

ADJOURNED MEETING OF THE GEARY COUNTY COMMISSION MINUTES
JANUARY 4, 2021

Commissioners Present: Keith Ascher, Brad Scholz and Charles Stimatze

Others present: Therese Hoff, Deputy County Clerk and Steve Opat, County Counselor, Krista Blaisdell, Geary County Attorney, and Garry Berges, Emergency Management/Rural Fire arrived at the meeting.

Chairman Ascher called the meeting to order and the Pledge of Allegiance was recited.

The commission held the review and update:

- Ms. Blaisdell presented a proclamation and requested the commission adopt it. **Chairman Ascher read the "National Slavery and Human Trafficking Prevention Month." Chairman Ascher signed the proclamation.** Ms. Blaisdell left the meeting.

At 10:08 a.m.; Trish Giordano, County Commissioner-Elect, District #1, arrived at the meeting.

Rebecca Nordyke, County Clerk arrived at the meeting.

A discussion was held about the construction work to go on in the basement. Chairman Ascher asked about a letter to go out to notify the Department Heads in the County Office Building about moving their records in the basement of the County Office Building. Commissioner Scholz asked Mr. Berges to get with Corey Trumpp, Public Works Director, and figure out how much space is left and then divide that by how many departments there are, so everyone has equal amount of space, then go to each department to see if they need that much space and if the departments do not need all of their portion of space, see if they will give it to the department that may need more space. Mr. Berges will work with Mr. Trumpp to mark out the spaces in the basement. Clerk Nordyke asked about the work being done, and her need to take care of over \$300,000.00 of new election equipment, with keeping the dust away from all of it. The PBC stated they want to have some type of covering over the election storeroom, but not sure where the funds are going to come from to pay for it. Commissioner Scholz said to go buy some visqueen for now to keep the dust out. Chairman Ascher asked Mr. Berges when the construction work will be starting. Mr. Berges stated it will take 2-3 months for Schultz Construction to order and receive the materials. Ms. Nordyke stated each department has different needs for storage space for their records. Chairman Ascher said communication with all departments need to stay open. Mrs. Nordyke left the meeting.

Chairman Ascher discussed a flurry of emails that were out last week about the COVID 19 vaccine, and how it is being rolled out. Commissioner Scholz said he talked to the Health Department about this, and they are working with the State on distribution. Chairman Ascher stated he talked to the Health Department, the EOC, Dr. Jenkins, and Frank Corcoran, CEO-Geary Community Hospital. He feels the EOC needs to be more involved in this plan for vaccine distribution. Chairman Ascher stated Dr. Jenkins has some good ideas about how to get all this done. Commissioner Scholz discussed the early start-up of the EOC, and what their job is, and he feels this vaccine distribution should be handled by the EOC. Commissioner Scholz stated a plan of action needs to be developed, so things work smoothly. Chairman Ascher said the Health Department and Hospital stated it would be good to set up different sites to get the vaccine done, which would make it easier for the citizens to get to their destination. Commissioner Scholz said he doesn't think too many sites need to be set up, because of paperwork being all over the area, and with the public needing to get a second shot, the public needs to follow up and get it done. Chairman Ascher feels the EOC needs to take charge of this vaccine distribution and make a plan to roll it out in the best way.

Garry Berges, Emergency Management Director/Rural Fire Chief, presented the monthly report:

- Reported year to date fire calls for 2020 are 120; and last year the number was 120. The average response time went up just a little. The total truck responses for 2020 was 244, compared to 190 in 2019.
- Reported Tim Englund was named Firefighter of Year, and Rick Rook was named Volunteer of the Year. Both individuals work very hard for the Rural Fire District.
- Reported the 375 Grant Avenue site currently used for a COVID 19 testing, has been extended as a site for 30 more days.
- Provided an update on the radio project. Commissioner Stimatze asked when the rest of the radio equipment will be shipped, Mr. Berges said he has not received that information yet. He is hoping that installation of the equipment may start next week.
- Reported the Grant paperwork for the EOC project in the Geary County Office Building has been turned in. Mr. Berges left the meeting.

Dan Jackson, Sheriff, cancelled his appointment. /

Members of the public which arrived at the meeting: Mendy Koomen, Janice Railton, Ray Swearingon, and Allen Dinkel, Junction City Manager.

