

MINUTES
MORTON COUNTY COMMISSIONERS
1025 Morton, Elkhart, KS
February 11, 2019

JW called the meeting to order at 9:00 a.m. with open doors.

Present: JW, Chairman; Jim Tucker, Vice-Chairman; Bill Light, Commissioner; Eric Witcher, County Attorney(10:00) and Gina Castillo, County Clerk. Jayme with Tri-State News.

Pastor Terrell Giddens of Hillcrest Baptist Church opened with prayer. Terrell entered again about 10:00.

A motion by JW, seconded by Bill, UYV to approve the amended minutes from January 28th. Commissioners discussed with Jayme about putting the minutes in the paper, she said there was no fee. A motion was made by Jim, seconded by JW, UYV to put the 2019 approved minutes in Elkhart Tri State News. Commissioners signed 1 P/R form and Warrant Register; 2 A/P Warrant Registers listed below; Resolution 2019-4 Task Force Fire Departments; and 2 Road Permits by TKO.

		2018
General	\$44,718.74	\$11,868.01
Road/Bridge	\$19,820.63	\$579.50
Fire	\$514.63	\$62.75
Airport	\$5,190.59	
Emp. Benefits	\$1,142.34	
Ambulance	\$3,541.69	
Health	\$5,941.90	\$300.00
County Building	\$1,972.44	
E. Comm. Loan	\$5,000.00	
P/R Withholding	\$5,074.80	
Treas. M/V	\$176.05	
Civic Center Dep	\$290.00	
Co. Attorney Div.	\$1,000.00	
Noxious Weed		
Special Eco. Devo.	\$200.14	
Sales Tax Hosp.	\$15,883.00	
Em. Prep.	\$414.98	
911	\$546.11	
Hospital		
Fair		

Conservation
Mental
Totals

\$111,428.04

\$12,810.26

Gina updated the Commission on her discussion with Bill Cotter regarding the Airport Board meeting. The Airport Board prefer option 2 on the CIP, which can be amended if needed. Also mowing and spraying was discussed, the County has done this in the past we just need to talk with Dana, Kevin and Chris on what they do at the Airport. JW updated the Commission on his discussion with Doug Smith on WEKANDO. A resolution was done in 2016 to split the final payment for all counties between 2017 & 2018 because of the drastic drop in valuations.

Dusty—EMS. He presented the run/call report. The 1st out Ambulance needs new tires; D's tires getting a quote together. EMS and Morton County Providers are going to have a meeting to discuss transfers and guidelines. He updated the Commissioners on the Airport fuel pump internet receptor; they will need a new one at approximately \$180. Discussed the spraying along with the mowing at the Airport, Chris (landfill/weed) entered at this time. Commissioners stated to see how we get a long this year, as we had a lot of rain and short staffed last year.

Chris—Landfill. The 2 new monitoring wells will get started next week. He hasn't advertised the part-time position; he is waiting on the wells and finishing up baiting prairie dogs. Commissioners asked if the trash service was going well with Boise City, he said yes.

Kevin—Golf. He has extra soil that has stuff in it that he doesn't want at the Course and the Landfill can use it. He has been having some computer problems and Tracie cannot upgrade it any longer as he has had it since 2011. Lots of tree limbs down over the weekend with the wind. Discussion took place regarding the Airport mowing. He was short staffed last year, this year should be better.

Dana—Road. He presented a final cost estimate on the 4 miles of County Road P project. This is estimated using the grinder for a month. Also they suggested 2 overlays instead of 1 at approximately \$314,698. Lisa with Lewis Hooper and Dick was here last week and the Clerk discussed this project with her, she recommended using funds in Special Highway and finding out about future projects as well as needs for this year. Commissioners asked him to compile a list and timeline of what roads need repaired and the shape they are currently in. Dana will be attending a meeting in Cimarron with Norm Bowers discussing open/closing roads. He will also attend the Road meeting in Garden City,

Commissioner Light asked him to bring back a report. Commissioners will discuss the road project later today and get back with him.

Larry—Fire. He needs permission for Morton County to enter into a task force to assist within 7 counties in Kansas with either a tanker or truck and no more than 2 volunteers for each substantial instance. We can deny if we are unable to assist. He feels this is a good thing. This is in addition to mutual aid. Commissioners approved, Clerk will type a resolution. He is asking to purchase a cab and chassis and turn the older one into a flatbed at approximately \$2000. He does not have a cost yet on the skid pump. The Commissioners asked him to get quotes and also budget balances.

Vicki—Treasurer. Vicki gave an update on Groundwater assessed to the Forestry Service. Forest Service Ranger, Kevin Taylor said they would not pay it on 237 parcels at approximately \$5,000 in special assessments. She will keep the Commission updated.

Hospital—Rich, CEO; Brian Mitchell, Steven Brillhart and Mike Horton board members. Commissioners asked about the transition with Azalea, they stated it is going fine. Will start in the Clinic first and then the Hospital in April. Commissioner Tucker stated that he had heard Ashland no longer uses Azalea and there are also lawsuits pending. Board said yes and Ness City is only using Azalea in its Clinic. Steve has talked with Guymon EMS officials to be able to provide our services to Guymon patients and start media advertisements.

