

COMMISSIONER'S PROCEEDINGS
MARCH 14, 2022

Agenda: 8:30 – Bills
8:45 – David Luke – KCamp
9:00 – Land Bids
9:15 – Tony Martin

The Board of Stevens County Commissioners met in regular session with Tron Stegman present and Joe Thompson by phone. Paul Kitzke, County Attorney and Amy Jo Tharp, County Clerk were also present. Tron called the meeting to order. Tron moved to approve the minutes of the last meeting. Joe seconded. Motion carried. Tron moved to approve the county vouchers. Joe seconded. Motion carried. The Clerk was instructed to draw warrants on the Treasurer chargeable to the various funds of the county for the following amounts:

General	\$	63,330.68
Road & Bridge	\$	72,280.28
Airport	\$	5,723.53
Noxious Weed	\$	5,107.40
EMS	\$	8,155.36
Fire	\$	5,184.27
Building Fund	\$	232.50
Community Health	\$	18,459.27
Alcohol Treatment	\$	212.50
Fire Bequest	\$	581.04
Airport Grants	\$	-
911 Wireless	\$	-
Sheriff	\$	41,378.30
Emp P/R Misc W/H	\$	35.16
COVID - SPARKS	\$	2,710.56
[OB] TOTAL:	\$	223,390.85

David Luke with KCamp came in to give the commissioners updates on insurance. He discussed the stable increase and stated the Law Enforcement liability claims with changes in the law has caused most of this increased rate. Benefits for being in the pool is the availability of other areas of the law and elected board helps with coverage enhancements which are not available in the regular market. KCamp has substantially higher liability limits with lower deductibles than most on the insurance market. If a major event occurs there is a three-million-dollar aid to help with the county expenditures along with \$1,000 on property, \$800 on vehicles and none on liability. KCamp covers Earthquake, flood, terrorism and more. Tron asked about cyber security and David said KCamp will manage the cyber-crime as well. If the county has a cyber-crime incident, they

must contact KCamp immediately so the cyber coach can help with it. There is credit monitoring that will be covered. 2021 rate model was changed due to undercharging for property and overcharging for liability. KCamp offers several training and assisting programs such as Attorney Assist, helps county attorney even with employment issues, Kansas Legal-Based Jail Guidelines, Law Enforcement Model Policies, KCamp Online University, Risk Avoidance Grant, Risk Management Awards, Roads Scholar Tuition Reimbursement Program and ThinkHR (Mineral – handbook information). David presented the commissioners with a check because the county's loss ratio was good. Tron asked if there is anything in the training or aid the county could use more. David said the county could always utilize the trainings and more frequently.

Gary Baughman came in to drop off a bid for the land.

County land up for bid is described as:

TRACT 1

The surface and surface rights only, including all water rights in and to the Southeast Quarter (SE/4) of Section Three (3), Township Thirty-three (33) South, Range Thirty-seven (37) West of the 6th p.m.; and

The surface and surface rights only, including all water rights in and to the Northeast Quarter (NE/4) of Section Ten (10), Township Thirty-three (33) South, Range Thirty-seven (37) West of the 6th p.m.

EXCEPTING AND RESERVING unto the Grantor all the oil, gas, and all other minerals lying in and under and that may be produced from the above-described real estate.

Land bids – 250 acres based per acre:

1. Gary Baughman	\$6/acre
2. Charles Leinninger	\$8.50/acre
3. Chris Crawford	\$8.75
4. Brian Sullens	\$12.25
5. Plus One Cattle . Benny McClure	\$13.25
6. Jim Kraisinger	\$15.50
7. Jonathan Pearcy	\$10.51

Joe made a motion to accept the high bid from Jim Kraisinger at \$15.50/acre totaling \$3,875.00 per year beginning April 1, 2022, through April 1 of 2027. Tron seconded. Motion carried.

Rodney Kelling came in to show the commissioners the tanker firetruck which was donated to the county by Seaboard.

Tony Martin came in with Tanner Yost with Kirkham Michael. Tanner is a consulting engineer specializing in wind farms, other energy farms also pre and post inspections for any windfarms to determine if there are any things needing to be fixed. If the windfarm does move forward it needs

to be understood the concrete is 600 yards per base, sixty (60) trucks to get the base set. The windfarm company usually brings in a concrete batch plant and an O&M Building. Trucks will be bringing in the equipment for the windmill. This causes a significant increase in construction traffic which will wear the roads down. Access roads will be made to get to the windmills.

