as printed. Account payables in the amount of \$2,269,897.24 were reviewed and approved by the Board.

The Board approved a payment in the amount of \$12,051.15 to BHS Construction for services on the new Multi-Purpose Building at the Fairgrounds.

Austin Gillard, CEO CCMC, met with the Board to give an update on the Medical Center. Mr. Gillard reported that they are pleased to announce that Dr. Short, Pulmonologist, will be a full-time employee of CCMC starting in January 2023.

Joel Mason, County Attorney, met with the Board to discuss County business. The process of the delinquent tax sale was reviewed. Mr. Mason stated that Republican Valley Title would begin the research process on each parcel.

Danny Mesalles, County Appraiser, Joel Mason, County Attorney, Brandon Lee, President of Union State Bank, and Travis Smith, Homeowner, met with the Board to discuss the NRP Plan. Mr. Mesalles stated that Mr. Smith had applied for a building permit October 8, 2021. The permit was approved and mailed on December 29, 2021 after receiving the septic permit. Construction started in May 2022; the Smith's moved in the dwelling on October 1, 2022. Mr. Mesalles received the NRP request on this project on October 31, 2022 and in the NRP Plan it states that the NRP application must be completed and approved before any construction begins. At the time that the building permit was requested the County did not have an active NRP Plan on residential projects. The NRP Plan for residential was approved in the Commissioner Minutes on March 21<sup>st</sup>, 2022. Mr. Lee stated that he would like the Board to consider approving the NRP Plan for Mr. Smith since there were a lot of different dates involved in the process of the application. The Board asked Mr. Mesalles how many other parcels this would involve if they were to do it for Mr. Smith then they would need to consider others that could have had the same circumstances. Mr. Mesalles stated that he knew that there were possibly others that it would involve but would need to research this issue. The Board tabled the issue and will wait for Mr. Mesalles to report back to them on the number of additional projects it would possibly involve.

Bobby Shomper, Highway Administrator, met with the Board to give the weekly report. Last week the Department bladed roads, hauled rock, and finished the roadside mowing in all of the Townships. Mr. Shomper stated that he is researching a new mowing tractor and has talked with both PrairieLand Partners and Bruna Implement locally. On Wednesday they will take the Crack Sealer out to Valleyview Rd. to use the remaining materials that they have left on cracks close to bridges. APAC will return in two weeks to grind off and fix the humps on 4<sup>th</sup> Rd. and 9<sup>th</sup> Rd.

Rocky Cramer, EMS Director, met with the Board to give the weekly report. Mr. Cramer reported that the Department remains very busy with emergency runs and out of town transfers. The Billing Clerk position has been advertised on multiple sources and so far, they have received three applications. Medic 5 and Medic 2 were both serviced last week. When Medic 2 was taken into Kansasland Tire and Service, they stated that the unit had three tires out of round on it and they could not get them back in. So Kansasland Tire and Service stated

that they would put on 4 new tires at a cost of \$807.96 on the unit and if the Board of Commissioners would not approve the tires, they would take them back. Commissioner Carlson made the motion to accept the purchase of the new tires from Kansasland Tire and Service in the amount of \$807.96 to replace the tires on Medic 2. Commissioner Thurlow seconded and the motion passed unanimously.

Pam Kemp, Emergency Manager, met with the Board to give the weekly report. Ms. Kemp reported that there are several Kansas Counties that are participating in the Operation Green Light for Veterans. This is to light up government buildings green from November 7-13, 2022. Kayla Wang, County Clerk, stated that after the Election she will change the Courthouse tower to green for the Veterans. The Board signed an Event Approval for two employees of the Emergency Management Department to attend a meeting in Ellsworth, Kansas.

The Board reviewed two bids for maintenance agreements on the heating/air system. The bids were reviewed as follows: Trane Technologies - \$3,276.92 annually (This is billed quarterly)

Central Mechanical - \$5,575.00 annually

Commissioner Thurlow made the motion to sign the annual renewal agreement with Trane Technologies in the amount of \$3,276.92. Commissioner Carlson seconded and the motion passed unanimously.

Dana Rickley, County Health Director, met with the Board to give the weekly report. Ms. Rickley reported to the Board that she will be attending the 2022 Kansas Opioid, Marijuana, and Stimulants Conference in Topeka, Kansas. There are currently 5 positive cases of COVID in Clay County. The Health Department performed 15 COVID tests in the month of October and of those; 6 were positive. Ms. Rickley presented quotes for new brake pads and rotors on the 2010 Ford Escape as follows:

Kansasland Tires and Service - \$349.85

Five Creek Automotive - \$293.71

After reviewing the quotes, Commissioner made the motion to accept the quote from Five Creeks Automotive in the amount of \$293.71. Commissioner Thurlow seconded and the motion passed unanimously.

