

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

January 21, 2025

ACTION: *A motion was made by Commissioner Cordray to begin the Work Session. The motion was seconded by Commissioner Bever.*

*ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes*

Opened Work Session at 4:01 PM with County Commissioners; County Clerk, Ami Standridge; County Administrator, Jonathan Booe; Assistant County Administrator Kori White; County Sheriff, Ron Wade (partially) and Zoning & Environmental Director, Matt Debo (partially) present.

Items discussed:

Elected personnel COLA increase.

Credit card procedures.

4H Board allotment.

Bukaty Health Insurance

Work Session closed at 5:53 PM.

ACTION: *A motion was made by Commissioner Cordray to end the Work Session. The motion was seconded by Commissioner Bever.*

*ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes*

The Board of County Commissioners, three members and the County Clerk present, met in regular session at 6:00 PM.

CALL TO ORDER: Commissioner Cordray

INVOCATION: Reverend Bill Knight, Independence First Church of the Nazarene

PLEDGE OF ALLEGIANCE: Commissioner Bever

AGENDA APPROVAL:

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

*ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes*

APPROVAL OF MINUTES:

ACTION: *A motion was made by Commissioner Bever to approve the minutes of January 13, 2025, as presented by the County Clerk. The motion was seconded by Commissioner.*

*ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes*

CRMC – JEFF MORRIS

The Coffeyville medical office building project progressed smoothly, with most of the dirt work and building pad completed. The team awaited favorable weather conditions to conduct compaction testing, after which foundation work was set to begin. Several materials, including steel, had been pre-ordered and were expected to arrive on-site soon. The project advanced quickly, though the grant funds were being expended at a rapid pace.

As of the latest update, \$881,000 remained in the county's account for the project. The grant agreement originally outlined a staggered release of funds; however, due to the fast pace of construction, Jeff Morris requested the full remaining balance be released at once, rather than waiting for the final two scheduled payments. This request was made considering the project being on track to meet its completion date of October 15.

ACTION: *A motion was made by Commissioner Bever to release the rest of the funds, \$881,715.00 to CRMC. The motion was seconded by Commissioner Clubine.*

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

RES NO. 25-012

BUILDING & GROUNDS MANAGER – JEFF PHELPS

Building & Grounds Manager Jeff Phelps traveled to Joplin to inspect a 2019 Genie scissor lift. During the visit, they discussed the logistics of picking it up. If they were to pick it up in Joplin, Missouri sales tax would apply, amounting to \$645.65, even though Montgomery County is a government entity. However, the vendor offered a discounted price of \$7,400, down from the listed online price of \$7,600. With the cost to be charged to the building maintenance account.

They inquired about delivery options, and they confirmed that delivery to our location in Montgomery County would cost an additional \$200. If they accepted delivery, there would be no sales tax applied, which made this option more cost-effective.

ACTION: *A motion was made by Commissioner Bever to approve the purchase of a 2019 Genie Scissor Lift for \$7,600, delivered and signed for in Montgomery County, with the cost to be charged to the building maintenance account. The motion was seconded by Commissioner Clubine.*

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

RES NO. 25-013

COUNTY TREASURER – NANCY CLUBINE

ACTION: *A motion was made by Commissioner Bever for the Board to go into Executive Session with County Treasurer Nancy Clubine over non-elected personnel under K.S.A. 75-4319 (b1). The motion was seconded by Commissioner Clubine.*

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

Executive Session started at 6:13 PM ended at 6:21 PM.

Last week, County Treasurer Nancy Clubine presented an issue to the commission regarding incorrect mill levies for two school districts, affecting 550 parcels between the Neodesha and Fredonia school districts. The treasurer's office could manually correct the errors, but this would be highly time-consuming and risk introducing additional mistakes. The process would involve assessing the value of each parcel, determining whether there is a homestead exemption, and correcting the records accordingly, which could take a significant amount of time.

County Treasurer Nancy Clubine reached out to Kometek who previously quoted a price of \$4,500 to \$5,500 for the correction work. This would include calculating abatements, updating master records, printing refund checks if needed, and reprinting and mailing new statements. If the first half of taxes had been paid, the refund would be deducted from the second half, while if taxes were paid in full, refund checks would need to be issued.

Given the amount of work involved, the vendor proposed completing the task for \$4,500. The process would be quicker with the vendor, taking about a week, compared to the manual approach, which would require about 186 hours of labor (over 23 workdays), or approximately \$4,300 in labor costs at \$23 per hour.