Commissioners would like to go through and discuss the documentation that was requested of the Hospital and provided, because there has been some concern for transparency. Copies of all referenced materials are on file in the clerk's office for public review.

Lengthy discussion took place about Angela's Wellness Contract at \$400/mo. Commissioner Finn expressed concern that the contract states Morton County gives Angela's Wellness the approval to continue to function in the North Wing if the Hospital closes. Commissioners stated we never signed or knew anything of this contract or any verbiage implying that. The County Attorney drafted the contract but was unclear, and asked to review the contract and stated it must have been a typo. Commissioner Tucker asked if this property was advertised as available for rent or a rentable part of the facility. The board said no, Angela approached them. Commissioners also stated this is very cheap, comparing the size of the facility and rent to other contracts within the medical system. Todd Johnson's contract states \$600/mo. Commissioner Tucker asked if all tenants were current on rent as the information provided indicated there had been several months rent was not paid by Dr. Johnson. It was then explained that Todd's contract also says, and/or \$100/ day or \$50/half day. Rich explained

that Todd thought he was overpaid since he has not been there on Fridays. Commissioners asked who keeps track of his days there, Rich stated Todd does. Commissioner Light asked about the pharmacy lease dated 2004, but actually pays \$1200 instead of the \$700 the contract states. Rich stated they have not found the updated contract yet. Commissioner Light also mentioned the error on Angela's under #7 Binding Effect stating This agreement shall be personal to Angela's Wellness Center LLC and may be Assigned or sublease to anyone else without the prior written consent of the system. Should state may "NOT". Commissioners asked if the board reviewed these leases, the board said they have seen some of them, but have other higher priorities. Eric will revise and update all contracts and provide a copy to the commissioners. Brian pointed out that it is common in the private sector for larger square footage to often rent for less. He also stated he even has some large properties that he rents for \$0. JW and Jim both stated they do not have a problem with Angela or her business but feel the terms of the contract were very poorly negotiated and the contract needed attention.

The Fire Marshall report was discussed in length. Commissioner Tucker asked who was going to pay for the fireproof wall and architect as discussed in the Fire Marshall's report that is now required due to the change of use and activities occurring in the rented North Wing. It was stated by Rich that the Hospital would probably end up paying \$10,000 on the low side and they were hopeful that fireproof paint would resolve the issue. The hospital has already paid Architecture Plus LLC \$5000 for preliminary architect assistance. A waiver until June 1, 2019 was issued by the Fire Marshall to allow time to correct these deficiencies.

Discussed the provider report with generated revenues. Commissioner Tucker stated that the Revenues are clearly not good for 1 provider, Heidi Brillhart . Jim expressed concern that this has to be a trying issue for the CEO Rich to address with the board, as it would seem that there is a direct conflict that the provider's husband Steve Brillhart is on the board? The board stated they are aware of the issue and have to give providers time to build up their patients. Commissioner Tucker asked how much time they could afford to continue to give. Is 12-14 months not enough? Brian stated they are looking into solutions to address it.

Other items discussed; A/P was paid down about \$220,000 with the January appropriation, Keyes Clinic still paying for rent & bills and trying to get license back from Oklahoma, County Attorney and board will review and update all contracts. Brian wanted to discuss the Property tax that he has heard will be assessed to Angela's Wellness. The Commissioners explained that since there has been a change in use for part of that facility the Health System has lost their exemption. This means they will have to re-apply for it and some of the areas may no longer qualify for exemption status. Currently, the County Appraiser

now has the north wing classified as a strip mall and the expected property tax will be about \$8,000/year. Commissioners encouraged any questions regarding this, come to our next meeting when the Appraiser will be here. Commissioner Tucker asked to clarify to the hospital board that the commission had nothing to do with this being done. The change of use resulted in a loss of their tax exemption for the property. Jim explained that when homes are built, additions are made, businesses open or relocate it is the appraiser's job to investigate the changes to keep taxes consistent and fair for all taxpayers. It was simply Susie Lewis and Angela Eichman doing their job and they do a good job for Morton County. Commissioner Finn thanked them for their time.

Adjourned for lunch at 1:00. Reconvened at 1:45.

Went to the Sheriff's office and toured the whole facility. Looked at the updated padded cell and the painting they did.

Commissioners discussed the following; Commissioners approved vacation payout to now part time employee, Stephanie Fink. Commissioners approved Dana to proceed on the Road P project with signed bids by the next meeting. A motion by Jim, seconded by Bill, UYV to approve the appointment of Ty Koonce to the Airport Board.

A motion to adjourn at 3:24 by Bill, seconded by Jim, UYV.

JW Finn, Chairman

Jim Tucker, Vice-Chairman

Bill Light, Commissioner

Attest:

Gina Castillo, County Clerk