

The Board of County Commissioners met in regular session at 9:00 a.m. with all members and County Clerk present. Commissioner Long led the Pledge of Allegiance and Pastor Willy Banza provided prayer.

Mark McGaughey motioned to approve minutes for the August 1 and August 9, 2023, meetings along with claims against various funds of the County, payroll total \$150,681.72 dated August 9, 2023, and voucher numbers ending 170410 totaling \$317,500.02. John Martin seconded the motion, and it was carried unanimously.

Ludi Gonzales, Senior Center Director; Bill Stewart, Janet Stewart, Lucy Guerra, Esther Walker, John Nickel, Larry Davis, and Dewey Middleton Board on Aging Members. Attending public were Maria Corona, Norma VanZant, Mary Anderson, Shirley Williams, Roger Diaz, Juanita Diaz, Rachel Esparza, and Lonnie Lee. Ms. Gonzales requested moving a dietary aide to full time. She relayed the Senior Center is applying for a grant from the Older American and Senior Care Act. The grant would cover the cost of a nurse and homemaker. Commissioners encouraged the Senior Center Director to pursue the grant. The Senior Center Board and public attending focused on the earlier decision to cut budget in 2024 and stop funding the homemaker and handyman positions. Commissioners relayed the Board on Aging 501c3 could pick up the positions. John Nickels relayed the Board did not want to hire employees with their funds. After 45 minutes commissioners thanked everyone for attending.

Mark McGaughey motioned to resend the earlier decision to stop funding two positions in the 2024 Senior Center budget of housekeeper and handyman. The motion died for lack of a second.

At 10:15 a.m. a Budget Hearing for the 2024 Grant County Budget was held. No one from the public attended. Marty Long motioned to adopt the 2024 Budget as prepared, total expenditures \$16,167,599.00. John Martin seconded the motion, and it was carried unanimously.

Craig Malone, Malone Enterprises, and Denise James, Health Department Administrator, met to review needed improvements to 202 W. Kansas before the Health Department can move into the building. Ms. James relayed the roof was finished but the flashing on top does not match and appears to be used. Commissioners will inquire into the problem. Mr. Malone reviewed cement problems, back door, tearing out walls, correcting electrical issues, remodeling front restroom, plumbing issues, broken windows, HVAC units, and flooring. Priorities set were HVAC, broken windows, flooring, painting, back door, bathroom remodel, electrical. Mark McGaughey motioned to allow Craig Malone, C. Malone Enterprises Inc. to be the General Contractor to oversee the remodel of 202 W. Kansas at a cost of 18% total construction cost. John Martin seconded the motion, and it was carried unanimously. Commissioners relayed they will review bids for acceptance for this project. Next, Ms. James discussed options for x-ray machine disposal. Commissioner Long asked the Administrator to make the disposal a priority.

Terry and Kim Teanking with Southwest Miracles introduced their charity and mission. The public charity helps people within 60 miles of Liberal. Katrina and Drew Peters are starting Southwest Miracles in this area and the Teanking's are looking to host a Shindig Event in Grant County to help get it up and going. The Ulysses organization will be under the same 501c3 as Liberal Southwest Miracles. The couple requested commissioners waive the fee for using the Civic Center October 21, 2023, to hold the event. Mark McGaughey motioned to waive the fee for the Southwest Miracles Shindig Event on October 21st of this year. John Martin seconded the motion, and it was carried unanimously.

Road Crossing Permits were reviewed and approved.

Reid Borchetta, Clerk of District Court, presented quotes and requested a new copy/fax/scan machine. The Court Clerk relayed she had enough funds to pay for a copier from the District Court budget. John Martin motioned to accept the bid from Southern Office Supply for a Sharp color copier at a cost not to exceed \$7,139.00, and for this expense to come from the District Court fund. Mark McGaughey seconded the motion, and it was carried unanimously. Next, the Court Clerk requested an executive session. John Martin motioned to recess into executive session with the Court Clerk for 15 minutes under the justification of personnel matters of non-elected personnel. Mark McGaughey seconded the motion, and it was carried unanimously. After 15 minutes the meeting continued in open session with no action taken.

A Resolution was presented to form a Public Building Commission. Marty Long motioned to adopt Resolution No. 23-03, a Resolution of Grant County, Kansas, providing for the creation of a Public Building Commission of Grant County, Kansas, pursuant to and in accordance with the provisions of K.S.A. 12-1757 et seq., as amended. John Martin seconded the motion, and it was carried unanimously. The PBC will be composed of three regular members and county commissioners shall each continue to serve in such capacity until they are no longer members of the board of commissioners of the County.

A letter was reviewed from KCAMP offering Cybersecurity Training and Monitoring. John Martin motioned to partner with KCAMP and KnowBe4 to provide cybersecurity training and monitoring on the 3-year contract of 25-50 employees, price of \$17.16 per employee. Mark McGaughey seconded the motion, and it was carried unanimously.