Troy Livingston, GIS/Planning and Zoning Administrator arrived at the meeting.

Troy Livingston, GIS/Planning and Zoning Administrator, Conditional Use Permit for self-storage discussed:

- Discussed the request of a conditional use permit allowing a self-storage facility on property zoned "AG" Agricultural by Ray Swearingen and Janice Railton. A Public Hearing was held with the MPC in November, but Mr. Swearingen or Ms. Railton were not able to attend. The land where this facility is to be located is in the Industrial Park, where future commercial development could be located. The MPC voted unanimously to recommend denying the request for the conditional use permit. Mr. Livingston stated he did not give a recommendation to the MPC on this matter, he does not feel the information to deny the permit is compelling enough to deny, but the fact that the property is surrounded by residential neighborhoods gave him some concern. Mr. Livingston reached out to the JCPD to get data regarding crime rates and types of crime near existing storage facilities, but was unable to obtain that information. Mr. Livingston noted his office received nearly twenty phone calls from surrounding landowners that were not in favor of the storage facility. The primary reason was being concerned over security and the possibility for increased criminal activity involving the storage facility. Mr. Livingston said it is the County Commission's decision whether to approve the permit or send back to the MPC to re-consider the request of Ray Swearingen and Janice Railton to receive a Conditional Use Permit allowing the construction of a self-storage facility to be located in the southeast quarter of the northwest quarter of section 16, township 12 south, range 5 east of the 6th principal meridian, Geary County, Kansas. Mr. Swearingen discussed different aspects of the land use, and the future use of vacant land for future development. He feels there is plenty of land available for the City's future development needs. He has done research regarding Geary County's Comprehensive Plan, the plan projection indicates the need for 476 acres for residential land development between 2014 and 2033, therefore, approximately 951 acres should be designated over the next 230 years. Junction City is holding 5,888 acres, and even though this is Ag Land, and is close to the City's land, he feels it should be approved. Chairman Ascher said he feels this should go back to the MPC for them to see the information presented by Mr. Swearingen. Commissioner Scholz asked what the City of Junction City's concerns about this. Mr. Dinkel said the City is concerned about the width of Elm Creek Street, it is only residential width, and future development concerns. Mr. Swearingen said

he can get a cattle trailer with his truck through there when he gets to the cattle, with no problem. Commissioner Scholz stated with Milford Lake so close, there will be large RV's and boat trailers using that street constantly during the summer. Chairman Ascher asked about the security needed at the facility. Mr. Livingston stated you can put up tall fences, use barbed wire, and have security lighting to keep crime down in the area. Chairman Ascher stated it is his opinion to have the MPC hear the information presented to the County Commission today. Commissioner Scholz discussed the stigma of the City of Junction City being junky, and he is not convinced this storage facility is going to be located in a good spot for the aesthetic value of the City of Junction City because it will eventually be in the middle of a residential area. Commissioner Scholz is concerned about the development of residential areas around the self-storage facility, will it hurt the value of the land? Mr. Swearingen feels there is plenty of land to the west of Junction City to be developed. Ms. Koomen stated she is going to retire and stay in the area, would like to see the area developed and the City to collect sales tax on the business. Mr. Swearingen asked if the Commission would like the landowner to sign an affidavit stating, if future development would be proposed, she would tear down the storage units for the residential area? The commission stated they could not do that to future Commissions. Mr. Livingston said a Public Hearing has already been held on this request, so the issue is now in the hands of the County Commissioners. **Commissioner Stimatze moved to take the issue of the Conditional Use Permit for the Self-Storage facility back to the MPC; Chairman Ascher seconded; and both vote Aye. Commissioner Scholz voted Nay.** Mr. Swearingen, Ms. Koomen, Ms. Railton and Mr. Livingston left the meeting.

