

Minutes of March 20, 2023

Chairman Kelly called the meeting to order at 9:00 a.m. Commissioners Dan Brenner and Mark A. Pruett were present. County Clerk Kathy Mick recorded the minutes and County Counselor Lee Hendricks came in at 9:20. The Pledge of Allegiance was recited.

Discussed the proposed 2023 road stabilizer (Dust Control) for Jackson County. No decision was made.

Received bids on Chip and Seal for 10 miles of overlay.

- Approved Paving LLC \$359,145
- Harbor Construction Inc. \$288,648
- Vance Brothers \$352,500
 - Dan made the motion to accept the low bid from Harbor Construction in the amount of \$288,648. Mark seconded and Chairman Kelly called for a vote. Motion carried 3/0.

Scott Kieffaber reported that Linda has sent in the request for the Federal Exchange reimbursement in the amount of \$97,152. Scott will place the reimbursement back into the Road and Bridge Rock budget.

Scott also reported that they have worked out a system that if someone wants to use a credit card to purchase from Road and Bridge, they can call the Treasurers office and make the charge over the phone. There is an upcharge of \$1.95 on a charge under \$130, above \$130 it is 2.5%.

Scott requested that Lee review the A1 Alarm system contract.

Wade presented his Road Update report.

COMPLETED LAST WEEK- MAR 13-17.

- Gravel/ Graded/Worked Potholes on bad spots, 286-QQ-W, V-246-222, 246-W-X, 126-U_T, U-134-118, 98-V-V4,114-U4-Y, F-254-262, E-198-214.
- Added: Three washouts needing attention at tubes, Three new tube replacements.
- Hwy 16 to Close, No issues Reported.
- Tube replaced C-246 Replaced, Fixed Bridge Washout/erosion 278-I.3.
- Mulcher Old Hwy at 270.
- Installed Sanders treated Mayetta, Holton areas only.

THIS WEEK, MAR 20-24

- SPOT FIX ROADS Grading/ Rocking as many as possible, putting every truck we have on the roads, hitting priority areas.

- Replace Tubes, G-221, B-273 and ditch, three entrance tubes with weather.
- Trees as can with mulcher.
- Fix one spreader chain.

FUTURE PLANNING

- T4 PROJECT Free State cutting more trees under power lines, Every to return call.
- 118 and I Ditching.
- 262-J, fix ditch, rock.
- Use scarifier bits on some roads.

Scott has purchased 4 spring loaded sign post to see how the work. If knocked down, they will stand back up.

Scott stated that they are too late to sell items at Dan Harris's Auction. He will check with Gavel Time to sell the items from the Bridge Yard. Scott would also like to sell the Chip and Seal Equipment since we have been hiring it done the last couple of years. The Commissioners agreed to sell the Chip and Seal Equipment.

Scott has decided that a jib crane would be a waste of money that all the need to do is move the current lift to a different area and install a new garage door so it is accessible without moving other equipment around.

Scott is going to check with Michael Maris an Engineer with Elite Engineering to see if the narrow bridge on 254 East of Circleville could be widened.

Scott stated that Common Teasel and Cut Leaf Teasel are optional Noxious Weeds in Kansas. Scott would like for the Commissioners to declare them a Noxious Weed in Jackson County. County Counselor Lee Hendricks will draft a resolution.

Jonathan Wimer met with the Commissioners and gave them his background from when he was the Economic Development Director for Jackson County and started the first Neighborhood Revitalization Plan in Jackson County that was for the nine cities only. Jonathan provided statistics on # of housing units constructed as of the April 2000 Census and the change in population in the 2010's. Jonathan discussed a Companion Plan to go with the amended Neighborhood Revitalization Plan that would still provide some incentive to new construction, both residential and commercial. He wants it to include loft developments, construction of additional floors to commercial and residential structures, multi-family: duplexes, four-plexes, etc. all the way up to apartment complexes. Continue transferability of rebate to new owner for unexpired term of the pre-qualified participation. Exclude the properties that are included in a Rural Housing Incentive District. No decision was made at this time.

