

February 23rd, 2021

The Morris County Commissioners met on Tuesday, February 23rd, 2021 at 9:00 a.m. Commissioners Jim Barber, Wayne Kohler and David Fox were present. Bill Kassebaum, County Counselor, was present.

Others present: Billy Kryger, Pastor Berean Baptist Church

Duane Blythe thanked the county for recent work done on K Ave.

Ryan Michaelis, County Appraiser, provided an abstract and the following report on appraised and assessed values for 2021:

- Change of value notices will be mailed out on March 1st, 2021
- Overview of current real estate values for 2021
- Overall increase in assessed value of \$2,336,080 or 4% increase
- Of the 4% increase, 44% was due to new construction
- New construction had a 37% increase over 2020. New construction was almost 7.5 million for 2021, up from 4.3 million in 2020
- Ag use land value overall up 3.7% over 2020, similar increase as last year
- Residential assessed value increased 3.8% over 2020, take out new construction increase average/parcel of 2.1%
- Farm residential assessed increase of 7.2% over 2020, take out new construction increase average/parcel of 3.3%
- Commercial assessed increase of 4% over 2020, take out new construction decrease average/parcel of -1.1%

The commission meeting was moved to the downstairs meeting room at 10:00 a.m. to discuss the Neighborhood Revitalization Plan.

Those present were: Barbara Bowman, Jay Troxell, Jason Booker, Nick Jones, Terry Powell, Julie Hower, Dennis Anderson, Jan Oleen, Dale Jones, Taylor Adams, Jesse Knight, Deidre Knight, Dave Kirk, Steve White, Matt Erichsen, Aron Dody, Denise Hartman, Cody Catlin, Lindsey Forge, Matt Forge, Christy Davis, Nicky Tiffany, Shawn Tiffany, Angie Schwerdtfeger, Debi Schwerdtfeger, Dusty Manson, Max Byram, Billy Kryger, Monica Simecka and Mark Brooks.

Discussion was held regarding the Neighborhood Revitalization Plan that was recently approved by the Morris County Commissioners. The initial Neighborhood Revitalization plan that was implemented in 2017 had expired in 2020. Morris County Commissioners had approved a new Neighborhood Revitalization Plan after the public hearing that was held on February 2nd, 2020. The prior Neighborhood Revitalization Plan was a 100% tax rebate on the improvement value for 5 years for commercial property that had a minimum appraised value increase of 10,000. The new Neighborhood Revitalization Plan was a 100% tax rebate for year 1, 80%- year 2, 60%- year 3, 40%- year 4 and 20%- year 5 and it required a minimum appraised value increase of 25,000 to qualify. Ryan Michaelis, County Appraiser, provided a spreadsheet of surrounding county's Neighborhood Revitalization Plans. Many people in attendance expressed that they would like to see the plan re-implemented in its former state and provide 100% tax rebate for the 5-year term, as well as the appraised value requirement lowered to 10,000. Several people stated that they felt the 100% tax rebate would encourage continuation of the recent growth that

has been seen, specifically in downtown Council Grove. They felt that by having a plan that is more competitive with what other counties are offering will continue to be an incentive to draw other businesses and families to Morris County rather than surrounding areas.

The discussion ended at 11:06 a.m. and the commission meeting was resumed in the upstairs meeting room.

John Lee gave report on the Noxious Weed and Waste Management departments. A chemical inventory report was provided.

Discussion was held regarding the Neighborhood Revitalization Plan and the requests made from those present in the meeting downstairs.

Commissioner Kohler (Barber) moved to amend the Neighborhood Revitalization Plan to implement a 100% tax rebate for a length of 5 years. Motion carried 2-1, Commissioner Fox opposed due to no changes being made on the required appraised value increase of at least 25,000.

Commissioner Barber (Kohler) moved to approve the minutes from the February 9th, 2021 meeting. Motion carried.

Commissioner Barber was not present for the afternoon meeting session.

Jeff Blosser, County Road Engineer, gave the following weekly road and bridge report:

- Performed winter weather operations the past two weeks
- Repairing some broken water leaks around the old shop building
- Cutting trees and brush on the Dwight and Burdick routes
- Receiving salt and sand to mix and restock our two salt shed locations
- Kaw Valley Engineering is performing the geotechnical borings for the OS-60 Bridge Replacement- the county is providing traffic control
- Reduced crew size due to COVID-19
- Discussion on detour for the local traffic for Hwy 177 reconstruction

Three quotes were received for 4,000 gallons of 50/50 blended diesel fuel and 4,000 gallons of regular unleaded gasoline as follows:

<u>Bidder</u>	<u>Diesel</u>	<u>Reg Unleaded</u>	<u>Total</u>
MKC	2.46/gal	2.1294/gal	\$18,357.60
MFA Oil	2.4361/gal	2.0812/gal	\$18,069.20
Agri Trails Coop	2.769/gal	2.289/gal	\$20,232.00

Commissioner Kohler (Fox) moved to approve the bid from MFA Oil as presented. Motion carried.

Commissioner Kohler (Fox) moved to approve the Neighborhood Revitalization Plan Application from Cross 7 Endeavors LLC, C/O Nicky Tiffany, as presented. Motion carried.

Update was provided on the re-design of the county website. Department heads are scheduled to have training tomorrow on managing the new site. The anticipated go live date for the new website is March 10th.

The meeting adjourned at 2:50 p.m.

--Meeting minutes can also be found on the county website: www.morriscountyks.org

BOARD OF COUNTY COMMISSIONERS

OF MORRIS COUNTY, KANSAS

David L. Fox, Chairman

ATTEST:

Wayne Kohler, Member

Chelsey Schmidt
Morris County Clerk

Jim Barber, Member