

**BOARD OF COUNTY COMMISSIONERS  
MONTGOMERY COUNTY, KANSAS  
OFFICIAL MINUTES**

August 8, 2022

The Board of County Commissioners, three members and the County Clerk present, met in regular session at 9:00 AM.

**CALL TO ORDER:** Commissioner Bever.

**INVOCATION:** Reverend Renita Butler, Friends Evangelical Church, Independence

**PLEDGE OF ALLEGIANCE:** Commissioner Cordray.

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**AGENDA APPROVAL:**

**ACTION:** *A motion was made by Commissioner Cordray to approve the agenda as presented. The motion was seconded by Commissioner Bever.*

*ROLL CALL VOTE - Commissioner Bever - Yes  
Commissioner McManus - Absent  
Commissioner Cordray- Yes*

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**APPROVAL OF PAYMENT OF INVOICES:**

**ACTION:** *A motion was made by Commissioner Cordray to approve invoices in the amount of \$288,904.65 (Prepays) as presented by the County Clerk's Office. Motion was seconded by Commissioner Bever/*

*ROLL CALL VOTE - Commissioner Bever - Yes  
Commissioner McManus - Absent  
Commissioner Cordray- Yes*

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**APPROVAL OF MINUTES:**

**ACTION:** *A motion was made by Commissioner Bever to approve the minutes of August 1, 2022 as presented by the County Clerk. The motion was seconded by Commissioner Cordray.*

*ROLL CALL VOTE - Commissioner Bever - Yes  
Commissioner McManus - Absent  
Commissioner Cordray- Yes*

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**EMERGENCY MANAGEMENT – PURCHASE OF UTV:**

Emergency Manager Rick Whitson met with the Board to request approval to purchase a Kubota UTV in the amount of \$8,500.00 to be paid from grant funds. It will be stored at the Independence Police Department and serviced by the IPD.

Verbal approval was given by the Board to make the purchase in the amount of \$8,500.00 for a Kubota UTV from grant funds and for it to be stored at the Independence Police Department and will be serviced by that department.

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**MONTGOMERY COUNTY ACTION COUNCIL – CDBG LOAN DISCUSSION:**

Laura Keller representing Montgomery County Action Council met with the Board to provide on CDBG Loans that are delinquent on payments and the attorney Seth Jones has been handling the cases for MCAC and will no longer be able due to conflict of interest. A list of four (4) attorneys was provided by Attorney Jones to MCAC as possible replacement for the position.

The Board approved anyone in the list provided and asked Ms. Keller to make the decision on the attorney and make the contact.

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**BUILDING MAINTENANCE – JEFF PHELPS – GENERATOR FOR HEALTH DEPARTMENT:**

Building Maintenance Supervisor Jeff Phelps met with the Board to discuss the bids on a generator for the Montgomery County Health Department. Mr. Phelps said the cost is estimated between \$80,000 to \$95,000. The funds will be from Montgomery County Health's grant funds.

Verbal approval was given to proceed with obtaining bids.

A report was given to the Board on replacing the tile floor throughout the basement with carpeting.

Reported electricity will shut off on August 26<sup>th</sup> and asked the courthouse close at 3:00 PM due no electricity to the building after that time. The Board approved the request.

Discussed restoration of the outside of the courthouse building and also the replacement of step to the building. A bid was received for \$104,880.00. No action was taken at this time regarding the bid for the exterior restoration of the building. Mr. Phelps is going to check with local contractors on the repair or replacement of the steps at this time.

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**PUBLIC WORKS – JIM WRIGHT:**

Public Works Coordinator Jim Wright met with the Board to present the weekly report. The following items were discussed:

1. Discussion regarding updated construction cost estimates for various county bridges. Three bridges were discussed and further discussion was tabled until the next meeting.
2. Requested permission to solicit bids for grader tires. Request was approved.