The following business and property owners met with the Commissioners to discuss the high amount they pay in taxes for their commercial buildings: John & April Lemon, Yvonne Terry, Amy Lutz-Page, John & Sarah Zibell, Charles Renfro, Frank Gilliland, Leslie & Jan Brandt, Jennifer Shaw, Dustin King, Colette Carson, Carolyn McKee, Mallory Henry, Joni White, Frank & Betsy Gilliland, Joe Gilliland, and Willy Wilson. Carolyn McKee started the discussion. Her buildings value went from \$179,500 in 2022 to \$225,860 in 2023, a \$46,360 jump and she did nothing to the building. She pays \$785.20 in taxes a month. Mallory Henry says she pays \$1,000 per month, doubled since June, she has not remodeled, and it is up \$100,000 in value. Colette Carson stated that owning a building on the square was on her bucket list. She said there is no incentive to improve the building. But a person is disincentivized to buy more. John Lemon has the glass blowing business and needs employees. He has offers to go to Topeka, but he wants to stay here. Property taxes went up 10% and his electricity and gas are \$2,800 per month. He wants to make things better but is concerned with what it will do to his taxes. Joe Gilliland has three buildings on the square and the north end of the old school. He feels penalize for making the square nicer. Holton has a vibrant square but it's not sustainable if the taxes keep increasing. Appraiser Kate Immenschuh explained the three options she must mass appraise commercial buildings. It is very hard to do in a small town because you are to compared with "like" businesses. She is graded by the state every year on how close to market value she gets and she is at 63.7%. If her % is off the state will come in and help with reappraisal. So, Kate's value on the business was under market value. She has other ways of valuing property, but business do not reply to her mailings. A business that sells for under the market value, Kate applies Economic Influencer to the values and if it is a trend the value will be adjusted. Kate does not get to go inside a building. She must assume what is going on, on the outside is going on, on the inside. Colette stated that Holton has become a destination point. Les Brandt said businesses lose money from the start, taxes are \$40,000 this year. Stephanie Nichol stated can't compare franchises to hometown businesses. Kate stated that there is a different NBHD analysis for the square verses Hwy 75 commercial businesses. Keith Kelly informed them to also talk to their school district if they want their taxes lowered. Mark Pruett stated that the County lowered their mill levy. Dan informed them of the income possibilities that the Commissioners are working on to get other funding to help reduce taxes.

Commissioners received a copy of the brief that was written by Hartwell to provide to Congress concerning Jackson County's request for funding due to the loss of revenue when the Prairie Band Potawatomi Nation purchases more land taking it off the tax rolls and that acreage now exceeds 20% of all county lands.

J. Richard Lake provided the Commissioners with a copy of his "Letter to the Editor" concerning the "SAVE JACO" flyer and the quote "it's coming anyway". He writes, our federal government is subsidizing wind and solar power in a feeble attempt to make up for all the power plants that are being closed nationwide. I don't want it, but I don't have a say and neither do you. The best

that we can hope for is that....Kansas will have a stable source of power. County Commissioners are doing their best to see that they can accomplish that with what has been forced on them by the federal government.

Michael Clancy with Renoday met with the Commissioners to see if he could do an inspection of the building to see if the Courthouse has any problems with ground moisture and salts that can destroy a buildings foundation. The Commissioners referred him to Pat Richter, Head Custodian.

Signed Change orders 144-145.

Received official notice of a summons concerning Scott Ditch et.al vs. City of Holton, Kansas et. al on March 20, 2023. Lee will notify KCAMP of the filing.

Signed Lawn Use Request for Jackson County Farm Bureau for a Hamburger feed on May 17, 2023 starting at 10:30 a.m. and ending at 2:30 p.m. The Commissioners agreed to the request.

Signed the following payroll change notices:

Department	Name	From	To	Reason	Date / /
Atty	Kevin Hill	Contract	\$40,000 per year 20 per wk		1/1/2023

Signed the following Purchase Orders:

Department	PO #	To	For	Amount
Sp Mach	6818	Airgas	1 Plasma Cutmaster 82	\$2,862.30
Sp Mach	6817	Napa	1 Wheel Balancer	\$2,910.47
Sp Equip	6816	Petroleum Equipment	Fuel pump/meter/ hoses/ Internet monitoring & Labor	\$7,616.75

Company	Address	Road No	Sec	Twp	Rng
Telcom	9694 T				

The meeting adjourned at 4:04 p.m. The next meeting will be March 27th at 9:00 a.m.

Board of County Commissioners
Jackson County, Kansas

Mark Pruett, 1st District

Attest:

Dan Brenner, 2nd District

Kathy Mick
Jackson County Clerk

Keith Kelly, 3rd District