Commission Minutes April 18, 2022

The Board of Washington County Commission met in regular session on Monday, April 18, in the commission room at the Washington County Courthouse. Members present were Scott Zabokrtsky, 1st District Commissioner, David Willbrant, 2nd District Commissioner, and Raleigh Ordoyne, 3rd District Commissioner. Diana L Svanda, County Clerk recorded minutes.

Scott called the meeting to order at 8:16 AM followed by the Pledge of Allegiance.

Consent Agenda:

Payroll & Bills Totaling $305,558.82

Change orders 2021 54&55

Water Pollution Control Permit

David Willbrant made the motion to approve the consent agenda, Raleigh Ordoyne seconded the motion, all in favor, motion carried.

Mark Uhlik, Midwest Land & Home came before the County Commissioners to discuss the hearing he had represented and some research he had performed. Mr Uhlik gave the commissioners a spreadsheet he had put together with Washington, Marshall, and Republic Counties parcel data he had gathered from the counties public parcel search websites. The data consisted of the following information: building name, location all being on 36 corridor, land size in square feet, total land value, and the lands value per square foot. Mr Uhlik said the appraised land values seemed out of balance or illogical. As his experience in real estate is values on 36 highways tend to be higher in the east and get lower as you go west. The research he had preformed showed that the middle or Washington County values appeared higher to others. Uhlik mentioned that four of the five sales that the appraiser’s office had used to develop their land values had extenuating circumstance with the buyer approaching the sellers but did state that the SVQ was not filed. Commissioners asked Appraiser Lance Leis to join the meeting to answer questions and explain his opinion on this issue. Lance mentioned neither party Mr. Uhlik or himself had the data the other counties had used to arrive at their land value opinions therefore neither could determine which values were right or wrong, Lance pointed out that there were major size differences within Mr. Uhlik’s data between the counties average sizes of example given for each county. Lance said that could have an impact on the end results dueto economy of scale. Lance also mentions a few listings that Mr. Uhlik had on his website, which Mark could not recall the listing price, or the relationship between asking price to sale price. Lance admitted they have limited sales along 36 but that doesn’t mean they should just consider sales along C street for 36 corridor land values. Sometimes sales with extenuating circumstances must be used when those are the only sales available for those types of properties. Building demolition cost and a time trend had also not been added the sales they had used, and both of those things contribute to land value. Lance said a data request had been made to receive sales from the other two counties that Mr. Uhlik had used in his comparisons from. The appraiser’s office would use those actual sales within the land model they had originally developed to form the land valuation end results. The commissioners asked Lance for an update when one was available.

James Yungeberg, Environmental Science director submitted Grant applications for three trailers. James reported that the office computers are out of date and would like permission to replace them. Commissioners told him to get estimates.

Elizabeth Hiltgen, County Attorney and Justin Novak, Road & Bridge supervisor went into executive session, Raleigh Ordoyne made the motion to go into executive session under Attorney-client exception to include Elizabeth and Justin for fifteen minutes, to discuss wind farm contract, David Willbrant seconded the motion, all in favor, motion passed. After returning no action taken.

Elizabeth Hiltgen, County Attorney, Justin Novak, Road & Bridge supervisor, Billy Wilkins and Luke Hagedorn, Nextera went over the conference call that Washington County had with Republic County about Wind farms located in each county. Elizabeth asked about the FFA process and if it address the blinking light issues. Jim and Kathy Ouellette were also present to ask questions.

Randy Hubbard, Emergency Management director, Caroline Scoville, EMT for the City of Washington, Brittany Oehmke, Hanover Hospital director, Lisa Voelker, EMS Director for the City of Linn, Alan Ohlde, Linn City Mayor, Joseph House, Kansas Board of Emergency Medical Services, Jim Reed, Kansas Board of Emergency Medical Services, Jim explained to the commissioner, how a County Wide Ambulance service could work for Washington County, but also encouraged the commissioner to keep there satellite services in other towns. Scott did ask the boards that were there about consolidation, Lisa asked if they did not want to be a part of the consolidation would that effect the other ambulance services.

David Willbrant made the motion to go into executive session, under Personnel Exceptions to include all commissioners for ten minutes, and to discuss employee performance, Raleigh Ordoyne seconded the motion, all in favor motion carried. After returning no action taken.

David Willbrant made the motion to adjourn at 11:42 AM, Raleigh Ordoyne seconded the motion, all in favor, motion carried.

 The next regular meeting will be Monday April 25, 2022.

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 Scott Zabokrtsky, Chairman 1st District

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 David Willbrant, 2nd District

Attest:

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Diana L Svanda, County Clerk Raleigh Ordoyne, 3rd District