The request from the Health Department Administrator for a Health Department clothing allowance was discussed. Marty Long motioned to deny the clothing allowance request. John Martin seconded the motion, and it was carried unanimously.

Mark McGaughey motioned to approve a new part time RN hire and wage at the Health Department as requested by the Health Department Administrator. Marty Long seconded the motion, and it was carried unanimously. Next, John Martin motioned to approve a wage increase for the dietary aide at the Senior Center as recommended by the Senior Center Director. Mark McGaughey seconded the motion, and it was carried unanimously. Lastly, John Martin motioned to approve a new part time dietary aide hire and wage at the Senior Center as requested by the Senior Center Director. Mark McGaughey seconded the motion, and it was carried unanimously.

Commissioners recessed at 12:30 p.m. for lunch.

At 1:15 p.m. Commissioners resumed the meeting in the basement of the Law Enforcement Center for interviews with potential construction management firms to build a new jail and law enforcement center. Shawn Harding, HMN Architect and James Biddle, Sheriff, joined the interviews.

McCownGordon Construction, Brent Castillo, Client Liaison; Mitch Binns, Project Executive; Bret Stitt, Senior Superintendent; Alan Youngers, Senior Preconstruction Manager; and Dawn Wessels, Project Manager, presented schedules and draft drawings for a new jail and law enforcement center. Each team member relayed their expertise and part in the project if selected. McCownGordon estimated cost proposal was \$5,000.00 for pre-construction services; \$504,000.00 for supervision and management; \$129,000.00 for temporary facilities, equipment and contracted services; \$176,000.00 for surety and insurance; and a base fee of 2.5%.

Hutton Construction, Mike King, Project Coordinator; Andy Fahrmeier, Project Executive; Ryan Gfeller, Project Engineer; Arnold Bengtson, Director of Field Operations; Jennifer Szambecki, Bond Campaign Coordinator, introduced themselves and each members expertise if selected for this project. They shared projects they had worked on that would qualify them as good candidates for this project. Hutton estimated cost proposal was \$.00 for pre-construction services; \$596,440.00 for supervision and management; \$110,905.00 for temporary facilities, equipment and contracted services; \$183,865.00 for surety and insurance; and a base fee of 3.75%.

At 3:45 p.m. Commissioners, Architect, and Sheriff resumed the meeting back in the Courthouse Commissioner Room.

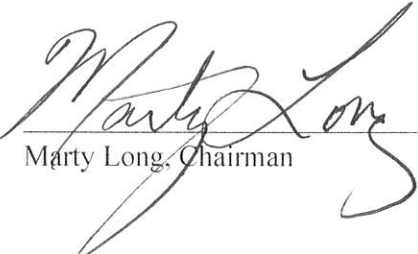
The group discussed strengths, presentation, and fees of each construction firm. Marty Long motioned to enter into a contract with McCownGordon Construction as Construction Manager for the Jail and Law Enforcement Center Project. John Martin seconded the motion, and it was carried unanimously.

Denise James, Health Department Administrator, requested signatures for a Workforce Grant, Kearny County Health Department Joint Contract, Pharmacy Audit Contract, Dietitian for WIC Program Contract, all were reviewed and approved. Next, the Administrator told commissioners she did not get the voucher in until Monday late afternoon but would like to have high school kids paid this accounts payable for moving boxes out of the future Health Department for disposal. Mark McGaughey motioned to add in the bills paying \$30.00 to 8 students for removing boxes for disposal as requested by the Health Department Administrator. John Martin seconded the motion, and it was carried unanimously.

Marty Long motioned to adjourn at 4:45 p.m. Mark McGaughey seconded the motion, and it was carried unanimously. Commissioners will meet again in regular session on Tuesday, September 5, 2023, at 9:00 a.m.


Sheila Brown, County Clerk




Marty Long, Chairman

RESOLUTION NO. 23-03

**A RESOLUTION OF GRANT COUNTY, KANSAS,
PROVIDING FOR THE CREATION OF A PUBLIC
BUILDING COMMISSION OF GRANT COUNTY, KANSAS,
PURSUANT TO AND IN ACCORDANCE WITH THE
PROVISIONS OF K.S.A. 12-1757 ET SEQ., AS AMENDED.**

WHEREAS, Grant County, Kansas, (the "County") is authorized pursuant to the provisions of K.S.A. 12-1757 et seq., as amended, (the "Act") to create a public building commission for the purposes of acquiring a site or sites for and constructing, reconstructing, equipping, and furnishing a building or buildings or other facilities of a revenue producing character, including parking facilities, or for purchasing or otherwise acquiring such building or facilities which shall be maintained and operated for a county courthouse, county offices, county business, city offices, school administrative offices, state offices, federal offices or such other purposes as permitted by the Act; and

WHEREAS, the County, in accordance with the terms and conditions of the Act, wishes to create a public building commission for the purpose of making available to the County and other units of government as described in the Act buildings, space in such buildings, and other facilities subject to the terms and conditions of both the Act and any lease agreements entered into by and between the public building commission and any governmental agency hereinbefore described.