Jon Thummel, Human Resources Director, presented the weekly report:

Presented HR Memo No. 2021-1- Extension of FFCRA Style Leave- The Family First Coronavirus Response Act Leave expires on 12/31/2020. The FFCRA provides employees ten working days of leave for employees that contract the illness, are quarantined, have school aged children and the school is closed or have daycare aged children and the daycare is closed due to COVID-19. As is evidenced by the Local Health Officer's extension of the health order, the Coronavirus is still an issue in the area. It is his recommendation to continue to offer leave to eligible employees under the current model and policies Geary County has been following contiguous to the expiration of the federal mandate until March 31, 2021. This request is to not offer more leave, but extend the same protections to employees that have not yet had to use leave. **Commissioner Scholz moved to approve Memo No. 2021-1; Commissioner Stimatze seconded, and all voted aye.**

- Reported he has talked with the Blue Cross-Blue Shield representative about the County's Health Insurance rates. BC-BS stated the rates will be going up next year, since the county has had two good years of low rate increases.
- Discussed for the year of 2020, the Employee Benefits Fund for Health Insurance is \$401,116.00 under budget, and since the County started Self-Insurance, 2.5 years ago, they are under budget by \$675,000.00. Self-Insurance is a risk, but so far has been good for the County budget. Mr. Thummel left the meeting.

Mr. Berges returned to the meeting.

Allen Dinkel, City Manager, Commissioners Ascher, Stimatze, Scholz and Clerk Nordyke joined the Microsoft TEAMS meeting with Witt O'Brien at 12:04 p.m.

Scott Purrell, and Franziska Sheldon, Witt O'Brien, reviewed the current SPARK expenditures to date. Witt O'Brien will send a current listing of expenditures to Commissioner Scholz for review. Witt O'Brien will want to go over closing out the SPARK grant, with the current commission, and would they want to have a special meeting before next Monday? Mr. Purrell will contact Ms. Karen Pearson, Witt O'Brien, to check her availability to meet later in the week.

The SPARK meeting ended at 12:21 p.m. The group left the meeting.

The meeting recessed for lunch from 12:21 p.m. to 1:15 p.m.

Corey Trumpp, Public Works Administrator and Brett Wilkinson, Kaw Valley Engineering arrived at the meeting.

Corey Trumpp, Public Works Administrator, presented the bi-weekly report:

- Discussed the bid opening of C 5012-01 bridge project. Mr. Trumpp and Kaw Valley Engineering recommend awarding 031-C 5012.01 Bridge 7.3-Q.0 replacement project to King Construction Company, in the amount of \$273,616.00 to be paid out of the Special Bridge Fund. Mr. Trumpp stated in the review of the bids, Quality Trust had made a couple mathematical errors, but their bid was still not the lowest. Counselor Opat asked if the bid from King Construction Company was the lowest and best bid received? Mr. Trumpp and Mr. Wilkinson said yes, it was. **Commissioner Stimatze moved to accept the bid from King Construction for C 5012-01 bridge project-in the amount of \$273,616.00, to be paid out of Special Bridge Fund, and to allow Mr. Trumpp to sign the contract; Commissioner Scholz seconded, and all voted aye.**
- Discussed the Pennell Office Building HVAC duct cleaning. Rainbow International will be doing the work at a cost of \$5,300.67, to be paid out of the County Facilities Fund. **Commissioner Stimatze moved to approve Rainbow International performing the HVAC duct cleaning at the Pennell Office Building; Commissioner Scholz seconded, and all voted aye.**
- Reported the updating of the Transfer Station Operations Plan has been completed.
- Reviewed the 2020 Transfer Station revenues. In January, 2021, there is a cost of living increase in the contract, and the price of tonnage is \$53.00 a ton. The county is still making a small profit at this price.
- Reported two property use agreements have been signed with property owners-Mike Gfeller on River Road and John Gustafson on Davis Creek Rd to remove trees on their property, but hang over the county road. **Commissioner Stimatze moved to approve the property use agreements; Commissioner Scholz seconded, and all voted aye.**
- Reviewed the snow and ice event on January 1, 2021. Areas in the south and east part of the county received snow, and crews went out to take care of the roads in that area. Mr. Trumpp left the meeting.

Frank Corcoran, CEO Geary Community Hospital, presented the monthly report:

- Provided a Covid update-13 patients in the hospital with 3 on ventilators.
- Reported the admissions for Nov. 2019 was 65, the number staying pretty flat with numbers in months before. The surgeries were 53, up a little bit, but still pretty flat, the emergency visits were 950, and the Rural Health Clinic visits in November, with the holiday, stayed pretty consistent with other months.
- Reported operating November revenue was \$9 million, with the total deduction of \$6 million, which leaves a net revenue of \$3 million, with \$3 million total expenses, which leaves a total net of \$640,000.00 for the month. Total cash on hand is 82 days, last year in November 2019 was 3 days, so the financial picture of the hospital is looking much better. COVID money has really benefitted the hospital.
- Recruiting another OB physician to work with Dr. Khoury.
- Recruiting an orthopedic surgeon.
- Discussed the hospital received 100 Pfizer and 100 Moderna COVID 19 vaccines and all have been used. A discussion was held about how to get the public vaccinated when it is available.

