

February 28th, 2023

The Morris County Commissioner meeting was called to order on Tuesday, February 28th, 2023 at 9:00 a.m. Commissioners Jim Barber, David L. Fox and Wayne Kohler were present. Chelsey Schmidt, County Clerk, and Bill Kassebaum, County Counselor, were present.

Ryan Michaelis, County Appraiser, gave a report on the 2023 preliminary real estate values for Morris County. Morris County's total assessed valuation for real estate will see an estimated increase in 2023 of approximately 8.9%. A significant percentage of this value increase is a result of new construction.

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| Total assessed valuation for real estate in 2022: | 63,947,333 |
| Preliminary assessed valuation for real estate in 2023: | <u>69,667,304</u> |
| Assessed value increase: | 5,719,971 (8.9%) |

A breakdown of the annual change per real estate category is as follows:

- Agriculture values: decrease of 1.2%
- Commercial values: increase of 42% (majority of increase in value is due to new construction)
- *New construction increase of 145% over 2022*
- Residential and farm house values: increase of 9.8%

Morris County's preliminary assessed value changes in comparison with surrounding counties are as follows:

| <u>County</u> | <u>Total Value Increase</u> | <u>Residential Value Increase</u> |
|---------------|-----------------------------|-----------------------------------|
| Morris | 8.9% | 9.8% |
| Lyon | 13.1% | 14.8% |
| Wabaunsee | 11.3% | 13.5% |
| Shawnee | 11.6% | 13.6% |
| Riley | 11.0% | 12.19% |
| Geary | 10.0% | 10.5% |
| Osage | 7.8% | 11.0% |

Corrine Blosser, Register of Deeds, discussed courthouse maintenance issues. There are several areas of tile in the downstairs of the courthouse that need replaced. Tile that matches what is currently in the courthouse are no longer available. Quotes will be obtained for new flooring alternatives and installation options. The item will be revisited.

Zach Krause, with KVK, discussed the current contract in place between KVK and Morris County. Corrine Blosser was present for the discussion.

Travis Schweger is attending the KAC Annual Weed Director Conference this week; no report was given on the Noxious Weed and Waste Management Departments.

Commissioner Kohler (Fox) moved to approve the Memorandum of Agreements between Morris County and Katherine M. Walker and Lisa Meyer for Special Deputy Coroners and to authorize Chairman Barber to sign the Memorandum of Agreements. Motion carried.

Commissioner Kohler (Fox) moved to go into executive session to discuss non- elected personnel matters for 15 minutes with Ryan Michaelis, Bill Kassebaum, and Chelsey Schmidt present. Motion carried.

The commission entered executive session at 11:32 a.m.

The commission returned to open session at 11:47 a.m.

No action was taken.

Commissioner Kohler (Fox) moved to approve the minutes from the February 21st, 2023 commission meeting, as presented. Motion carried.

Shelly Lautt gave the following weekly road and bridge report:

- Mid States Materials base rock (Wilsey location) was hauled on V Ave. from 1400-1500 and to the shop to stockpile
- Air Capital gravel was placed on BB Ave. from 2300-2400, M Ave. from 2400-2500, 2500 Rd. from M-P and 1200 Rd. from T-U
- Creek gravel was placed on V Ave. from 1400-1500, 1400 Rd. from X-Y, Helmick Rd. from 1300-1400 and 500 Rd. from G-H
- Cleaned channel on 500 Rd. between Q-R
- Shoulder ditch work was done on V Ave. from 1450-1500, 1400 Rd. from X-Y, Helmick Rd. from 1200-1400 and R Ave. from 300-400
- Removed broken culvert ends on J Ave. between 800-900 and reshaped the ditch
- Barricades were hauled out to roads that will be temporarily closed during the Schwartz hog farm lagoon pumping to fields
- Downed signs and culvert markers were reinstalled across the county
- Routine grading of roads was done across the county
- The Jaw Crusher that was purchased from Victor L Phillips was delivered
- Jeff Falter attended the District 2 meeting in Salina

Shelly Lautt reported that the 1990 model yard truck that was on the February 23rd Purple Wave Auction was not purchased by Travis Schweger. The winning bid for the truck was \$19,500.00 plus an additional 10%. Travis will continue to watch for similar yard trucks on future auctions.

