

Minutes of Proceeding
Ottawa County Board of Commissioners
June 21, 2021

Office of the Ottawa County Clerk
8:00 a.m.
Regular Session

The Board of Commissioners met in regular session with First District Commissioner Dawn Wolf, Second District Commissioner Scott Mortimer, Third District Commissioner D. D. Malmberg, and Deputy County Clerk Candy Blake.

Commissioner Wolf opened the meeting in prayer and then led the group in the flag salute.

Candy Blake, Deputy County Clerk, gave the board the minutes from June 14, 2021. Commissioner Mortimer moved to approve the June 14, 2021, minutes. Commissioner Malmberg seconded. Motion carried, 3-0.

Marie Ballou, Emergency Management Coordinator gave the commissioners an update on the air conditioning at the courthouse. She gave the commissioners a breakdown of the labor cost. Jerry Powell, Systems 4 was also present. Marie reported the AC unit had gone down again over the weekend and Systems 4 was called out to work on it. Commissioner Mortimer asked if lightning could have caused the issues. Jerry said that lightning was a possibility, as there were components that appeared burnt. Commissioner Mortimer asked Jerry if he would take pictures of the components and get them back to the commissioners, to determine if there could be an insurance claim filed, and to write up a statement regarding his opinion on if lightning could have been a factor. Systems 4 says the warranty for the compressor is usually only one year for replacement. The group discussed the boiler system, with its age, and what should happen in the future. Systems 4 was not able to give an accurate estimate on replacement on the boiler. The commissioners asked how long the AC system would last as it is, Jerry said he estimated 5-10 years. The commissioners discussed whether or not the system should be replaced in the fall when the weather is cooler. The commissioners want to have systems 4 train Josh Brown, Custodian, on the boiler and AC unit, to do regular maintenance. Marie would like to have the training for her and Keith Coleman, Sheriff, as well. Marie recommends System 4 to do a once over of the heating system before the heater gets turned on this year, and again on the AC in the spring. The commissioners agreed.

Katrina Pollet, Human Resources, was an observer.

Kim Winsett, County IT Point of Contact, visited with the Commissioners regarding a letter from Scott Hardin, Lockit Technologies. The letter addressed unlimited help desk support on all items Lockit Technologies is managing. Commissioner Malmberg asked if an IT point of contact was still needed now that the contract had increased its support. Katrina Pollet, Human Resources, brought up the idea of combining the IT salary with Kim's regular salary. The commissioners decided to keep the IT salaries separate. The commissioners discussed making sure that future positions were open to everyone who wishes to apply.

There was no one present for public comment from 8:45 a.m. – 9:00 a.m.

Commissioner Wolf read an email she received from Annie Grevas, discussing Juvenile corrections programs and their desire to have the county pay 1/3 of a position for adult drug court. Katrina Pollet, Human Resources, provided some more information on the IIP program, which is funded by state. Ottawa county currently has 1 juvenile in IIP program. Commissioner Wolf asked Katrina to get with Richard Buck, County Attorney, to discuss the program. Katrina will also have a conversation with Annie regarding someone being here for Court each week.

Keith Coleman, Sheriff, gave prisoner count of Saline County 31, Sedgwick County 10, and Ottawa County 5. They discussed the walk-in freezer at the jail, as it went down over the weekend but is up and running now. Keith talked about the fans having issues in courthouse, one in clerk's office, the appraiser's office, and in the Road and Bridge office. The Commissioners asked Keith's opinion on if the AC should be replaced at this point.

Greg Dockins, Road & Bridge Administrator, reported on what crews were doing. Greg reported he had one employee turn in a resignation notice last week. The commissioners are going to have Marie Ballou, Emergency Management, put a signboard out,

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advertising open positions in the county. The commissioners discussed the resurfacing the parking lot at the Courthouse. Commissioner Malmberg asked Greg to measure the parking lot and get estimates to determine the cost to concrete it and to get an estimate for the handicapped area to be redone.

