



**Board of Riley County
Commissioners
Regular Meeting
Minutes
December 05, 2022**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

8:30 AM

[District 2 – Greg McKinley, Chair](#)

[District 3 – Kathryn Focke, Vice Chair](#)

[District 1 – John Ford, Member](#)

8:30 AM

Call to Order

Attendee Name	Title	Status	Arrived
John Ford	County Commissioner	Present	8:30 AM
Kathryn Focke	County Commissioner	Present	8:30 AM
Greg McKinley	County Commissioner	Present	8:30 AM
Rich Vargo	County Clerk	Present	8:30 AM
Clancy Holeman	Counselor/Director of Administrative Services	Present	8:30 AM
Anna Burson	County Appraiser	Present	8:30 AM
Steve Schurle	Commercial Real Estate Analyst	Present	8:30 AM
Daryl Ascher	RCPD Lt.	Present	9:02 AM
Rhonda Zellweger	KMAN	Present	9:03 AM
David Adams	EMS/Ambulance Director	Present	9:05 AM
Shilo Heger	Treasurer	Present	9:18 AM
Donna Borgerding	Vehicle Supervisor/Deputy Treasurer	Present	9:18 AM
John Ellermann	Public Works Director/County Engineer	Present	9:22 AM
Michael Boller	Noxious Weed Director	Present	9:22 AM
Kurt Moldrup	RCPD Interim Director	Present	9:28 AM
Russel Stukey	Emergency Management Director	Present	9:30 AM
Shelly Williams	Community Corrections Director	Present	1:15 PM
Julie Gibbs	Health Department Director	Present	1:55 PM

Pledge of Allegiance

Public Comment

1. Public Comments

Holeman asked the Board to remove the executive session today at 10:15 a.m.

Move to remove the executive session today at 10:15 a.m. from the agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

Commission Comments

2. Commission Comments

McKinley's Comments:

Spent the weekend at home. Watched K-State football and basketball on Saturday. Spent some time working on department head evaluations.

Focke's Comments:

Friday I continued reviewing next week's department head evaluations and did more research on possible lagoon sites in the Keats area. I attended the Christmas lighting ceremony downtown.

Saturday I had some friends over for lunch and to watch the KSU/TCU Championship game.

Sunday I played in the Bell Choir at my church in the morning and in the afternoon & evening reviewed agenda and paperwork for today's meeting.

Ford's Comments:

Thursday evening I attended the Tri-County Chapter of the Kansas Society of Professional Engineers dinner at the Midwest Car Museum. This is the third year I have attended this event. There were several local officials in attendance including the City of Manhattan, Pottawatomie, and Dickinson counties as well many state legislators. Dinner and the program were very good to say the least.

Friday morning I was part of another virtual focus group by NACo, this discussion focused on childcare (as a resource and for small businesses). Pretty good dialog and there were a lot of ideas and this

was a discussion centered around the heartland states including Kansas. The major challenge as we are all aware centers around finding personnel to provide care.

Also on Friday I listened in on part of the Kansas City IT Tech Summit's December virtual presentation. Lakshmi Subramanian, Senior Director, Data Management & Governance, Mineral Inc. made the presentation "Data" - The Elixir for your Enterprise". I wasn't able to stick around for the Q&A part of the discussion, but I found this to be very informative in an era where we are bombarded with information.

Saturday, I took some time to listen to the K-State Research and Extension December E-Call from Linda Hunsicker, Director of the Community Development Block Grant program with the Kansas Department of Commerce on commercial and housing rehabilitation project and how these grants may be able to help.

Finally Saturday I watched K-State take down TCU 31-28 to win the Big 12 Championship and sum up a berth the All-State Sugar Bowl on New Year's Eve vs. Alabama. Congratulations on this epic win, well deserved for the work and efforts of this squad throughout the season.

Business Meeting

Review Minutes

3. Board of Riley County Commissioners - Regular Meeting - Dec 1, 2022 8:30 AM

Move to approve the minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

Review Tentative Agenda

4. Tentative Agenda

Press Conference Topics

5. Discuss Press Conference

9:00 AM Clancy Holeman, Counselor/Director of Administrative Services

6. Administrative Work Session

7. Pending County Projects County Counselor

Holeman reviewed the Commission Projects list.