During the February 14th commission meeting discussion was held regarding trading in the county's track hoe. The county's current track hoe is a 2014 with 3900 engine hours. Two trade in offers from Van Keppel Equipment were made. The commissioners had requested that additional quotes be obtained. All quotes received are as follows:

Foley

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| 2019 CAT 330 | 1936 hours; 48 month/2000-hour powertrain and hydraulics warranty; 48" bucket; hydraulic coupler; full rotation coupler | Price: \$298,000 |
| | | Trade: \$ 66,000 |
| | | Total:\$232,000 |
| 2018 CAT 326 | 2837 hours; 48 month/2000-hour powertrain and hydraulics warranty; 48" bucket; same full rotation hydraulic thumb installed | Price: \$252,600 |
| | | Trade: \$ 66,000 |
| | | Total: \$186,600 |

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| 2018 CAT 323 | 2375 hours; 48 month/2000-hour powertrain and hydraulics warranty; 48" bucket; hydraulic coupler; full rotation coupler | Price: \$240,000 Trade: \$ 66,000 Total:\$174,000 |
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John Deere

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| 2019 JD210G | 1533 hours | Price: \$220,000 Trade: \$ 79,000 Total:\$141,000 |
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| 2018 JD350G | 3971 hours; extended warranty until 4/13/26 or 6,000 hours | Price: \$250,000 Trade: \$ 79,000 Total:\$171,000 |
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| 2023 JD250P | New; 48 month/3000-hour powertrain and hydraulics warranty | Price: \$312,515 Trade: \$ 79,000 Total:\$233,515 |
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Volvo

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| 2022 EC250 | 320 hours; new-60 month/3500-hour warranty comp coverage 48" bucket and thumb | Price: \$275,000 Trade: \$ 65,000 Total: \$210,000 |
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| 2021 EC250 | 1900 hours; 48 month/2500 hour (from now) premier warranty 48" bucket; would order us a new thumb | Price: \$225,000 Trade: \$ 75,000 Total: \$150,000 |
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Discussion was held.

Commissioner Barber (Fox) moved to approve the purchase of the Volvo 2022 EC250, if the dealer is willing to increase the trade in value to \$75,000; making the total cost \$200,000.00 If the offer is accepted, funds are to be paid from the Equipment Reserve Fund. Motion carried 2-1, with Commissioner Kohler opposing.

Commissioner Kohler reported that he had constituents opposed to the creek gravel that was placed on Helmick Rd.; Commissioner Kohler explained to the constituents that it was requested to place the creek gravel on Helmick Rd. rather than Mid States Materials rock due to the rock being softer and turning into mud after it has rained.

Steve Sisson discussed the area of Four Mile Rd. and 1500 Rd.; it is needing some gravel and brush/tree trimming.

Commissioner Fox discussed the area of 500 Rd. between Q-R; there continues to be drainage issues that will need attention.

Chelsey Schmidt, County Clerk, will be attending the Kansas County Clerk's Sanborn Institute next week. Next week's commission meeting will be held from 9:00 a.m. to Noon; the weekly road and bridge report for the meeting will be moved to 10:00 a.m.

Commissioner Kohler (Fox) moved to approve payroll liabilities in the amount of \$131,254.18. Motion carried.

Commissioner Fox (Kohler) moved to approve the accounts payable vouchers as presented; in the total amount of \$49,512.93. Motion carried. The breakdown by fund is as follows:

General: \$ 5,495.48
Road & Bridge: \$ 41,152.40
Health Dept Flowthru: \$ 2,289.00
Ambulance: \$ 523.05
Solid Waste: \$ 53.00

Commissioner Kohler (Fox) moved to approve a contribution of \$150.00 to the Kansas Silver Haired Legislature for costs associated with the associations 2023 annual session and 2023 meetings. Motion carried.

The meeting adjourned at 2:55 p.m.

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

BOARD OF COUNTY COMMISSIONERS

OF MORRIS COUNTY, KANSAS

Jim Barber, Chairman

ATTEST:

David L. Fox, Member

Chelsey Schmidt
Morris County Clerk

Wayne Kohler, Member