ACTION: *A motion was made by Commissioner Clubine to allow Komtek to fix the Tax Levy for the County Treasurers office at a cost of \$4,500.00. The motion was seconded by Commissioner Bever.*

*ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes*

RES NO. 25-014

PUBLIC WORKS DIRECTOR – BRANDON BEURSKENS

A resident from the Woodland View area requested the installation of streetlights, particularly due to the presence of school bus stops. The area, which includes CR3960 and CR4050 south of Independence, is quite dark, and the request aims to improve safety for children. The commissioners discussed the matter, considering past decisions to install streetlights only in high-traffic areas such as 10th Street, 169, and 75, due to the associated costs of installation and ongoing maintenance. Every was contacted for a quote on installing a streetlight, and they estimated a monthly fee of \$30 to \$35 per light, depending on the type. The commission reviewed past decisions, noting that while installation and maintenance costs are significant, it may be more cost-effective to continue with current light placements. After further discussion, it was decided to table the request for a week to gather more information and consider the most appropriate course of action.

An update was provided on the bridge replacements. Bridge 913, located east of Coffeyville, is under construction. Bridge 527A, near Bolton on County Road 2500, was awarded a replacement grant of up to \$1 million, scheduled for letting in November 2025. Several other bridge replacements are still in the application process, including Bridge 205 on County Road 4500 and Bridge 67 on County Road 3300. These bridges are designed, but funding has not yet been secured. They acquired permission the necessary right-of-way and utility relocations for Bridge 205.

Finally, there was a status update on the Buckeye project. Several residents had requested the contractor move barricades on James Cool Road to allow for limited access. The contractor agreed to fill in a section of asphalt, which would enable access from Buckeye to James School Road once completed. The work was expected to be done within the week, depending on weather conditions.

ASSISTANT COUNTY ADMINISTRATOR – KORI WHITE

Assistant County Administrator, Kori White reviewed various stop-loss insurance quotes for the county's health plan, focusing on options for remaining self-insured. The first option, based on the current plan with Aetna and EBMs, has a renewal cost of \$3.67 million. A second quote from Gerber, with EBMs continuing as the TPA, came in at \$3.3 million, offering a potential savings of about \$370,000. Prescription rebates of approximately \$288,000 annually would be retained under the Gerber plan, reducing the net cost further to around \$3.02 million, resulting in a savings of over 10% compared to the current plan.

The discussion also covered the stability of health programs for diabetics and other services, confirming that these would remain unchanged under both self-insured options. Other quote options were presented but were not recommended.

The commissioners raised concerns about potential disruptions to employees' access to healthcare providers if they switched networks. While Aetna offers a broad network with established local provider relationships, Gerber's network was less certain, and further information was needed to ensure that members would not face issues with accessing services.

ACTION: *A motion was made by Commissioner Clubine to terminate the Consulting Agreement between Micah Chance Healthcare Consulting and Montgomery County and switch to Bukaty Companies. The motion was seconded by Commissioner Bever. The chairman will sign on behalf of the Board.*

*ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes*

RES NO. 25-015

COUNTY ADMINISTRATOR – JONATHAN BOOE

ACTION: *A motion was made by Commissioner Bever to approve a New County Logo. The motion was seconded by Commissioner Cordray.*

*ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes*

RES NO. 25-016

ACTION: *A motion was made by Commissioner Bever to pay KCAMP and KWORCC. The motion was seconded by Commissioner Cordray.*

*ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes*

RES NO. 25-017

ACTION: A motion was made by Commissioner Bever to authorize continuing participating in the Rural Opportunity Zone. The motion was seconded by Commissioner Cordray.

ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes

RES NO. 25-018

OTHER BUSSINES

ACTION: A motion was made by Commissioner Bever to approve the County Neighborhood Revitalization Plan application for 3855 CR 3900 in the amount of \$139,610.00. The motion was seconded by Commissioner Clubine. The chairman will sign on behalf of the Board.

ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes

RES NO. 25-019

ACTION: A motion was made by Commissioner Bever to approve the Cereal Malt Beverage License for Caney Golf Club. The motion was seconded by Commissioner Clubine. The chairman will sign on behalf of the Board.

ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes

RES NO. 25-020

ACTION: A motion was made by Commissioner Bever for the Chairman to sign the Contract between Attorney Daniel Heath Lampson and Montgomery County on behalf of the Board. The motion was seconded by Commissioner Clubine.

ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes

County Clerk: End of Month Report for December 2024

ACTION: A motion was made by Commissioner Cordray for the Board to go into Executive Session with County Administrator Jonathan Booe and Assistant County Administrator Kori White over non-elected personnel under K.S.A. 75-4319 (b1). The motion was seconded by Commissioner Clubine.

ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray – Yes
Commissioner Clubine- Yes

Executive Session started at 7:32 PM, at 7:52 PM

ACTION: A motion was made by Commissioner Bever for the Board to extend the Executive Session with County Administrator, Jonathan Booe and Assistant County Administrator, Kori White over non-elected personnel under K.S.A. 75-4319 (b1) by 5 minutes. The motion was seconded by Commissioner Clubine.

ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray – Yes
Commissioner Clubine- Yes

Executive Session ended at 7:57 PM.

APPROVAL OF PAYMENT OF INVOICES:

ACTION: A motion was made by Commissioner Bever to approve invoices in the amount of \$49,179.23 (Prepays Encumbered), and \$17,751.63 (Prepays) as presented by the Accounts Payable Office. Motion was seconded by Commissioner Clubine.

ROLL CALL VOTE - Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes

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AMMENDMENT OF RESOLUTION 24-176

ACTION: A motion was made by Commissioner Cordray to include the Elected Officials in the Cost-of-Living Adjustment (COLA) raise in the amount of 2% with the rest of the county Employees and exclude them from the 1% Merit Based Increase raise and exclude the Board of County Commissioners. Which was the original intention to start with the pay period of the 28th of December. Motion was seconded by Commissioner Bever.

ROLL CALL VOTE - Commissioner Bever - Yes
 Commissioner Cordray - Yes
 Commissioner Clubine- Yes

RES NO. 24-176 (Amended)

ADJOURNMENT: 8:02 PM

ACTION: Motion by Commissioner Bever, seconded by Commissioner Clubine.

ROLL CALL VOTE - Commissioner Bever - Yes
 Commissioner Cordray – Yes
 Commissioner Clubine- Yes

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



MIKE CORDRAY, Chairman



PHIL CLUBINE, Member



ROBERT BEVER, Member



ATTEST:



AMI STANDRIDGE, County Clerk

RESOLUTION NO. 25 - 012

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025


WHEREAS: A motion was made by Commissioner Bever to release the rest of the funds, \$881,715.00 to CRMC. The motion was seconded by Commissioner Clubine.

ROLL CALL VOTE -

Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes



Robert Bever, Member




Mike Cordray, Chairman



Phil Clubine, Member



ATTEST:


Ami Standridge, County Clerk

RESOLUTION NO. 25 - 013

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025

WHEREAS: *A motion was made by Commissioner Bever to approve the purchase of a 2019 Genie Scissor Lift for \$7,600, delivered and signed for in Montgomery County, with the cost to be charged to the building maintenance account. The motion was seconded by Commissioner Clubine.*

ROLL CALL VOTE -

*Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes*




Robert Bever, Member





Mike Cordray, Chairman



Phil Clubine, Member

ATTEST:



Ami Standridge, County Clerk

RESOLUTION NO. 25 - 014

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025

WHEREAS: *A motion was made by Commissioner Clubine to allow Komtek to fix the Tax Levy for the County Treasurers office at a cost of \$4,500.00. The motion was seconded by Commissioner Bever.*

ROLL CALL VOTE -


*Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes*



Robert Bever, Member



Mike Cordray, Chairman



Phil Clubine, Member



ATTEST:



Ami Standridge, County Clerk

RESOLUTION NO. 25 - 015

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025

WHEREAS: A motion was made by Commissioner Clubine to terminate the Consulting Agreement between Micah Chance Healthcare Consulting and Montgomery County and switch to Bukaty Companies. The motion was seconded by Commissioner Bever. The chairman will sign on behalf of the Board.

ROLL CALL VOTE -

Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes



Robert Bever, Member

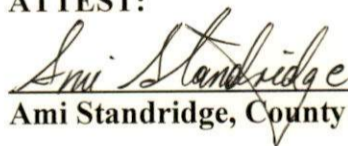


Mike Cordray, Chairman



Phil Clubine, Member

ATTEST:



Ami Standridge, County Clerk

RESOLUTION NO. 25 - 016

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025

WHEREAS: *A motion was made by Commissioner Bever to approve a New County Logo. The motion was seconded by Commissioner Cordray.*

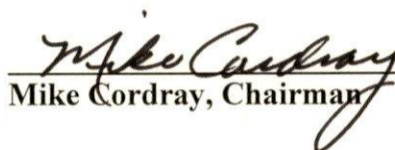
ROLL CALL VOTE -

*Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine- Yes*



Robert Bever, Member





Mike Cordray, Chairman



Phil Clubine, Member

ATTEST:


Ami Standridge, County Clerk


RESOLUTION NO. 25 - 017

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025

WHEREAS: A motion was made by Commissioner Bever to pay KCAMP and KWORCC.
The motion was seconded by Commissioner Cordray.

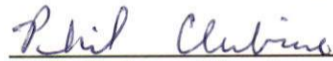
ROLL CALL VOTE -

Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes


Robert Bever, Member




Mike Cordray, Chairman


Phil Clubine, Member

ATTEST:


Ami Standridge, County Clerk

Resolution No. 25- 018

A Resolution of the Board of Montgomery County Commissioners Authorizing Participation in the Rural Opportunity Zone Student Loan Repayment Program Calendar Year 2025

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

Section 1. Pursuant to K.S.A. 2021 Supp. 74-50,223, the Board of County Commissioners express its intent to participate in the Rural Opportunity Zone (ROZ) student loan repayment program.