Tanner said there are usually four (4) agreements: PILOT (payments per megawatt or lump sum for county), Decommissioning (if no power produced in 12 months, they will remove the turbines and restore the surface), Escrow/Guaranty Agreement (security for any damages to roads) and Road Use & Maintenance Agreement (RUMA), which protects the county roads and structures.

Paul asked if there have been any windfarms decommissioned and if the windfarm company did what they promised. Tanner said yes, there was a windfarm near Guymon, Oklahoma that was decommissioned and the land was put back to its prior state. Paul asked what attorney has done most of these windfarm agreements. David said he knew Glenn Kerbs and Patrick Hughes have helped some counties with these types of projects and agreements and stated the engineering and legal fees are reimbursed by the developer.

There will be pre inspections of roads along with post inspections to determine the amount or cost of damages done to the roads the windfarm would be responsible for. The material put on county roads will need to be approved by the Road and Bridge Department so the roads will be maintained correctly. The windfarms usually have water trucks to treat the dirt roads they use, especially near a residential area, to keep the dust down from all the usage.

Paul asked if there is someone that is available for the windfarm meetings every morning to determine what the windfarm is doing or what area they are working in and if they are provided by Kirkham Michael. Tanner said the person can be from Kirkham Michael or a road and bridge employee.

Tony came in and stated he was concerned with fuel prices, however with the dry conditions and wind there has not been much work on the roads. He said he is going to check into the rules and see if some of the fuel money, if needed, can be used out of the special highway fund.

Tony said the Kansas County Highway association is May 16th – 18th in Dodge City and he plans to attend.

Tony said the rodent control treatment states you can pasture up after fifteen (15) days after it has been treated and he informed the commissioners some pastureland was treated about ten (10) days ago.

The youth livestock farm wants to know if the Road and Bridge Department can clean up junk and take out some posts. They have some money from the Foundation and could possibly pay the county for the work. The Fair board will pay the Road and Bridge for work done. The

commissioners agree with the use of the Road and Bridge Department to do some cleanup at the fairgrounds.

KWORCC inspected the Road and Bridge department and noticed a few areas of concern. The fuel tanks need flammable stickers, ladder needs a rung fixed and the sink area in the break room does not have a CGFI plug. Tony is getting all the areas of concern fixed.

Tron said the Eco Devo board has an opening and Lisa LeNeve is requesting to be on the board. Joe made a motion to accept Lisa LeNeve on the Eco Devo board, Tron seconded. Motion carried.

Ted ordered two (2) new pickups and should have one (1) in soon. They will need two (2) more vehicles next year as they are still having issues with the maintenance on those two (2).

Amy presented the commissioners with the updated purchase agreement.

Joe made a motion to accept purchasing procedures dated March 14, 2022. Tron seconded. Motion carried.

Amy presented the commissioners with budget request information and asked if they agreed for budgets to be in by April 22, 2022, and if there is a percentage, they want the departments to put in for salary rate increase. Joe & Tron both do not want to put in a percentage for increase on salary rate in the budget and said April 22, 2022, would be acceptable for the budget due date. Amy said the auditors have set the budget workshop for July 14, 2022.

Amy presented the Encumbrance letters to the commissioners. Joe & Tron have no issues with the letters and have approved them except for the Fire and EMS encumbrance. The commissioners tabled Rodney's letters and would like to discuss it with him at the next meeting on March 28, 2022.

Joe made a motion to accept encumbrance letters except fire and EMS which will be tabled until the next meeting. Tron second, motion carried.

Joe discussed the missing royalty tax statements and asked if Paul could find out if the issue is with Postalocity or where the problem occurred. It needs to be determined if the county should receive compensation or if the county is accountable. The commissioners would like answers to where this fell apart. Paul said he will do investigate to see where it fell through the cracks. Amy said at this time there is \$21,993.65 in overdraft fees.

Abated Orders were reviewed and approved by commissioners and given to the County Treasurer; for tax year 2021 numbers 48-103 total valuation removed 213,693 and tax assessed -\$21,993.65.

By motion, the Board adjourned.

Attest: Amy Jo Tharp, County Clerk

Tron Stegman, Chairman