Alan Benninga, Sheriff, met with the Board to give the weekly report. Sheriff Benninga presented a quote to the Board from Axon Enterprise, Inc for three new replacement Deputy body cameras and one docking station in the amount of \$2,297. They are not able to get the replacement batteries for the current cameras and they have one that does not work at all. Commissioner Thurlow made the motion to purchase the three replacement cameras and one docking station in the amount of \$2,297. Commissioner Carlson seconded and the motion passed unanimously. Sheriff Benninga informed the Board that he has found several pieces of bullet proof glass in Oklahoma City if they have any projects that they would be interested in using them in.

Adam Crowl, BHS Construction, met with the Board to give an update on the bids that were received on the new Multi-Purpose Building at the Fairgrounds. Mike Argo, Fair Board President joined the meeting. Mr. Crowl provided an Estimate Schedule of Values on the bids that were received on the Summary Scope of Work. The total bid came in at \$1.7 million and the Board of Commissioners had set a maximum amount of \$1.5 million of funds from the County to be spent on this project. Mr. Crowl stated that to keep this project on schedule, BHS had to make several Value Engineered changes to stay within budget. At this time there will be no funds for the offices to be constructed for River Valley Extension District to move into. The concrete and the shell of the building will be there but it will not be finished. Commissioner Mayo asked Mr. Argo how the fundraising has been going. Mr. Argo stated that they had plans to do a fundraiser in the Spring and he feels that once the

community sees activity and work being done, they will be more willing to donate towards the project. Some of the other changes made to the specs are: all of the flooring has been removed and it will all be sealed concrete flooring throughout the building, the wall tile in the restrooms will be changed to epoxy paint, the commercial dishwasher and stainless steel kitchen tables have been changed to two residential undercabinet dishwashers & casework in that location, they will change the ceiling tiles to a different style, and change the kitchen counter tops from solid surface to laminate counter tops. Allowing all of the changes the Value Engineered budget comes in at \$1,498,813. The Board instructed Mr. Crawl to move forward with the project and to draft the contract with the changes.

Rhonda Carroll, Landfill Director, met with the Board to discuss the Landfill fees for 2023. Ms. Carroll presented the recommendations from the Solid Waste Committee on the Landfill Fees for the year 2023. The recommendation are as follows:

Solid Waste Fee - from \$46.20 to \$48.00 per ton

C&D Fee - from \$37.00 to \$39.00 per ton

Special Waste Fee – from \$73.00 to \$100.00 per ton

Cover Dirt & Clean Rubble Fee – from \$10.00 to \$15.00 per ton

After reviewing the requested fee changes, Commissioner Thurlow made the motion to approve the fee increases that were recommended by the Solid Waste Committee beginning January 1, 2023. Commissioner Carlson seconded and the motion passed unanimously. Ms. Carroll informed the Board that she has received a letter from KDHE concerning the levels of leachate accumulation on the active municipal solid waste cell (MSW Phase 3). KDHE believes that immediate measures are necessary to ensure that the leachate collection system is operating as intended. Ms. Carroll has informed KDHE that Blue Flame will be here this week to install a new pump and flowmeter. A proposal was received from Schwab and Eaton in the amount of \$7,700 to provide the solid waste engineering services at the Clay County Landfill for the investigating the leachate collection system and associated piping in MSW Phase 3 in accordance with the letter from KDHE. The Board of Commissioners agreed to sign the services contract with Schwab Eaton to handle the scope of services that is being requested from KDHE. Chairman Mayo signed the contract for these services.

The Board approved the annual renewal of Work Comp Insurance with KWORCC without having a \$500 deductible per claim.

Danny Mesalles, County Appraiser, met with the Board to discuss the list of building permits that would have been in the same time frame as the meeting discussed earlier in the meeting. Mr. Mesalles stated that there were at least 4 other building permits that would have to be considered. Commissioner Carlson made the motion that the Board needs to support the County Appraiser's decision and the other taxpayers. All NRP applications need to be applied for and approved before construction begins to be accepted into the plan. Commissioner Thurlow seconded and the motion passed unanimously. The Board adjourned at 12:25 p.m.

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Jerry Mayo, Chairman

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Attest: Kayla Wang, Clay County Clerk  
November 14, 2022  
Clay Center, Kansas