Section 2. Montgomery County has been designated a Rural Opportunity Zone pursuant to K.S.A. 2021 Supp. 74-50,22. As of July 1st, 2024 the county population was 30,568 as certified by the Kansas Department of Revenue.

Section 3. Montgomery County Commissioners hereby obligate Montgomery County to participate in the ROZ student loan repayment program as provided by K.S.A. 2021 Supp. 74-50,223 for a period of five years, which shall be irrevocable.

Section 4. Montgomery County agrees to pay in equal shares with the State of Kansas the outstanding student loan balance of any resident individual for five years if the resident individual meets the terms of qualification provided by the State of Kansas in K.S.A. 2021 Supp. 74-50,223, and the appropriate rules and regulations. The number of qualified resident individuals receiving such payments will be subject to the availability of funds.

Section 5. Montgomery County intends to enter into partnerships with Cities, Employers, and Foundations for the direct sponsorship of Rural Opportunity Zone Applicants. Sponsored Applicants must meet all qualifications of the ROZ program. All sponsorships will be subject to ROZ student loan repayment rules and regulations.

Section 6. The maximum student loan balance for each qualified individual to be repaid jointly by Montgomery County and the State of Kansas shall be \$15,000 over a term of five years.

Section 7. Montgomery County shall allocate \$15,000 a year for the purpose of matching payments from the State of Kansas to qualified resident individuals. Montgomery County shall revise its ROZ budget on an annual basis submitting a new Resolution to the State of Kansas by January 30th each year. Montgomery County shall submit their obligation in full to the Department of Commerce before the first day of October each year.

BE IT FURTHER RESOLVED that this resolution shall be published once in the official county newspaper and shall be in effect from and after its date of publication.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, KANSAS, THIS 21st, DAY OF JANUARY, 2025.

ROLL CALL VOTE – Commissioner Bever - Yes

Commissioner Cordray - Yes

Commissioner Clubine - Yes



Mike Cordray, Chairman



Robert Bever, Commissioner



Phil Clubine, Commissioner



Attest:



Ami Standridge, County Clerk

RESOLUTION NO. 25 - 019

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025

WHEREAS: *A motion was made by Commissioner Bever to approve the County Neighborhood Revitalization Plan application for 3855 CR 3900 in the amount of \$139,610.00. The motion was seconded by Commissioner Clubine. The chairman will sign on behalf of the Board.*

ROLL CALL VOTE -

*Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes*

Robert E. Bever

Robert Bever, Member



Mike Cordray

Mike Cordray, Chairman

Phil Clubine

Phil Clubine, Member

ATTEST:

Ami Standridge
Ami Standridge, County Clerk

RESOLUTION NO. 25 - 020

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025

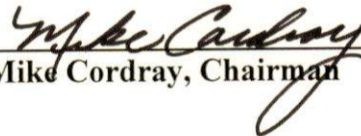
WHEREAS: A motion was made by Commissioner Bever to approve the County Neighborhood Revitalization Plan application for 3855 CR 3900 in the amount of \$139,610.00. The motion was seconded by Commissioner Clubine. The chairman will sign on behalf of the Board.

ROLL CALL VOTE -

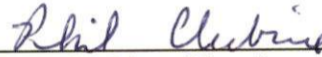
Commissioner Bever - Yes
Commissioner Cordray - Yes
Commissioner Clubine - Yes



Robert Bever, Member



Mike Cordray, Chairman



Phil Clubine, Member

ATTEST:


Ami Standridge, County Clerk

RESOLUTION NO. 24 – 176 (AMENDED)

DATED at Independence, Montgomery County, Kansas this 21st day of January, 2025

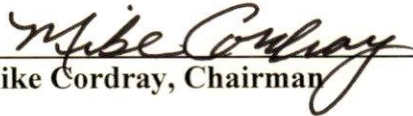
WHEREAS: *A motion was made by Commissioner Cordray to include the Elected Officials in the Cost-of-Living Adjustment (COLA) raise in the amount of 2% with the rest of the county Employees and exclude them from the 1% Merit Based Increase raise and exclude the Board of County Commissioners. Which was the original intention to start with the pay period of the 28th of December. Motion was seconded by Commissioner Bever.*

ROLL CALL VOTE -

Commissioner Bever - Yes
Commissioner Cordray – Yes
Commissioner Clubine- Yes



Robert Bever, Member



Mike Cordray, Chairman



Phil Clubine, Member

ATTEST:



Ami Standridge, County Clerk