

**BUTLER COUNTY BOARD OF COMMISSIONERS**  
**Monday, February 4, 2008**

**CALL TO ORDER**

Commission Chairman Dan Woydziak called the Butler County Board of Commissioners to order at 9:00 a.m. Present were Commissioner Will Carpenter, Commissioner Jeff Masterson, Commissioner Randy Waldorf, Commissioner Mike Wheeler, Administrator Will Johnson, Jr., and Clerk Recorder Paula Stoskopf.

**APPROVAL OF MINUTES**

*Commissioner Carpenter motioned to approve the minutes of the Butler County Commission Meetings of Monday, January 28, 2008 and Tuesday, January 29, 2008 as written. Commissioner Masterson seconded the motion. Motion carried 5-0.*

**ITEM #1 – WORK SESSION - ORGANIZATION AND PROCEDURAL REVIEW OF THE APPRAISER’S OFFICE**

Elysa Lovelady, Butler County Appraiser, came before the Board for approval to seek bids to hire a company to conduct an organization and procedure review for guidance in implementing a more efficient office. After much discussion, the Board agreed at this point to allow going out for bids and then reviewing the potential cost before proceeding with a decision.

*Commissioner Waldorf motioned to authorize the Appraiser’s Office to go out for bids on this proposal. Commissioner Masterson seconded the motion. Motion carried 4-1. Commissioner Wheeler voted no.*

Commissioner Waldorf commended Ms. Lovelady for her efforts regarding the Modular Home issue and the Refinery issue. He noted that action taken with the Refinery issue would be in the County’s favor for a long time. The Board also discussed with the Appraiser the process of tax appeals. Ms. Lovelady thanked Commissioner Waldorf for his comments.

**ITEM #2 – CONSIDER APPROVAL TO ALLOW THE COUNTY APPRAISER TO CONTINUE TO UTILIZE MCCULLY & ASSOCIATES AS A CONSULTANT, TO SUPPLEMENT STAFFING IN THE OFFICE, WITH A FULL ANALYSIS CONTRACT TO INCLUDE ALL PHASES OF RESIDENTIAL AND COMMERCIAL ANALYSIS IN PREPARATION OF THE JANUARY 1, 2009 VALUES**

Elysa Lovelady, Butler County Appraiser, came before the Board for approval to continue to utilize McCully & Associates as a consultant, to supplement staffing in the office, with a full analysis contract to include all phases of residential and commercial analysis in preparation of the January 1, 2009 property values. The Appraiser’s office does not have the qualified staff to conduct these tasks and receives limited responses from business owners concerning income and expense information as well as information from contractors on the cost to construct new buildings. McCully & Associates are able to utilize multi-county information when necessary, which assists in reaching defensible market data and values on commercial and industrial properties within Butler County. The cost to the County would be \$56,400. Norm Manley, Legal Counsel, has approved the Agreement.

*Commissioner Waldorf motioned to approve the request to allow the Appraiser's Office to enter into the Consulting Agreement with McCully and Associates, which will not exceed \$56,400.00. Commissioner Woydziak seconded the motion. Motion carried 5-0.*

#### **RECESS**

Commissioner Woydziak recessed the Board meeting at 10:00 a.m. for 5 minutes.

#### **RECONVENE**

Commissioner Woydziak reconvened the Board meeting at 10:07 a.m.

#### **ITEM #3 – WORK SESSION - 05, 06 & 07 FUND BALANCES**

Will Johnson, County Administrator, brought before the Board a report of the Carryovers & Transfers for the County's 5 major accounts for the years of '05, '06, & '07. Commissioner Carpenter had requested this information.

#### **ITEM #4 – WORK SESSION - UPDATE ON CENTENNIAL PLANNING**

Will Johnson, County Administrator, updated the Board on the planning for the Centennial celebration.

#### **ITEM #5 - WORK SESSION - LEGISLATIVE MEETING**

The Board discussed with Administrator Johnson the topics they would like to discuss at the Legislative Dinner in Topeka on Tuesday, February 5<sup>th</sup>. Mr. Johnson stated that he would e-mail the Legislators with the items to discuss so they could have their answers prepared.

#### **APPROVAL OF VOUCHERS**

*Commissioner Carpenter motioned to approve the vouchers for February 4, 2008 in the amount of \$302,447.49. Commissioner Wheeler seconded the motion. Motion carried 5-0.*

#### **APPROVAL OF ADDS AND ABATES**

*Commissioner Waldorf motioned to approve Adds & Abates #2335 dated February 4, 2008. Adds in the amount of \$3,424.86 and Abates in the amount of \$3,050.90. Commissioner Masterson seconded the motion. Motion carried 5-0.*

#### **OTHER ITEMS OF BUSINESS TO COME BEFORE THE BOARD OF COUNTY COMMISSIONERS**

Commissioner Wheeler noted the invitation received from the BCC Trustees to attend a Legislative Forum on Saturday, February 23<sup>rd</sup> @ 9:00 a.m. at Teradyne.

Commissioner Wheeler expressed to the Board how exciting it was to be able to see Barack Obama while he was visiting El Dorado. He noted that whether Democrat or Republican, it is a big deal to have a presidential candidate visit your community. Mr. Obama stated that if elected, he would come back to visit El Dorado again. After the rally, Barack and Governor Sebelius went down to Susie's for about an hour to eat chili and visit with the people.

Commissioner Wheeler reminded the Board of the Mayor's Dinner this Thursday evening.

Commissioner Carpenter reported that Dr. McDonald was the speaker at the REAP Economic Development Meeting last week. Dr. McDonald runs the Bioscience Department at WSU. It was

announced that a Bioscience Cluster would be established either in Wichita or Lawrence. Commissioner Carpenter stated that he might ask the Board in the future to write a letter in support of locating this center in Wichita @ WSU. Commissioner Carpenter noted that this would be a great deal to have something like this in our area.

Commissioner Masterson inquired of Administrator Johnson if the letter had been written to the Insurance Commissioner regarding the health insurance at the Andover Hospital. Mr. Johnson stated that it had been written.

Commissioner Woydziak commented on news reports of electronic voting machines not performing correctly and that some states were getting rid of their machines. He asked Mr. Johnson if there was anything the Board needed to be aware of. Mr. Johnson stated that he felt that Butler County was in good shape, but he would verify that fact.

Commissioner Woydziak asked Administrator Johnson to check with Grant to see when the new EMS Crew would be up and running. Mr. Johnson stated he would check.

Administrator Johnson addressed the Board concerning the certification of dikes in Butler County. Rod Compton had brought this before the Board to inform them of the study that needed to be done. It has come to Mr. Johnson's attention that due to the 3<sup>rd</sup> party liability concerns connected to this type of certification, many of the groups involved in doing them have pulled out. This is a mandated issue with penalty if not completed. Mr. Johnson stated that visiting with Tiahrt's Office about this issue would be beneficial.

Administrator Johnson reminded the Board of the appointments that still need to be made.

Administrator Johnson informed the Board that Representative Tiahrt would be here on Monday, February 11<sup>th</sup> for a lunch with the Commissioners at the El Dorado Country Club.

Administrator Johnson reminded the Board of the KCCI Dinner on Wednesday, February 20<sup>th</sup>.

Commissioner Masterson noted the Conservation District Dinner to be held this Saturday, February 9<sup>th</sup>. Commissioner Masterson will be attending.

Administrator Johnson presented the Board with a request from the Frontier Celebration for a sponsorship. The Board concurred to decline.

Administrator Johnson informed the Board that Frontier Refinery has signed the Stipulation Letter on values with the Appraiser and will go to the Board of Tax Appeals.

## **ADJOURNMENT**

*Commissioner Waldorf motioned to adjourn the meeting of the Board at 11:15 a.m.*

*Commissioner Masterson seconded the motion. Motion carried 5-0.*

\*The Commissioners visited the Leon Senior Center for lunch @ 11:45 a.m. after Adjournment\*