

Commissioner Meeting Minutes

Date: Tuesday, January 21, 2025 at 9:00 a.m.

Present: Justin Clark, Kevin Stuber, Jerry Sedlacek, Amanda DeWitt, Bret Heim arrived at 9:49 a.m.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Approval of Agenda

- Jerry Sedlacek moved to approve the agenda.
 - Kevin Stuber seconded; motion passed.

Approval of Minutes

- Jerry Sedlacek moved to approve the minutes from last week's meeting.
 - Kevin Stuber seconded; motion passed.

Executive Session

- Justin Clark moved to recess into executive session for non-elected personnel to protect employee confidentiality with the commissioners, clerk, sheriff, and undersheriff.
 - Jerry Sedlacek seconded; motion passed.

Appraiser's Discussion

- Appraiser Steve Thompson discussed taxation for buildings not owned by the property owner. He also noted upcoming property valuations, with potential increases in valuations, though agricultural use valuations are expected to decrease.

Maintenance Proposal

- Trent Smith proposed hiring his company for maintenance at \$90 per hour, a reduced rate from the regular \$115 per hour. The company offers services in electrical, plumbing, and some carpentry.

Road and Bridge Updates

- Gary Ward, Road and Bridge Supervisor, presented an email regarding the BRICK program consultation and paperwork from the civil engineer detailing work proposed if a grant is received. Cost estimates are pending.
- Gary discussed a CDL training company based in Kansas City, offering two-week training for up to seven people at \$2,500 per person. Justin Clark requested references from previous clients of the company.

Break: Justin Clark called a 5-minute break.

Executive Session

- Jerry Sedlacek moved to recess into executive session for non-elected personnel to protect employee confidentiality until 10:20 a.m. with the commissioners, clerk, counselor, Gary Ward, and Todd Green.
 - Kevin Stuber seconded; motion passed.

EMS Director Update

- EMS Director Cari Cavender presented a statute requiring two attendants or a healthcare provider on ambulances.

Executive Session

- Justin Clark moved to recess into executive session for non-elected personnel to discuss employee contracts with the commissioners, counselor, and Cari Cavender until 10:50 a.m.
 - Kevin Stuber seconded; motion passed.

Break: Justin Clark called a 5-minute break.

Auditing Engagement Letter

- Justin Clark moved to accept and sign the engagement letter from Jarred, Gilmore, and Phillips for auditing purposes and the 2026 budget.
 - Kevin Stuber seconded; motion passed.

Treasurer Update

- Michelle Zimmerman noted the moratorium on wind and solar projects is up for discussion and renewal. Added to new business.
- Michelle Zimmerman requested approval to sign an engagement letter for legal services for the tax sale.
- Kevin Stuber moved to allow Michelle Zimmerman to sign the contract with Klenda Austerman LLC for tax sale purposes.
 - Justin Clark seconded; motion passed.
- Michelle presented Resolution 25-02 authorizing the tax sale.
- Kevin Stuber moved to sign Resolution 25-02.
 - Jerry Sedlacek seconded; motion passed.
- Kevin Stuber moved to approve Resolution 25-03 for the GAP waiver.
 - Jerry Sedlacek seconded; motion passed.

Executive Session

- Justin Clark moved to recess into executive session for attorney-client privilege to discuss legal liability with the commissioners, counselor, and treasurer until 11:24 a.m.
 - Kevin Stuber seconded; motion passed.

Yoho Property Discussion

- Jerry Sedlacek inspected the Yoho property and discussed the matter with a state contact. The issue is not zoning-related, and if the tires serve as a windbreak, the state has no objections. Justin Clark and Kevin Stuber plan to visit the property. The issue was tabled until the next meeting.

Maintenance Update

- Jarrod McVey presented information on Christmas lights for next year and noted elevator parts are expected in February, with installation to follow shortly.
- Jarrod requested a 5-minute executive session.
- Kevin Stuber moved to recess into executive session for confidential trade secrets until 11:45 a.m. with the commissioners, clerk, and Jarrod McVey.
 - Jerry Sedlacek seconded; motion passed.

Executive Session

- Jerry Sedlacek moved to recess into executive session for non-elected personnel to protect confidentiality until 12:10 p.m. with the commissioners and clerk.
 - Kevin Stuber seconded; motion passed.

Voucher Approval

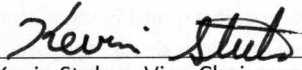
- Kevin Stuber moved to approve vouchers in the amount of \$135,888.81.
 - Jerry Sedlacek seconded; motion passed.

Adjournment

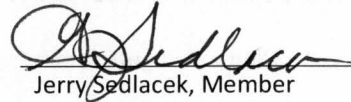
- Jerry Sedlacek moved to adjourn the meeting at 12:23 p.m.
 - Kevin Stuber seconded; motion passed.



Justin Clark, Chairman



Kevin Stuber, Vice-Chairman



Jerry Sedlacek, Member

Attest: 
Amanda DeWitt, County Clerk