

The Allen County Board of Commissioners met in regular session at 8:30 a.m. with Chairperson Jim Talkington, Commissioner Jerry Daniels, Commissioner Thomas R Williams, and Sherrie L. Riebel, Allen County Clerk.

Bob Johnson, Iola Register, Bryan J. Murphy, Allen County Sheriff, and Cole Herder, City of Humboldt Administrator, was present to observe the meeting.

Ron Holman, Allen County House and Grounds Director, reported the north parking lot project is completed. He reported they will be painting parking lot on August 5 and requested what color the commission wants to paint the lines in the parking lot; white or yellow. Commissioners decided on white lines.

Ron discussed putting trees at the 911 Critical Response Center in the fall. He stated one of the employees that take care of the flowers at the center requested trees. He would also like to put a couple more around the courthouse. Commissioners approved both sites.

Ron presented a bid for more lighting around the Allen County Courthouse. The bid was from JASCO for 11 100w LED Flood Lights 5000K color at \$329.98 each for a total of \$3,629.78 and labor, installation and materials for \$1,225.00 for an overall bid of \$4,854.78. Discussion followed. Commissioner Williams moved to approve the bid from JASCO. Commissioner Daniels seconded, motion passed 3-0-0.

Commissioners discussed the 42nd Annual Kansas Association of Counties Conference in Overland Park/Johnson County on November 14, 15 and 16. Chairman Talkington moved to appoint Commissioner Jerry Daniels as voting delegate and Sherrie L. Riebel, Allen County Clerk as 1st alternate voting delegate. Commissioner Williams seconded, motion passed 3-0-0.

Cole Herder, City of Humboldt Administrator, discussed a project in the City of Humboldt. The project is Humboldt Affordable Housing, Inc. They purchases houses and remodel them to sell and raise money. He presented an Open House flyer for the second house which was just completed. The first one took a year and a half and the second house only 6 months. They had received a grant to start the projects. Discussion followed on a few details.

Mitchell Garner, Public Works Director, discussed a wreck that had happened on an overpass over US Hwy #169. Discussion followed. Sheriff Murphy stated a person called him about lowering the speed limit over this bridge. No action was taken at this time.

Mitch reported some of the mowers are broke down, but most of the ditches have been mowed.

Commissioner Daniels reported Delaware Road west of the overpass needs attention. Mitch stated they will be putting cold patch on it for now.

Mitch discussed the Neosho River Bridge brush pile; several persons are on vacation that he needs to visit with.

Mitch commented that August 7 is still the day Bettis Company will start the road repair in the City of Humboldt. Cole stated they have notified several businesses in the area that there will be road delays once they start.

Commissioners asked Alan how the Economic Development Advisory Committee (EDAC) is doing. Alan reported they have a couple more meetings before they will report to the commission.

Rodney Burns, Burns, Inc. discussed 2018 proposed budget. Commissioner Williams asked if a department could somehow save monies for a project without rolling over the monies. Rodney stated a special fund can be set up for that purpose by resolution. A discussion followed on what is allowable by statute. Commissioners discussed future payments to outside entities. Commissioners requested Rodney to drop the capital improvement line item budget to see where that would lower the levy.

Ron Boren, Elvin Nelson, and Larry Walden, citizens joined the meeting.

Commissioners discussed departments carrying over budget. They asked if the resolutions should be done now or later. Rodney stated it could be later in the year. Bob Johnson asked about budget.

Ron Boren discussed the Allen County Regional Airport. He and Elvin Nelson expressed their concerns about the hangar looking like a "dump". Mr. Boren discussed using "Red Iron" for building materials. A discussion followed on the bid process. Commissioners stated if they have only had one bid, then one bid will be what they look at; they can't keep waiting for other bids. Commissioner Daniels discussed whether this is the time to correct the hangar or what do you do; i.e. rebuild it different so the winds do not catch it every time a storm comes. Mr. Boren stated it is time to build more hangars at the airport. Commissioners stated they will visit with Mitch about it next week. Mr. Boren stated it would not be hard to get them rented; there are people from Kansas City that would be interested. Commissioners acknowledged this project needs to be completed.

Bill Maness, Economic Development Director, Bill Michaud, Sleep Inn & Suites President (Fort Scott), Sandy Zornes, City of Lola Council, discussed the need and placement of a proposed hotel. Mr. Michaud stated Bill McAdam is the current land owner of where he would like to build. There would be tax improvement financing for 22 years which the tax would help pay for the project if the city approves; it is called a Community Improvement District (CID). Mr. Michaud presented a copy of the cost analysis and discussed it with the commission. He stated he looks at it as a partnership with the City of Lola and Allen County. The purchase price for the land is \$335,000 with 1/3 from each of the two entities and 1/3 from Sleep Inn & Suites. The city wants the county to facilitate 2/3 of the cost and 1/3 from Sleep Inn & Suites. If the county did the 2/3 then the county would receive 2/3 of the CID funds. Discussion followed on the city's benefits and the county's benefits. The question was asked of Mr. Michaud why the concern if the whole project cost is 4.5 million dollar, then why would the \$335,000 be a problem to come up with. Bill Maness stated it is an issue of a friendly interest in business from the community. Alan stated the EDAC is still a month out for the process of applying for funds/grant/loans. Mr. Michaud stated once the pieces are put together he will be able to give a breakdown date, however, once that is done it takes 9 to 10 months for building time. Discussion on the tax would be paying back Allen County within 2 to 3 years from the CID funds. Commissioner Williams asked if it is fair to the other hotels in the area. He travels a lot, if two hotels are right next to each other he would pick the hotel that fits his life style if another one is beside it.