Holeman reported the Riley County Legislative Conference will be one week from today.

9:20 AM Shilo Heger, Treasurer

8. Riley County Treasurer 2022 Goals and Accomplishments

Heger presented the Treasurer's Office 2022 accomplishments and 2023 goals.

9:30 AM Press Conference

9. RCPD update - Lt. Daryl Ascher (3-5 minutes)

Ascher presented the RCPD update.

10. Personal property proration changes for 2023 - Anna Burson (2-3 minutes)

Burson said on January 1, 2023, new proration rules will take effect for all personal property except mobile homes. It is important property owners are aware that if they sell personal property, they must notify our office prior to December 20th and provide us with a bill of sale for the proration to be applied. Again, this does not go into effect until

January 1, 2023.

11. Farm style building economic life updates for 2023 - Anna Burson (2-3 minutes)

Burson said the economic life of other building improvements has been updated specifically affecting farm utility type structures. The study was commissioned by PVD and supplied to all 105 counties across the state. The findings show other improvements were being depreciated out too quickly. The structure values for 2023 will be going up largely due to the updated economic lives. What does this mean? Historically the building values were bottoming out within 15 to 25 years. To say a 3-year-old building is only 59% good is not logical. Several counties across the state already updated their economic lives prior to the study even being conducted. Many did not update the economic life due to limited data and the ability to document the change. We have determined this is the appropriate year to update the economic lives as several of the surrounding counties have already or will be updating them this year as a result of the study. We are adopting economic lives more on the conservative side of the recommended range. As an example, the 477 building had an economic life range of 15-25 years historically and the study shows 55 years. We are using 40-45 for 2023. Our commercial analyst worked on the depreciation studies and analysis of the other building improvements. He reached out to nearby counties and of the three that responded two out of the three are making similar adjustments this year.

Burson said as an example a 2019 477-Farm utility building was 59% good last year and will increase to 70% good study this year. This will result in an increase in value from \$27,820 in 2022 to \$39,650 in 2023. This does include the increase in cost. I just wanted property owners to be aware.

9:45 AM

Rich Vargo, Riley County Clerk

12. 2022 CIP Authorizations -December 5th Work Session

Vargo presented the CIP Cash Flow Analysis and the CIP Non-funded Projects List.

The Board reviewed and discussed the CIP requests.

The Board agreed by consensus to approve and activate the following list of 2022 CIP Project Requests.

EMS/Ambulance	Ambulance	\$325,000
	Cardiac Monitors (2)	\$ 94,000
Noxious Weed	Mower/Tractor	\$135,000
LEC	Jail Door/Security	\$275,000
LEC	HVAC (1)	\$ 60,000
Public Works	4 Mtr Graders	\$460,000
TOTAL		\$1,349,000

10:00 AM Russel Stukey, Emergency Management Director

13. Staff Time report for month of November

Stukey presented the Emergency Management/Riley County Fire District #1 update.

10:15 AM Clancy Holeman, Counselor/Director of Administrative Services

14. Executive session to discuss a performance matter involving non-elected personnel

Cancelled.

1:15 PM Executive Session to discuss department head evaluations

- 1:15 PM 15. Shelly Williams, Community Corrections Director

Move that the County Commission, including Chairman McKinley, Vice Chair Focke, and Commissioner Ford, recess into executive session on a performance matter for non-elected personnel, a department head evaluation, and to protect the privacy of the employee, an exception to the Kansas Open Meetings Act, with Elizabeth Ward, Human Resource Manager, the open meeting to resume in the County Commission Chambers at 1:35 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

1:35 PM

Move the Board of County Commissioners come out of executive session.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

Move the record reflect action shall be taken consistent with the consensus reached in executive session.

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1:35 PM

16. Michael Boller, Noxious Weed Director

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1:55 PM 17. Julie Gibbs, Health Department Director

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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

2:15 PM Move the Board of County Commissioners come out of executive session.

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2:15 PM

18. Clancy Holeman, Counselor/Director of Administrative Services

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2:35 PM

19. David Adams, EMS/Ambulance Director

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MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

2:57 PM

Adjournment

Move to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley