

**THE MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF MIAMI COUNTY, KANSAS**

The Board of Miami County Commissioners met in regular session, in the Commission Chambers, Miami County Administration Building, Paola, Kansas, on March 29, 2023. Those present were:

Tyler Vaughan, Chairman	Shane Krull, County Administrator
George Pretz, Pro-Tem	Shelley Woodard, County Counselor
Keith Diediker, Commissioner	Janet White, County Clerk
Rob Roberts, Commissioner	Shannon Gaboni, Operation Specialist
W. Jene Vickrey, Commissioner	

Visitors: Melma McDonald, Jeff Oliver, Dana Jenkerson, Janet Turney, Danny Goodsell, Jennifer Williams, Tiffany Ellison, Bill Osborn

CALL TO ORDER

Chairman Vaughan called the meeting to order at 1:00 p.m.

PUBLIC COMMENTS

Dana Jenkerson, 39990 Bethel Church Road, attended her first Commission meeting last week. She feels the Appraiser is using state laws as an excuse for him to justify the assessment increases and that because of COVID the natural ebb and flow of the housing market has been interrupted. Ms. Jenkerson also feels that the system and algorithm that is currently being used to come up with the assessed value is not accurate. Ms. Jenkerson then supplied a spreadsheet of comparisons for her home, her daughter's home and her son's home. These comparisons show her 3-bedroom 2-bathroom home, her daughter's 4-bedroom 2-bathroom home and her son's 2-bedroom 2-bathroom home all being compared to the same 2-bedroom 2-bathroom home. The sale price and market regression estimate do not add up on any of the homes she provided examples for. She also wanted to note the high number of adjustments needed to make the comparison home match the home being appraised, some of which took over 200 and in some instances the comparison home was the same address as the appraised home. There were also a group of 29 comparison homes being used repeatedly. Ms. Jenkerson would like the Commission to look at how the appraisals are being done as people are moving because of high taxes as Miami County is the highest in Kansas and businesses are dying.

Danny Goodsell, 401 Grant Street, was present at the rezoning meeting for 255th Street and Old KC Road. He noted that during that meeting someone from the County mentioned that \$6,000,000 of leftover stimulus money was earmarked for infrastructure. Mr. Goodsell also asked how the County was proceeding on the new EMS station on 255th Street and why the County would charge residents for the approved dust control, weed management and crack sealant as it is being funded by the County. Chairman Vaughan stated that they did let the bid go through last week but encouraged Mr. Goodsell to listen to the rest of the meeting as that issue is being addressed. Chairman Vaughan also said that the \$6,000,000 is allocated for future projects. The EMS station cost and building is being evaluated and the Commission trying to understand what that looks like in regard to the site itself and building costs associated.

Jennifer Williams, 21993 Moonlight Road, had a discussion with someone at the State level. Miami County residents had been told that they cannot use Johnson County comparisons for the appeal and are also being told they cannot use comparisons that are not provided by the Assessor's office for their appeal; both of which are false per the State representative she spoke to. The State representative also confirmed that the primary site values land model comes from an algorithm. Last year the price per acre being used was \$33,000 and this year \$60,000 was being used as Fair Market Value, but to whom? The State representative stated Miami County is not in fear of being undervalued based on the 10% fair market value percentage the Assessor's office is using, nor have they been in the past couple of years using that lower price per acre value. Ms. Williams provided a handout that showed since 2020 that residential land value has doubled, agricultural buildings increased 100%, the residential cost per acre is now \$15,000 and the homesite

valuation increased \$10,000 per acre.

CONSENT AGENDA

Commissioner Pretz moved to approve the Consent Agenda, as follows:

- Approval of minutes of the county commission meeting on March 22, 2023
- Approval of AP payment vouchers and payroll
- Add-On: Order of Correction of Irregularities

Commissioner Roberts seconded; the vote was unanimous.

PRESENTATIONS AND AWARDS AND PROCLAMATION

Proclamation - Fair Housing Month Proclamation. Shane Krull, County Administrator wanted to note that this is done on an annual basis. Commissioner Pretz moved to approve as presented, Commissioner Vickrey seconded; the vote was unanimous.