Paul Zirjacks, citizen, joined the meeting.

Mr. Maness asked if the commission would go ahead and make a contingent decision today so that the process can go forward and be done before windfarm construction begins. Commissioner Daniels stated he did not want to make any decision today; he would like to have the city discuss it and see what happens.

Chairman Talkington asked why the CID monies (2% taxes) would need to be done. Mr. Michaud said the county would stop getting monies after the 2/3 is paid back, but the CID would continue for 22 years. Mr. Maness stated he had been offered free land elsewhere in Humboldt.

Commissioner Daniels discussed he knew of some aviation travelers that look at other hotels to stay in other than the ones in Lola. He stated he is all for it, but would like to have another week.

Chairman Talkington stated he is all for it, but is it the best thing for the county to be doing.

Commissioner Williams moved to go into agreement with Lola Sleep Inn & Suites for 2/3 and CID. Paul asked about how much the county says the land is worth? The answer was \$100,000 or less but that is not what the sale price is. Motion died for lack of second. Commissioner Daniels stated he wants to wait until the city has more discussion. Mr. Maness stated he feels someone in the community needs to take a leadership action and not keep waiting on each other to act first.

Sterling Barker, citizen, and Darolyn "Crickett" Maley, Allen County Treasurer, joined the meeting.

Commissioner Daniels asked Commissioner Williams to amend the Motion to add to continue to discussion. Commissioner Williams stated yes he realizes it would not benefit some businesses in the community, but would benefit several others businesses and Allen County.

Bob Johnson asked if that it opens the door for anyone to come into the commission for monies even since the commission had said they would make everyone go through the EDAC. Commissioner Williams stated the EDAC does not have the process done at this time. Paul asked why the decision needs to be hurried up. The reply was so the business was done and the hotel can be started in a timely matter. A question surfaced as to "Why can't you wait 30 days to make a decision?" Mr. Michaud stated it takes 6 months for ground breaking and for concrete work. The county's portion would be \$200,023 dollars.

Chairman Talkington asked if the option of 50/50 is viable. Discussion followed. The CID is a must to benefit the county and business. Commissioners stated they do want to because Mr. Michaud stated a city that is unwilling to invest in its community is not a growing city.

There are several different ways to draw up a CID; Mr. Michaud would like to have a full 22 years up with 2% added sales tax, drawn up the remaining funds revert back to the developer until the investment is met. Or the county pays 2/3 and the developer doesn't get any monies until the county is 100% paid back then the developer would get the sales tax addition up to the 22 years. Discussion followed on the different options.

Chairman Talkington moved to accept the 50/50 land purchase and 50/50 CID monies offer. Commissioner Williams seconded, Discussion followed. Mr. Michaud stated the IRB and CID would be the City's portion of the project. Commissioner Williams moved to table the motion, Commissioner Daniels seconded, and motion did not pass 0-3-0. So now the original motion is back on the table. Chairman Talkington called for a vote. Motion passed 3-0-0.

Commissioner Williams thanked Mr. Michaud for being willing to invest in Allen County.

Sterling Barker, citizen, discussed the wind farm with the commissioners. They referred him to his attorney.

Mr. Barker stated he didn't like the county paying for a fence around the Bowlus, or giving the Bowlus \$100,000. He reported bought a pink elephant in Moran.

Rodney returned with the adjusted 2018 proposed budget. Discussion followed on tax lid the state enacted. Rodney will be back on August 8, 2017 to finalize for hearing.

Bob Johnson, Lola Register, asked about the CID taxes and the City of Lola's participation.

Commissioner Williams moved to go into executive session for 5 minutes to discuss Attorney-Client Privilege on Wind Farms. Commissioner Daniels seconded, motion passed 3-0-0. Those in the room will be Chairman Talkington, Commissioner Daniels, Commissioner Williams, Alan Weber, Allen County Counselor, and Sherrie L. Riebel, Allen County Clerk. The time is now 11:00 a.m. Commissioners reconvened at 11:05 a.m. No action was taken.

Commissioner Williams moved to go into executive session for 3 minutes to discuss Attorney-Client Privilege on Policy. Chairman Talkington seconded, motion passed 3-0-0. Those in the room will be Chairman Talkington, Commissioner Daniels, Commissioner Williams, Alan Weber, Allen County Counselor, and Sherrie L. Riebel, Allen County Clerk. The time is now 11:05 a.m. Commissioners reconvened at 11:08 a.m. No action was taken. Commissioners discussed different leave verses PTO.

Commissioners discussed the hospital's finances for 2018. Alan will visit with Tony Thompson for the commission.

Commissioners approved the following documents:

- a) Clerks Vouchers -\$180,182.45
- b) Payroll Changes
- c) Clerks Journal Entry #42-43
- d) Abatements: Oil, Value 2792, \$398.58, Year 2014
Oil, Value 2751, \$351.76, Year 2015
Oil, Value 1531, \$212.90, Year 2016

With no further business to come before the board, the meeting was adjourned until August 1, 2017 at 8:30 a.m. in the Commission room of the courthouse.

Jim Talkington, Chairperson

Thomas R. Williams, Commissioner

Sherrie L. Riebel, Allen County Clerk

Jerry Daniels, Commissioner