Mr. Corcoran left the meeting.

Trish Giordano, Commissioner-Elect District 2 arrived at the meeting at 2:30 p.m.

Rebecca Nordyke, County Clerk and Eric Kientz, Varney & Associates arrived at the meeting.

Allen Dinkel and Lindsey Miller, City of Junction City arrived at the meeting.

Eric Kientz, Accountant with Varney & Associates discussed the 2019 County Audit:

- Reported the county did not need to have a single audit because \$750,000.00 was not received in Federal Funds in 2019.
- Discussed the Independent Auditor's report. Mr. Kientz explained the management's responsibility and the auditor's responsibility to meet the financial reporting requirements of the State of Kansas. The audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statement. An audit includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statement.
- Stated it was a pretty clean audit, with no problems noted. Reported there are subsequent events through January 4, 2021, which is the date the financial statement was available to be issued.
- Reported all budgeted funds remained within the budget, or under budget.
- Commissioner Scholz asked about the formula that the auditor looks at for cash carryover. Mr. Kientz said it depends on varying factors to figure cash carryover. He explained the County does need to have adequate cash carryover to pay bills and payroll, and the tax distributions do not come in on January 1, 2021, so there must be adequate cash to start the year, and the month of January. Commissioner Stimatze asked Mr. Kientz, if the Geary County certified 2019 budget was \$14,468,753 and Mr. Kientz said yes. Commissioner Stimatze also asked if ALL departments in the county passed the audit, and Mr. Kientz said yes all departments in the county passed the audit.
- Mr. Kientz stated April Swartz with Varney & Associates will be the head auditor, to do the audit for 2020, and he will help support the counties with any changes that can be made to be more efficient.
- Chairman Ascher asked about the single audit regarding SPARK monies, and when it will be starting. Mr. Kientz explained Varney has received guidance from the Federal Government on how to conduct the single audit. Chairman Ascher asked what the time frame is for the single audit, and Mr. Kientz stated it is usually 9 months after the end of the year, but there is no penalties for not getting it done in that time frame. Mr. Kientz stated the Federal Government has extended the time frame for SPARK fund accounting.
- The commissioners had no more questions for Mr. Kientz about the 2019 Audit. Mr. Kientz left the meeting. Mr. Dinkel and Ms. Miller left the meeting.

Rebecca Nordyke, County Clerk, presented the weekly report:

- Presented Commission Change Orders for approval. **Commissioner Stimatze moved to approve Commission Change Orders 2020-48; 2020-49; 2020-76; and 2020-86 through 2020-104. Commissioner Scholz seconded, and all voted aye.**
- Discussed the upcoming agenda on January 11, 2021. Reviewed the wrap-up items that need to be done by the current commission, before the new commissioners are sworn in. Mrs. Nordyke left the meeting.

Mrs. Hoff presented minutes from December 28, 2020. **Commissioner Stimatze moved to approve the minutes from December 28, 2020. Commissioner Scholz seconded, and all voted aye.**

Mr. Opat discussed how all 4 indigent defense attorneys quit. The budget for Indigent Defense for 2021 was \$240,000.00. The District Court will put in \$10,000.00 to make the budget \$250,000.00, to help pay for the new attorneys. **Commissioner Stimatze moved to approve Adair Thurston, attorney's and Sam Kepfield's contract for indigent defense; Commissioner Scholz seconded, and all voted aye.**

Mrs. Hoff presented the Canvassers meeting minutes from November 13, 2020. **Commissioner Stimatze moved to approve the minutes from November 13, 2020; Chairman Ascher seconded, and both voted aye.** Commissioner Scholz was not at the canvass meeting.

Commissioner Stimatze moved to accept the 2019 Audit; Commissioner Scholz seconded, and all voted aye.

The meeting adjourned at 4:05 p.m.

Keith Ascher

CHAIRMAN-COUNTY COMMISSION
KEITH ASCHER

Therese Hoff

DEPUTY COUNTY CLERK
THERESE HOFF

Jan 11 2021

DATE