NEW BUSINESS

Kenneth Cook, Planning Director, requested the Commissioners to consider a resolution approving the 23001-TA: Retail Sales of Ag Equipment. The total area of display/sales lots shall not exceed 5% of the approved parcel or 20,000 square feet, whichever is greater, and shall not be wider than 30% of the frontage along a public road right-of-way. Commissioner Roberts wanted to know why it was limited to just Ag Equipment sales and requested the same consideration for non-Ag sales as well. Mr. Cook stated that it is his understanding that since Miami County was primarily associated with agriculture activities, they wanted to make it available as a means to provide a space for the sale of that agricultural equipment. Commissioner Pretz moved to approve the recommendation Commissioner Diediker seconded; the vote was unanimous. (R23-03-017)

Matt Oehlert, Road & Bridge Project Manager, requested the Commissioners to consider an Agreement for contract continuation of the purchase agreement between Miami County, KS and OpenGov, Inc for 3 years. Commissioner Roberts wanted to confirm if this was budgeted, and Mr. Oehlert confirmed that it was. Commissioner Vickery asked if the pricing was the same as last year and Mr. Oehlert stated that no, it was not, that it was going up as the arbitrary costs went up on OpenGov, Inc's end. Shelley Woodard, County Counselor asked if Mr. Oehlert had the actual Terms & Services for the Commissioners to sign. Mr. Oehlert stated no he only has the continuation contract. Commissioner Roberts moved to approve pending review of the Terms & Services by the County Counselor; Chairman Vaughan seconded; the vote was unanimous.

Matt Oehlert, Road & Bridge Project Manager, requested the Commissioners to approve an Award and Agreement for 2023/2024 Bridge Inspection price proposals to Kaw Valley Engineering, Inc. Kaw Valley came in the lowest out of three bids at \$20,542.50. Mr. Oehlert said that the County is obligated to the Federal and State to do them within a certain window of time in order to receive Federal grants. Mr. Oehlert also stated there are 235 bridges that would be inspected, and each bridge has 60 individual, itemized inspection items. Commissioner Pretz moved to approve as presented, Commissioner Roberts seconded; the vote was unanimous.

Matt Oehlert, Road & Bridge Project Manager, requested the Commissioners to consider an approval of Bid #2023-002-RFB Road Oil for Construction Season. Chairman Vaughan stated the County would take a break for 1 year and revisit as there is no intent for Dust Control in 2023. Commissioner Vickrey wanted an exception for people to purchase their own dust control. Chairman Vaughan said no as they would still be using County resources to do the actual work. Commissioner Vaughan moved to reject #2023-002-RFB; Commissioner Diediker seconded; the vote was unanimous.

Matt Oehlert, Road & Bridge Project Manager, requested the Commissioners to consider an approval of Bid #2023-003-RFB Magnesium Chloride for Dust Control. Mr. Oehlert stated that most of the Commission, during the Work Study Session would like to see the \$310,000 be repurposed and allocated to the asphalt

program and if that is the intent Mr. Oehlert recommends the Commission reject Bid #2023-003-RFB. Commissioner Roberts said that these are the consequences of keeping the budget tight and that money needs to be reallocated to preserve the millions of dollars the County has put into the 13 miles of asphalt roads that need to be maintained and this is a 1-year setback for dust control. Commissioner Roberts moved to reject Bid #2023-003-RFB, Commissioner Diediker seconded; the vote was 4 yes, 1 nay (Commissioner Vickrey).

Shane Krull, County Administrator, requested the Commissioners to consider an approval for the Dispatch Services Agreement for the fiscal year 2023 between Miami County, Kansas, a Kansas Municipal Corporation, and Paola, Kansas, a Kansas Municipal Corporation. Mr. Krull stated that the City of Paola would pay for one of the positions from May 1, 2023, through the end of 2023 and in 2024 it would be solely Miami County's expense. Commissioner Roberts moved to approve as presented, Commissioner Pretz seconded; the vote was unanimous.

COMMISSION SITTING AS FIRE BOARD

Mark Whelan, Emergency Management Coordinator, requested the Commissioners to consider a purchase request for Unication Pagers - Miami County Fire District 1. Mr. Whelan stated this would be for the purchase of 35 pagers, chargers, and warranty (parts and labor) for 3 years in the amount of \$23,999.02. Commissioner Diediker moved to approve as presented, Commissioner Pretz seconded; the vote was unanimous.

COMMISSIONERS COMMENTS

Commissioner Vickrey stated that a couple of roads in his district need additional attention and will discuss the matter with Eric Sandberg, Road & Bridge Director.

Commissioner Diediker stated that he feels the County is doing a good job finding cuts in the budget to keep the Asphalt Program up to speed and thinks they need to keep up the good work in finding ways to cut things.

EXECUTIVE SESSION

Commissioner Roberts moved to have a Security Exception Executive Session to discuss internal security measures for 20 minutes beginning at 2:10 to include the Commissioners, County Administrator, and County Counselor, County Treasurer and Undersheriff. Commissioner Pretz seconded; the vote was unanimous. No action was taken at this time. Chairman Roberts reconvened the regular meeting at 2:30.

ADJOURNMENT

The meeting was adjourned at 2:31 p.m.



ATTEST:

A handwritten signature in blue ink, appearing to read "Janet White".

Janet White, County Clerk

A handwritten signature in blue ink, appearing to read "Tyler Vaughan".

Tyler Vaughan, Chairman