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, KANSAS:

Section 1. That in accordance with the provisions of the Act, a public building commission to be known as The Grant County Public Building Commission (the "PBC") be, and the same is hereby, created. The PBC shall have all the powers and authority granted to a public building commission under the Act.

Section 2. That the PBC shall be composed of three regular members. The PBC board shall consist of the three (3) members of the Grant County, Kansas, board of commissioners who shall each continue to serve in such capacity until they are no longer members of the board of commissioners of the County. When any such member of the board of County commissioners is replaced by election or otherwise, the person replacing such commissioner shall become a member of the PBC board upon being sworn in as a member of the board of commissioners of the County and shall continue as a PBC board member until replaced as a member of the board of County commissioners. The members of the PBC board shall serve without compensation, but may be reimbursed for expenses actually incurred in the performance of their duties as members of the PBC.

Section 3. That the PBC shall be authorized to perform the following functions pursuant and subject to power and authority granted or contained herein under authority granted by the Act:

(a) To acquire a site or sites for and construct, reconstruct, equip, and furnish a building, buildings or other facilities, including the design and engineering thereof, of a revenue producing character. Such building or facilities, or portions thereof, shall be maintained and operated for the affairs of the County, or any federal state, state university, city, school district, municipal corporation, quasi-municipal corporation, political subdivision, body politic, any agency thereof, or any other user of such facilities so qualified under the Act doing business, maintaining an office or rendering a public service within the County (the "Governmental Agencies");

(b) To adopt a seal;

(c) To acquire fee simple title to real estate, including easement and reversionary interests in streets, alleys and other public places and personal property required for its purposes, by purchase, gift, devise or by the exercise of the power of eminent domain, and to take title in the corporate name of the PBC;

(d) To rent all or any part of its buildings, facilities, and/or equipment to any Governmental Agencies and rent any space as may not be needed by such Governmental Agencies, or such buildings or other facilities as the PBC may determine will primarily serve the comfort and convenience of the occupants of its buildings or other facilities, in accordance with the provisions of K.S.A. 12-1763, as amended;

(e) To issue revenue bonds of the PBC after negotiation of a lease or leases with the County and/or other lessees of PBC owned facilities, to provide funds for the purpose of acquiring, designing, engineering, erecting, equipping, furnishing, repairing, maintaining and operating buildings and other facilities; to acquire sites necessary and convenient therefore, and to acquire and install equipment to pay all cost and expenses incident thereto, or to refund its outstanding bonds;

(f) To sue and be sued;

(g) To convey title to the Governmental Agencies to the equipment and/or land and buildings thereof, for whose benefit the PBC was held title, after the payment of revenue bonds issued for the purpose of acquiring such equipment and/or land and buildings thereof for the benefit of any such political subdivision. Conveyance may be made of portions of the land as portions of the revenue bonds are paid or retired, or provision is made for their payment by the deposit of a like amount of money;

(h) To do all things and acts necessary or incidental to the exercise of the powers granted to it under this resolution and under the provisions of K.S.A. 12-1757 et seq., as amended, and consistent with the purposes established herein, including, but not limited to,

hiring and retaining staff support, legal representation, bond counsel, consultant, developers, and others as necessary for the performance of the functions and purposes of the PBC; and

(i) Under no circumstance shall any income of the PBC inure to the benefit of any private person.

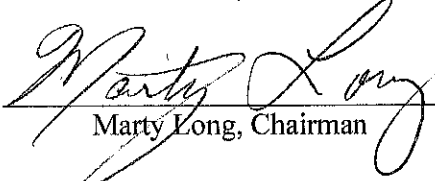
Section 4. That if any clause, sentence or section of this resolution shall be held invalid it shall not effect the remaining portions hereof.

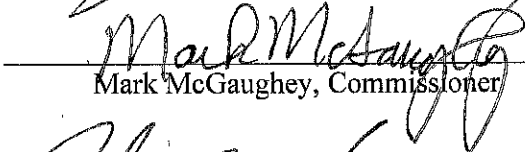
Section 5. That an annual audit of the PBC shall be completed in accordance with auditing standards applicable to governmental entities such as the PBC and such audit shall be completed and provided to the governing body of the County at the time the County's own audit is completed and provided to the County's governing body.

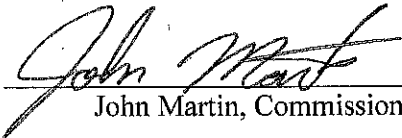
Section 6. This resolution shall take effect and be in force from and after its passage and approval and publication in the official county newspaper.

PASSED AND APPROVED by the Board of County Commissioners of Grant County, Kansas on the 15th day of August, 2023.

GRANT COUNTY, KANSAS


Marty Long, Chairman


Mark McGaughey, Commissioner


John Martin, Commissioner

ATTEST:




Sheila Brown, County Clerk

(SEAL)