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**HUMAN RESOURCES – EXECUTIVE SESSION:**

**ACTION:** *A motion was made by Commissioner Bever to recess to Executive Session at 9:50 AM to return at 10:00 AM with the Board and HR Director present to discuss non-elected personnel pursuant to K.S.A. 75-4319 (b1). Motion was seconded by Commissioner Cordray.*

*ROLL CALL VOTE - Commissioner Bever - Yes  
Commissioner McManus - Absent  
Commissioner Cordray- Yes*

Returned to session at 10:00 AM stating no decisions made and no action to be taken.

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**COUNTY ATTORNEY – LISA MONTGOMERY – EXECUTIVE SESSION:**

**ACTION:** *A motion was made by Commissioner Bever to recess to Executive Session at 10:02 AM to return at 10:12 AM with the Board, County Attorney and HR Director present to discuss confidential matters pursuant to K.S.A. 75-4312 (12D). Motion was seconded by Commissioner Cordray*

*ROLL CALL VOTE - Commissioner Bever - Yes  
Commissioner McManus - Absent  
Commissioner Cordray- Yes*

Returned to session at 10:11 AM stating no decisions made and no action to be taken.

**COMPUTER DEPARTMENT – JASON CLUBINE - BROADBAND:**

Computer Department Director Jason Clubine met with the Board and introduced KWIKOM Communications to discuss upgrading internet to municipalities and rural areas. Representatives from Cherryvale, Coffeyville and Independence were present for the meeting to discuss a part of the funding being provided by the State and how much each entity's share would be to take in the cities and parts of the rural area.

Commissioner Bever stated this has to benefit the whole county where speed does not meet Kansas Standards.

No decisions were made at the meeting today but will be discussed with governing officials of the cities and discussed again in another meeting.

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**COUNTY APPRAISER – MELODY KIKKERT – REVENUE NEUTRAL RATE AND NEIGHBORHOOD REVITALIZATION:**

County Melody Kikkert met with the Board to present an information sheet to be approved to place on the County website to help explain the information being mailed to all taxpayers in Montgomery County due to the Revenue Neutral Rate. She has been working with the County Clerk on the information sheet with a calculator to enable taxpayers to better understand the tax structure for the 2022 taxes.

Neighborhood Revitalization values were also discussed and if how they could affect a total in values when calculating budgets. The County Clerk has checked with the State of Kansas on this question and found the values for the Revenue Neutral Rate are to be calculated on the July 1 Abstract from the County Appraiser's office and the values for Neighborhood Revitalization will not be removed from the July 1 total.

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**OTHER COUNTY BUSINESS:**

1. Register of Deeds Report for July 2022 –
2. Letter from Kansas Dept. of Revenue on Real Estate Appraisal/Sales Ratio Study.
3. Neighborhood Revitalization for 1577 CR 1200, Caney and 5479 Hwy 75, Independence –  
**ACTION:** A motion was made by Commissioner Bever to approve Neighborhood Revitalization Applications for 1577 CR 1200, Caney, KS and 5479 Highway 75, Independence, KS. Motion was seconded by Commissioner Cordray.  
*ROLL CALL VOTE - Commissioner Bever - Yes  
Commissioner McManus – Absent  
Commissioner Cordray- Yes*

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**ADJOURNMENT: 12:40 PM**

**ACTION:** Motion by Commissioner Bever, seconded by Commissioner Cordray.

*ROLL CALL VOTE - Commissioner Bever - Yes  
Commissioner McManus – Yes  
Commissioner Cordray- Yes*

**WORK SESSION: 12:45 PM TO 4:40 PM. The Chairman ended the work session on 2023 budget at 4:40 PM.**

**BOARD OF COUNTY COMMISSIONERS  
MONTGOMERY COUNTY, KANSAS**

  
ROBERT BEVER, Chairman

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LARRY McMANUS, Member

  
MIKE CORDRAY, Member



  
Charlotte Schmidt  
County Clerk