At 9:45 a.m., the Commissioners held a special use permit zoning hearing, SU -004-2021, for an application for the establishment of an Event Center, located at 584 N. 190th Rd in Bennington, Ks. Those present were Truette McQueen, Zoning Administrator, and Ray Swearingen, applicant. Commissioner Wolf called agenda item # SU -004-2021, for an application for the establishment of an Event Center as a special use in the A-1 Agriculture District. Commissioner Wolf asked if the board members intended to disqualify themselves from discussing and voting on the case because they have conflict of interest or a particular basis on the matter. The commissioners said there were no conflicts. Commissioner Wolf determined they now have a quorum of 3 present for the consideration of the case. Commissioner Wolf asked the Deputy County Clerk if she had received any protest petitions on the case. The Deputy County Clerk said no. Commissioner Wolf asked if there are any communications to consider on the matter other than from the planning board? No one responded. Commissioner Wolf asked the board members if they have all received copies of the unapproved minutes of the Planning Board for June 2, 2021, which summarizes the hearing on the case? All board members said yes. Commissioner Wolf asked the applicant and members of the public present, 1) if they feel they had a fair and impartial hearing, response was yes, and 2) after the Zoning Administrator's report, she will ask if there is any new information on the case not otherwise presented. Truette gave the Zoning Administrator's report and went through the recommended conditions for special use-004-2021. The Zoning Board approved the case unanimously. Commissioner Wolf asked if there were any questions for the Zoning Administrator from the Board Members? Commissioner Malmberg asked about the road conditions getting to and from the event center. Truette stated that if the event center is the cause of the need for maintenance on the road, the owners would pay for the gravel to do so. Ray asked if the commissioners had any more questions for him? Commissioner Malmberg asked about a potential buyer for the property. Ray wanted to know why privileged information was being brought up in a public forum. Commissioner Malmberg wanted it to be known that the intent was for the property to be sold. Ray wanted to know why his private information was put out in open session. Commissioner Malmberg said that she feels Ray is not being truthful. Ray states there are provisions in place that will allow Truette to revoke the Special use permit if things are not being handled appropriately. Commissioner Mortimer moved to accept Resolution 21-21 to adopt the findings and factors and recommendation of the Planning Board on Case No. SU 004-2021. Commissioner Malmberg seconded. Motion carried, 3-0.

Jim Klein, Curtis McCain, and Christopher Fruits, Fire District #3 Delphos, presented their 2022 fire department budget proposal.

Katrina Pollet, Human Resources, met with the Commissioners. She talked with Annie Grevas, who told her they will have someone in the Courthouse on Tuesdays starting in a few weeks. She will speak with district court to find out where they will have this person housed at in the building. Katrina, Greg Dockins, Road & Bridge Administrator, and Chris Smith, Road and Bridge Assistant Administrator, discussed with the commissioners increasing the wages to \$16 per hour for all employees with a CDL. New employees would start at \$15 per hour, with a 6-month probationary period at which time they would then increase to \$16 per hour if they have CDL at that time. They would like all employee salaries to increase at a minimum of 50 cents. Katrina discussed the Ottawa county Living wage calculator, and how doing this increase would benefit retention of staff. Commissioner Malmberg compared the salaries to those at KDOT. The group asked the board for an increase in 2021 to cover all employees costing \$26,995.00 and The cost in 2022 of \$53,990.00. Commissioner Malmberg asked about the yearly boot stipend. Currently it is added to their checks, and it is the requirement of the employee to have the proper gear. Katrina expressed it is unfair to have employees work 1 year before they get 1 week off of vacation time. Commissioner Wolf brought up they currently get 11 paid holidays without additional vacation time. Katrina asked for the salary increase to take effect June 25, ²⁰²¹. Commissioner Mortimer moved to adopt a new pay scale for road and bridge with parity to pay to take effect June 25, 2021. Commissioner Malmberg seconded. Motion carried 3-0.

Katrina discussed a change in KPERS starting July 1, 2021. They will be taking off 1% that we are paying. It will only effect what we

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are paying into KPERS, not what employees are benefitting from. Katrina discussed Juneteenth becoming a federal holiday as employees had called and asked about the new federal holiday. The federal holidays will be decided in mid-September.

Commissioner Malmberg moved to go into executive session at 11:18 a.m. for fifteen minutes to discuss non-elected personnel. Commissioner Mortimer seconded. Motion carried, 3-0. Those present were the commissioners, and Katrina Pollet, Human Resources. They returned to regular session at 11:33 a.m. No decision made.

Commissioner Malmberg moved to go into executive session at 11:35 a.m. for twenty minutes to discuss confidential data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships. Commissioner Mortimer seconded. Motion carried, 3-0. Those present were Truette McQueen, County Appraiser and Katrina Pollet, Human Resources. They returned to regular session at 11:55 a.m. No decision made.

The commissioners met with Richard Buck, County Attorney, about the American Rescue Plan. The initial report is due by August 31, 2021. The group discussed hotel taxes. The commissioners asked Richard to send the blueprints for the air conditioner and boiler system to Keith Coleman, County Sheriff to look at. Richard told the commissioners the blueprints are located in the Road and Bridge office, and he will get a copy for Keith.

With no further business before the board Commissioner Mortimer moved to adjourn the meeting at 12:02 p.m. Commissioner Malmberg seconded. Motion carried, 3-0.